

Certified Local Government Program

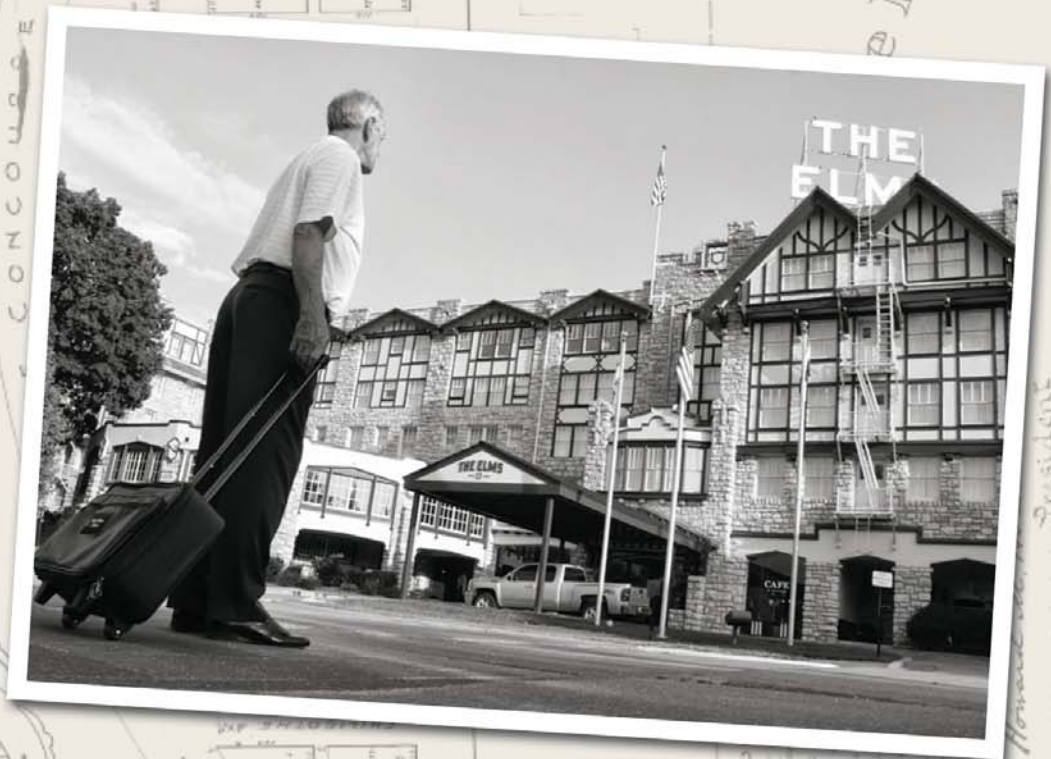
# ANNUAL REPORT



## Historic Preservation Commission Activities

October 1, 2012 - September 30, 2013

WISH  
YOU  
WERE  
HERE!



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

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



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*Superior Well & Pagoda  
Pictured below  
Photo by Kevin Morgan*



The City of Excelsior Springs 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, was recently approved for nomination by the Missouri Advisory Council on Historic Preservation. We anticipate that our next annual CLG report will have confirmation of its placement on the NR.

As so often occurs, many activities of the ESHPC that begin during one report cycle are not completed until the next cycle (or next). One project that the commission has worked on since 2009, repair of the Superior Well and Pagoda, is an example. The project evolved from replacing the roof of the pagoda and damaged wood, and repainting to replacing the roof, repairing damaged wood, repainting, restoring wrought iron railing, rebuilding a stone retaining wall adjacent to the well, and providing new steps to link the observation platform of the pagoda with the Fishing River Linear Park and Trail.

During the 2013 Archaeological Training Program held in Excelsior Springs, attendees visited the Superior Well site. A local team member referred to a small building next to the property and said he believed that an original mineral water sales building was still there ... that the house had been built around



it. When the City of Excelsior Springs took possession of the abandoned house at a tax sale, this proved to be true. The house additions will be carefully removed and the original sales pavilion will be saved as part of the Superior project. Funding for the project was secured from the Capital Improvements Authority on October 14, 2013, and we are elated that this, the last remaining original well pagoda, will be restored for residents and visitors to enjoy. What began as a request for simple maintenance turned into the rediscovery and repurposing of an important historic mineral water well site. (See Appendices for more info.)



Superior Spring Office to be restored as part of the Superior Well project.

Another project that ESHPC has been involved with includes the Hall of Waters study which will help direct restoration of the NR building. (See Appendices for more info.)

Our partnership in the CLG program has helped greatly to continue the work of the commission and identification and protection of our historic resources. If grant funding is received, in 2014 the commission will begin to develop a Boarding House District Revitalization Plan, which will benefit residents of this gateway into our historic downtown and serve as a plan for revitalization of other historic neighborhoods.

The City of Excelsior Springs will be hosting the Statewide Historic Preservation Conference in 2014 provided through a grant from the State Historic Preservation Office. A local committee has been established with representation from the ESHPC, city staff and council, Elms Hotel & Spa, Chamber of Commerce, Downtown Excelsior Partnership, Excelsior Springs Museum & Archives, Watkins Mill State Historic Park and Jesse James Farm.

Excelsior Springs was founded in 1881 upon the discovery of a mineral water spring which is located in an underground room beneath the steps of the Hall of Waters. Siloam Spring is the only natural supply of ferro-manganese mineral water in the United States and one of only five known worldwide. The Hall of Waters contains the world's longest water bar. Excelsior Springs is moving forward with the testing of several of its mineral waters as the community looks forward to reasserting itself as a destination place for heritage tourism in Missouri and beyond.

To learn more about the ESHPC, the city of Excelsior Springs and its history, visit:

Excelsior Springs Historic Preservation Commission - [eshpc.org](http://eshpc.org)

City of Excelsior Springs - [cityofesmo.com](http://cityofesmo.com)

Chamber of Commerce - [exspgschamber.com](http://exspgschamber.com)

Visitor Center - [visitesprings.com](http://visitesprings.com)

Elms Hotel & Spa - [elmshotelandspa.com](http://elmshotelandspa.com)

Excelsior Springs Museum & Archives - [exsmo.com/museum](http://exsmo.com/museum)

Archaeology of Missouri along the Fishing River - [fishingriver.com](http://fishingriver.com)

#### About the Cover:

The cover contains a background featuring an 1887 Central Park plat, which encompasses the proposed NR Elms Historic District. Also featured on the cover is a photo of Excelsior Springs Mayor Ambrose Buckman taken at the Elms Hotel. The photo by local photographer Kevin Morgan was a winner in the new "Boys on the Block Main Street Calendar" contest. The submission requirements were that each photo contain a historic building and a male of any age. A second photo submitted by Morgan featuring the Hall of Waters and local youth Colt Bowman was also selected for publication.

## Historic Preservation Commission Membership

Member	Position	Appointed	Term Expires	Position
Craig Bohnert	Chairman	11/19/12	09/30/15	
Marilyn Gerdes	Member	08/05/13	09/30/14	
Patrick Grass	Member	09/30/10	09/30/16	Builder
Stephany Hughes	Member	01/22/13	09/30/17	
Lance Lamb	Member	07/02/12	09/30/16	Historian
Earl McElwee	Member	04/01/08	09/30/13*	Realtor
Molly McGovern	Member	10/15/12	09/30/15	
Reggie St. John	Vice-Chairman	11/19/12	05/06/13**	

\* Retired (open seat); \*\* Appointed to City Council

## Scheduled Meetings Held and Attendance

### December 12, 2012

Present: Craig Bohnert, Pat Grass, Lance Lamb, Earl McElwee, Molly McGovern, Reggie St. John

### January 9, 2013

Present: Lance Lamb, Earl McElwee, Molly McGovern, Reggie St. John

Absent: Craig Bohnert, Pat Grass

### February 13, 2013

Present: Craig Bohnert, Stephany Hughes, Lance Lamb, Earl McElwee, Molly McGovern, Reggie St. John

Absent: Pat Grass

### April 10, 2013

Present: Craig Bohnert, Lance Lamb, Molly McGovern, Reggie St. John

Absent: Pat Grass, Stephany Hughes, Earl McElwee

### May 8, 2013

Present: Craig Bohnert, Pat Grass, Stephany Hughes, Lance Lamb, Earl McElwee, Molly McGovern, Reggie St. John

### June 12, 2013

Present: Craig Bohnert, Stephany Hughes, Lance Lamb, Earl McElwee, Molly McGovern

Absent: Pat Grass

### July 10, 2013

Present: Craig Bohnert, Pat Grass, Stephany Hughes, Lance Lamb, Molly McGovern

Absent: Earl McElwee

### August 14, 2013

Present: Marilyn Gerdes, Stephany Hughes, Lance Lamb, Earl McElwee, Molly McGovern

Absent: Craig Bohnert, Pat Grass

**Note:** There were no meetings held in October or November 2012; March or September 2013

## Subcommittees and Study Groups

### Promotions/Education Committee

Members continue to work on the Superior Well Pagoda project and participated in the second Archaeological Survey Training and Site Recordation for Missouri program.

### Design Guidelines Committee

No activity

### Hall of Waters Steering Committee

HPC members Pat Grass and Molly McGovern were appointed to the Hall of Waters Steering Committee. The committee is preparing final comments for the staff of Susan Richards Johnson, who have facilitated the Hall of Waters engineer's report and feasibility study. ESHPC City Council liaison Sonya Morgan chaired to committee, staff liaisons Bill Ahrens, City Planning Department, and Larry Murry, Code Enforcement Department, also served on the committee.

## Commission Activities

### Landmark Designations

None

### District Designations

None

### National Register Nominations Reviewed

A hearing was held Friday, November 8, 2013 in Jefferson City for the National Register Nomination for the Elms Historic District, prepared by Deon Wolfenbarger of Three Gables Preservation. Ms. Wolfenbarger made the presentation.

### Cases Reviewed and Decisions

<u>Date</u>	<u>Property Address</u>	<u>Recomendations/Decisions</u>
December 12, 2012	112 S. Thompson (HOW)	Commission reviewed replacement of several windows at the Parks & Rec Center, replaced due to a fire. The windows are being replaced with white enameled windows. Existing windows are several styles (not original), pre-dominately 1970s aluminum storm windows. Commissioner McElwee motioned to approve; Commissioner Lamb seconded. Motion carried.
December 12, 2012	404 E. Broadway (BHD)	Larry Murry, Building Official, advised the Commission of numerous complaints on the property. There is significant structural problems including foundation damage, roof damage and rot, extensive floor rot, mold, and wall

and ceiling damage. It has been posted as an unsafe building. Staff recommended approval of a COA for demolition. Commissioner McElwee motioned to approve; Commissioner St. John seconded. Motion carried.

January 9, 2013	532 Elms (EHD)	COA for removal of outdoor stairs and landing on the second floor of the house and adding steps for an existing side door was applied for. Also applied for was replacement of the front porch, evidenced to have severe rot and deterioration. Commissioners had many questions for the homeowners, who were not in attendance. A motion to table was made by Commissioner McGovern; Commissioner Lamb seconded. Motion carried.
January 9, 2013	510 Isley (BHD)	COA for vinyl siding that had been applied without first requesting permit. Also two windows and a door have been installed. These alterations are on the back porch. A Stop Work permit was issued to owner. The COA is also asking for replacement of three historic windows in a side bay with one, large single window. Commissioner Lamb motioned to approve the COA work on the back porch, with the siding to be painted to match the rest of the house, but not to approve replacement of the three windows or any other alterations; Commissioner McElwee seconded. Motion carried.
February 13, 2013	532 Elms Blvd. (EHD)	Commissioners heard details of the work proposed on a COA that was tabled at the January 9, 2013 meeting. Applicants response stated that they would replace the second floor exterior door with a window to match existing windows and the beams for the front porch roof will be shaped to match the originals currently in place. Commissioner Lamb motioned to approved; Commissioner St. John seconded. Motion carried.
February 13, 2013	461 S. Thompson (HOW)	COA for installation of a sign. Com-



missioner Lamb motioned to approve; Commissioner McElwee seconded. Motion carried.

February 13, 2013                      526 Benton (BHD)

COA is to address needed repairs and improvements to address property maintenance issues. Included will be to tear off existing roof, install new decking, and install new Timberline shingles, remove old soffit, replace rotten wood and install new bead board, repair foundation holes, repair holes in stucco and prime and paint to match existing house color, install new 5" seamless guttering and downspouts, and add new ACQ-treated wood front steps with enclosed kick plates to stairs. Commissioner St. John motioned to approve; Commissioner Hughes seconded. Motion carried.

February 13, 2013                      211 S. Kansas City Ave. (HOW)

COA was heard requesting approval for exterior alterations involving renovations and repairs to a multi-family house. The house is not a contributing property and has been extensively changed and remodeled in the past. Renovation will include replace all deteriorated windows, replace broken entry door, replace porch lighting, guttering and downspouts, and paint the foundation. Commissioner McGovern motioned to approve; Commissioner McElwee seconded. Motion carried.

## Training and Conferences

### **April 19, 2013**

Members of the ESHPC attended the 14th Missouri Certified Local Government Forum in Jefferson City. Those attending were Reggie St. John, Stephany Hughes, Larry Murry, Jaime Blackburn and Sonya Morgan. Also from Excelsior Springs was Kevin Morgan, who provided a recap of the Archaeological Survey and Training Program that was held in Excelsior Springs in August 2012.

### **September 18, 2013**

Sonya Morgan attended the advanced training "Historic Building Development and Tax Credit Workshop" during the Preservation Conference in Boonville.

## Public Education and Outreach

### **October 27, 2012**

Sonya Morgan presented a program at the Lexington Historic Preservation Day highlighting the Historic Mineral Water Resources survey, the August 5-10, 2012 Archaeology Survey Training and Site Recordation for Missouri, and the ups and downs for ESHPC working with developers of the Excelsior Villas, which melded a new housing project with significant historic properties in a historic district.

### **April 10, 2013**

The Excelsior Springs Historic Preservation Commission provided information to Patrick Wolf, Missouri Preservation Public Policy, on the use of historic tax credits in the revitalization of the Mook & Mook building on Broadway and the Elms Resort & Hotel renovation. The information was for use during "Preservation Day at the Capitol: Preserving The Tax Credit". (See Appendices for submissions.)

### **July 11, 2013**

Sonya Morgan provided a tour of the Hall of Waters to staffers from the office of Congressman Sam Graves.

### **August 13, 2013**

Sonya Morgan was keynote speaker during a conference of retired naval veterans at the Elms Hotel, providing a brief overview of the history of Excelsior Springs.

## Comprehensive Historic Preservation Plan

Goals of the Historic Preservation Plan where activity occurred:

### **Leverage historic resources as economic development tools.**

Continue to support downtown programs and events that highlight historic resources found there. The City Council and staff participated in the development of a Downtown Excelsior Springs Commercial Community Improvement District.

### **Strengthen the market for re-using historic properties.**

Promote the re-sale of historic properties through the City's preservation website.

### **Promote the reuse of historic buildings to increase the downtown residential population.**

ESHPC provided acceptance of special use permits for new housing to be occupied above historic storefronts.

### **Complete the survey of the Elms Boulevard neighborhood.**

Done.

### **Survey and designate the network of springs and wells in the City.**

Work of the Hall of Waters Steering Committee and the city staff resulted in a site visit on July 10, 2013. A follow-up letter from the Kansas City Regional Office of the Department of Natural Resources concerning the re-activation of historic mineral wells in the City of Excelsior Springs was received on October 10, 2013. The letter established requirements to be met for the use of existing wells as a water source for public consumption, while offering another option of designing and installing new wells to current construction standards. Additionally, the City of Excelsior Springs



would need to contact the FDA and Missouri Department of Health and Senior Services for their necessary requirements to produce bottle water.

### **Complete an engineering report for the Hall of Waters.**

The engineering report on the Hall of Waters is complete and costs associated with replacement of the HVAC has been projected. A final report which includes the Hall of Waters feasibility study and all costs associated with the revitalization of the Hall of Waters is in the final stages.

### **Facilitate use of the existing tax incentives programs.**

The City of Excelsior Springs is supportive of the Sunflower Group's redevelopment plan for the Royal Hotel. The project is pending due to needed approval of funds through the MHDC and historic tax credits.

## **Historic Properties Inventory Status**

### **July 2013 - The Elms Historic District National Register Nomination**

The Elms District is nominated under a Multiple Property nomination that was approved last spring. Two contexts were developed in that nomination, and both are associated with the Elms District. Survey of the district included produced updated survey material of 42 buildings and 10 structures.

Photo at right, Deon Wolfenbarger of Three Gables Preservation tours the district in June with Molly McGovern, ESHPC, and Kevin Morgan, life-long resident of the Elms Historic District.



### **August 5-9, 2013**

The second phase of the Archaeology Survey Training and Site Recordation for Missouri was held at Lake Maurer, Excelsior Springs, MO. The program continued shoveling testing at sites selected from last year, as well as visitations to several mineral water well sites and surveying of the Soterian mineral water well hillside. Three new sites were recorded in the vicinity of Excelsior Springs in Clay and Ray counties in 2012. In 2013, two new sites were recorded and a previously recorded site was revisited. Coverage of the two-year program was published in the October-December 2013 Missouri Archaeological Society *Quarterly*, "Results of the 2013 Survey Training Program" by Dustin Thompson, Lisa M. Haney, Neal H. Lopinot, and L. Mark Raab.

### **CLG 2014 Grant Application**

ESHPC has applied for would make possible a resurvey of the Boarding House District. The grant would lay the ground work for a Boarding House District Revitalization Plan to be developed over the next couple of years. A first phase focus would be to update the Boarding House district surveys and develop a set of design guidelines.



The ESHPC heard a report in June that residents of the Concourse street downtown had petitioned the City Council to have the house at 426 Concourse Ave. torn down. The house is located in the Hall of Waters Historic District and was the home of Police Chief Bill Payne. The Commission was being made aware of the comments, however, the property is not a dangerous building and there is no intent to tear it down.

# Meeting Minutes

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

**December 12, 2012 4 p.m., Hall of Waters Building, City Council Chambers**

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

- Members Present: Craig Bohnert, Pat Grass, Lance Lamb, Earl McElwee, Molly McGovern, Reggie St. John and Sonya Morgan, council liaison.
- Members Absent: None.
- Staff Present: Larry Murry, Building Official; Bill Ahrens, Zoning Administrator; Jaime Blackburn, Secretary to the Commission
- Visitors: Keith Winge, DEP; Deon Wolfenbarger, Three Gables Preservation; Katie Noyd, Parks & Rec Director; Eric Copeland, editor from the Standard.

Commissioner Pat Grass called the meeting to order at 4:05 p.m. A quorum was present.

**2. Approval of Minutes:**

- September 12, 2012

Commissioner Lamb noted: The rooftop garden that could possibly be in the plans of the renovation is at the Royal, not Washington Hotel.

Councilwoman Morgan noted: Sunflower Development is correct.

Commissioner Bohnert motioned to approve the minutes of the September 12, 2012 meeting. Commissioner Grass seconded. The motion carried.

**4. Election of Officers:** Bill Ahrens, Zoning Administrator welcomed all the new members to the committee and wanted to thank Commissioner Grass for stepping in to head the meeting today. Bill asked the members if any of them would like to volunteer to chair the committee. Commissioner Bohnert showed an interest in being Chairman. The committee voted 6-0 for Craig Bohnert for Chairman of the committee. Then it was brought up that they need to vote for vice-chairman. The issue died for lack of a motion. Chairman Bohnert stated that the committee would bring it up at the next meeting.

**5. COA APPLICATION: Replace windows, at 112 S. Thompson (HOW):** Bill Ahrens presented an overview to the committee stating several damaged windows were replaced after the recent fire at Parks & Rec. The department now desires to replace additional windows to eliminate air leakage and improve the building's energy efficiency. The replacement windows would be white enameled-finish aluminum. Existing windows



are of several styles, predominantly 1970s aluminum storm windows. Replacing the assorted older windows with white enameled windows would improve the historic look of the building. Katie Noyd, Parks & Recreation Director, was on hand to answer any questions from committee members.

Councilwoman Morgan asked if they were changing any of the window sizes and Katie said all the windows would be the same size. They were just replacing existing windows only. Katie stated the COA was prepared for the last meeting that was canceled and some of the windows have actually already been replaced because they wanted to get them in before winter weather, but still have a more windows to replace. None of the windows being replaced were original windows.

Commissioner McElwee motioned to approve; seconded by Commissioner Lamb; abstained by Commissioner St. John.

**6. COA APPLICATION: Demo house, at 404 E. Broadway (BH):** Bill Ahrens presented an overview of the property at 404 E. Broadway. The City of Excelsior Springs received numerous complaints on the property over the last few years. Larry Murry, Building Official, advised that the structure is non-repairable or would require extensive rebuilding due to the significant structural problems including foundation damage, roof damage and rot, extensive floor rot, mold, and wall and ceiling damage. It has been posted as an unsafe building. Staff is recommending approval of the COA.

Councilwoman Morgan asked Larry Murry if there was any salvageable material in the house. Larry stated that there is some trim spread throughout the house possibly, but the condition of the house is very bad. Councilwoman Morgan also wanted to know if some windows could possibly be salvaged for educational purposes and Larry thought there were some windows that could be used for that purpose.

Commissioner McElwee motioned to approve; seconded by Commissioner St. John. Motion carried.

Before the meeting was adjourned, Bill Ahrens informed the Committee that there will be a meeting on January 9, 2013, since there are two COA's already filed. Lastly, Missouri Department of Natural Resources would like the new committee members to provide a short bio. They ask that all historic commissions in the state provide information on commissioners' background and levels of expertise.

**7. COMMENTS FROM VISITORS:** None.

**8. COMMENTS FROM COMMITTEE MEMBERS:** Commissioner Grass was asking about Superior Well Project. Katie Noyd was not present to comment. Councilwoman Morgan commented that it was supposed to go back to planning and zoning.

**9. ADJOURN:** Commissioner St. John motioned to adjourn the meeting at 4:52 pm. Commissioner Grass seconded. The motion carried. The Meeting was adjourned.

Following the HPC meeting, Deon Wolfenberger, Three Gables Preservation, gave a PowerPoint presentation regarding the Elms Historic District and how to get listed on the National Register. Deon was on hand to answer any homeowner's questions.

Minutes prepared by Jaime Blackburn, Secretary

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

**January 9, 2013 4 p.m., Hall of Waters Building, City Council Chambers**

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

- Members Present: Molly McGovern; Lance Lamb; Earl McElwee; Reggie St. John; and Sonya Morgan, Council Liaison.
- Members Absent: Pat Grass and Craig Bohnert.
- Staff Present: Larry Murry, Building Official; Bill Ahrens, Zoning Administrator; Jaime Blackburn, Secretary to the Commission.
- Visitors: Keith Winge, DEP; Cory Wartner, Code Enforcement; Brian Ebert and Stephany Hughes.

Commissioner St. John called the meeting to order at 4:00 p.m. A quorum was present.

**2. Approval of Minutes:** Councilwoman Morgan wanted to make one correction to the part about Superior Well Project; it was going back on the Capital Improvements agenda, not Planning and Zoning. Commissioner Lamb stated that the time of adjournment was incorrect. He believed it was between 4:25-4:30pm. Commissioner Lamb would also like to see the word commission used instead of committee.

Commissioner Lamb motioned to approve the minutes of December 12, 2012 meeting. Commissioner McElwee seconded. The motion carried.

**3. Election of officers- Vice Chairman:** Bill Ahrens, Zoning Administrator stated that the commission was still looking for someone to take the Vice Chairman seat. Commissioner McGovern motioned to nominate Commissioner Reggie St. John for Vice-Chairman of the commission. Commissioner Lamb seconded. Bill also asked the Commission if they would like their meeting packets mailed out or emailed. They all agreed that they would like to still have them emailed and also a packet be mailed through the post office. Bill also mentioned at the last meeting the State Historic Preservation Office wanted a short bio on each new member of the commission and reminded Commissioners to please email him as soon as possible.

**4. COA APPLICATION: Rehab/remodel, 532 Elms (Elms):** Bill Ahrens presented the COA application to the commission. The proposed project will involve removal of stairs and landing on the second floor of the house and adding stairs for a side door. Councilwoman Morgan asked if someone was here to represent the application and no one was present. In the picture it shows a set of French doors that had been added



without stairs and they would like to add stairs now. Commissioner McGovern asked if the stairs going to the second floor were original or added on. Commissioner Lamb presented a picture of the property from the 1940s that showed the second floor did not have a door or stairs. There was a window where the door is now and it matched the other two next to it. When the staircase comes down, the city is going to require that the door be removed and replaced with a window. Commissioner McGovern felt it should be something for the commission to decide and be part of their decision. Bill Ahrens agreed and stated staff is recommending that you make that a part of the Commission's action. The second part of this project is the front side of the porch. The front porch above the stone columns is extremely rotted and deteriorated. Commissioner McElwee asked if it will be just removed or will the wood be replaced. Bill Ahrens stated they are going to replace and restore it so it looks like it did originally. The Commissioners are very concerned with the door on the second floor after the stairs are torn down. Larry Murry, Building Official said there cannot be a door on the second floor without landing or stairs per City Code. Larry Murry also suggests that the motion should be on the intent to replace the door with a window. The homeowners will have to pull building permits to complete the work on home. Commissioners had many questions for the homeowners about the project they are proposing. Commissioner McGovern would like to see a picture of the materials, the dimensions and scale match the original and for that not to be a huge surprise when it is done because it is not my intention to approve something and it is totally different when the project is done. The Commission agrees that they would like the homeowner to explain in more detail what they are proposing on the project. So the Commission tabled the project until the homeowners can discuss the project in more detail. Commissioner McGovern motioned to table and Commissioner Lamb seconded.

**5. COA APPLICATION: Property Maintenance, 510 Isley (BH):** Bill Ahrens, Zoning Administrator presented the next COA application. Brian Ebert is requesting approval of a COA for exterior alteration involving renovations and repairs to a house at 510 Isley. This house is a contributing property and the historic inventory is attached. The house has been in disrepair and has been cited by Code Enforcement.

City code enforcement staff noted already-completed alterations and informed the applicant to submit a COA application. The installed vinyl siding is painted to match the house color. Two windows and one door have been installed. The applicant is also proposing to remove deteriorated triple windows on the west side and replace with one large single window with reflective glass. Pictures of existing conditions are attached. Bill also showed the commission a few more pictures of the back of the house. Commissioner McElwee asked if the three windows are original windows. Councilwoman Morgan mentioned we had a COA application on this property a year ago for painting and roofing. She wanted to know if it had been done. Homeowner was present at the meeting and said that the painting and roofing was done. Commissioner McGovern asked how visible this is to the public versus it being the back of the property where it is not as important. The Commission believes that it is very important to keep the three windows/bay window. Commissioner McGovern added that windows are one of the biggest issues with the State Preservation Office is not to change design, number of panes or look of a window. The homeowner told the Commission that the windows are not deteriorating or leaking. He does not have to change the windows it was just an idea he had. Commissioner St. John was concerned with the paint on the siding coming off in a year or so. The homeowner said he used some kind of stuff to make the

paint stick, some sort of prep. Larry Murry, Building Official asked if the homeowner was going to scrape the paint off the windows. The homeowner said yes he will scrape paint off the painted windows. He would like to leave it on though. Commissioner McGovern would not like to see any more siding added to the house. Commissioner Lamb made a motion to approve the COA for the work that had been done on the back porch, but not the three windows on the west side or any other alterations. Commissioner McElwee seconded.

**6. COMMENTS OF VISITORS:** Councilwoman Morgan wanted to welcome Stephany Hughes to the commission. She was asked to serve on the commission by the Mayor and was here to observe today.

**7. COMMENTS OF COMMISSIONERS:** Commissioner McGovern asked if she could get a copy of the design guidelines in a book. Councilwoman Morgan explained that they did not get done before the end of the project grant timeline and is just available electronically and it would be a good thing to talk about to maybe those printed. At the last meeting Commissioner Grass had asked about an update on Superior Pavilion project. The problem is there is the pagoda is on Parks & Rec property and a retaining wall that sits behind the pagoda is on City property and will take a great portion of the project. was placed on the Capital Improvements agenda and denied funding because they wanted to see a more complete detail of the project and are being drawn up by Angie with Susan Richards-Johnson and have been placed on hold. At Friday's work session it was asked if a follow up could be made. Dave Haugland found out the engineer that was making up the plans for the retaining wall had left and they now have a new person who is not familiar with the project yet. They will be looking at that again. Councilwoman Morgan asked Bill Ahrens to get this listed on a Community Projects.

Commissioner McGovern gave an update on the walk she had around the Elms Historic District with Deon Wolfenberger. They walked the district and tried to come up with how much of the area should be included. Finding out the uses of houses on Garland and do more research on some of the houses and industrial buildings in the District. Deon will designs the boundaries and submit them to the State. She is going to design it so that the largest historic integrity properties are submitted for the National Registry. Our local historic district is bigger than it would be on the National Registry side.

**8. ADJOURN:** Commissioner McElwee motioned to adjourn the meeting at 4:39 pm. Commissioner Lamb seconded. The motion carried. The Meeting was adjourned.

Minutes prepared by Jaime Blackburn, Secretary

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

**February 13, 2013 4 p.m., Hall of Waters Building, City Council Chambers**

**1. CALL TO ORDER/ROLL CALL.**

- Members Present: Craig Bohnert; Molly McGovern; Lance Lamb; Earl McElwee; Reggie St. John; Stephany Hughes and Sonya Morgan, Council Liaison.
- Members Absent: Pat Grass.
- Staff Present: Larry Murry, Building Official; Bill Ahrens, Zoning Administrator; Cory Wartner, Code Enforcement; and Jaime Blackburn, Secretary to the Commission.
- Visitors: Terry Smelcer; Brian Rice; Charles King; Mark and Sandra Knutson; Chris and Gina Scarcello; and Eric Crawford.

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

**2. APPROVAL OF MINUTES:** Commissioner McElwee was present for meeting. Please add him to roll call.

Commissioner McElwee motioned to approve the minutes of January 9, 2012 meeting. Commissioner McGovern seconded. The motion carried.

**3. COA APPLICATION: 532 Elms Blvd (Elms):** Bill Ahrens, Zoning Administrator discussed this application with the Commission. The Commission tabled this at the last meeting until questions could be answered by the applicant. Bill Ahrens went on stating the applicant was sent a follow-up letter from the meeting and a phone call. We had not heard anything from the applicant until February 12, 2013 via email from. Bill asked the Commission if they would like to discuss the email at this meeting or add it to the next meeting. The Commission wanted Bill to go ahead with the applicant's response. First, they will be installing steps off the French doors on the south side of the home, six feet wide made of treated lumber with a handrail. Second, they assured the Commission that the second floor window used to replace the door will, in fact, match the other windows already there. Third, the beams for the front porch roof will be shaped to match the originals currently in place.

Commissioner Lamb motioned to approve based on the applicant's response and applicant does what he says he's going to do and Commissioner St. John seconded. The motion carried.



**4. COA APPLICATION: Case No. HPC-13-002, 461 S. Thompson Ave (HOW):** Installation of a sign. The proposed project will install a sign on the building façade above the front windows, consistent with the neighboring businesses. The sign will be aluminum with vinyl lettering, approximately 4' x 13', blue on white. The graphic of the proposed sign is included in the COA application, along with photos of the existing building and neighboring sign, plus information on proposed materials.

Mr. Smelcer states people have a hard time finding the Chamber on Thompson and they would like a sign similar to The Leatherman's sign next door. Chairman Bohnert asked if there would be lighting on the sign and Mr. Smelcer stated maybe down the road they might look into adding lighting. Commissioner Hughes wondered if the window lettering would be staying if they put up a sign and Mr. Smelcer said the window lettering would be taken off when the sign is installed. There has been discussion of using the window for the Business of the Month to decorate and display.

Commissioner Lamb motioned to approve the Chamber of Commerce sign. Commissioner McElwee seconded. The motion was carried.

**5. COA APPLICATION: Case No. HPC-13-003, 526 Benton (BH):** Bill Ahrens presents COA to the Commission for exterior alternations involving renovations and repairs to a house at 526 Benton. This house is a contributing property and the historic inventory is attached.

This property has had code enforcement property maintenance issues and the owner is wishing to address a number of needed repairs and improvements. The proposed COA-related portions of the renovation will be to tear off existing roof, install new decking, and install new Timberline shingles. Remove old soffit, replace rotten wood and install new bead board. Repair foundation holes. To repair all holes in stucco and to prime and paint to match existing house color. Install new 5" seamless guttering and downspouts. Add new ACQ-treated wood front steps with enclosed kick plates to stairs.

Staff is recommending approval of COA.

Commissioner St. John motioned to approve the repairs for 526 Benton. Commissioner Hughes seconded. The motion was carried.

**6. COA APPLICATION: Case No. HPC-13-001, 211 S. Kansas City Ave (HOW):** Bill Ahrens presented COA to the Commission. Chris Scarcello, d.b.a. Tuscany Homes LLC is requesting approval for exterior alterations involving renovations and repairs to a multi-family house at 211 S. Kansas City Ave. Renovation work had begun and city staff served a Stop Work Notice until a COA had been considered and building permits issued. This house is not a contributing property and has been extensively changed and remodeled in the past.

This property has had a code enforcement property maintenance issues in the past and the new owner is wishing to address a number of needed repairs and improvements for the benefit of the tenants. The proposed COA-related portions of the renovation will replace all deteriorated windows, replace broken entry doors, replace porch lighting, replace guttering and downspouts, and paint the foundation, plus non-COA maintenance repairs. Mark Scarcello brought paint samples for the foundation to share with the Commission and also asked the Commission their opinion if adding shutters would

improve curb appeal to the property. Commissioner McGovern thought adding the new windows will help. She thought a retaining wall would improve the curb appeal also. Mark Scarcello said they are remodeling on the inside too.

Commissioner McGovern motioned to approve the repairs and paint colors for the exterior as submitted by the applicant. Commissioner McElwee seconded. The motion was carried.

**7. COMMENTS OF COMMISSIONERS:** None.

Bill Ahrens said that he had received an email from State Historic Preservation Office with a draft agenda for the annual preservation conference to be held in Jefferson City in late April. I will forward the email to you all. Last year some were asking if there were any meetings/workshops held closer to us and I have not found any yet. Councilwoman Morgan suggested this Conference is an important one to go to. She also mentioned we can host our own MDR class and pick topics. She also mentioned that the next phase of the archaeologist survey training in Excelsior Springs will be in August. Commissioner McGovern asked if it was a requirement to go training/workshops and Councilwoman Morgan said Commissioners are asked to try and attend at least one program per year. Commissioner McGovern was asking about historic guidelines and can we adopt Hall of Water guidelines for the other districts. Bill Ahrens said he will get her a copy of the guidelines adopted by City Code. If the Commission wanted to adopt more guidelines, MDNR will be soliciting grant applications later this spring for 2014 grants.

**8. ADJOURN:** Commissioner St. John motioned to adjourn the meeting at 4:42 pm. Commissioner McElwee seconded. The motion carried. The Meeting was adjourned.

Minutes prepared by Jaime Blackburn, Secretary

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

**April 10, 2013, 4:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Craig Bohnert, Lance Lamb, Molly McGovern, and Reggie St. John.

**OTHERS PRESENT:** Councilwoman Sonya Morgan, Bill Ahrens; Planning & Zoning Director and Jaime Blackburn; secretary to the Commission

**ABSENT:** Pat Grass, Earl McElwee and Stephany Hughes.

**VISITORS:** Norman Dale, Penny Beers, Eric Copeland, Cory Wartner, and Keith Winge.

Chairman Craig Bohnert called the meeting to order at 3:58 p.m. A quorum was present.

**Item 2. Approval of Minutes, February 13, 2013**

Commissioner Lamb said it stated in the minutes that Eric Crawford was in attendance and he in fact was not present. Commissioner Lamb also said that Item #3 should read as follows, they assured the Commission that the second floor door will be replaced with a window to match the existing windows already there.

Commissioner St. John motioned to approve amended minutes. Commissioner Lamb seconded. The motion carried.

Bill Ahrens stated before he began with the COA's he handed out a copy of the CLG evaluation and an article on solar panels in Historic Districts that will also be presented at CLG Forum next week in Jefferson City for the Commissioners to go over in their spare time. .

**Item 3. Certificate of Appropriateness (COA) Application:**

**i) Awning, 107 W. Broadway (HOW):**

Bill Ahrens presented Ambassador Sign Co. on behalf of David and Doreen

Rhodus. There is an existing awning on the building with dark green and white stripes. Proposal is to replace awning with an olive and brown striped awning. Councilwoman Morgan asked if they were thinking of putting signage on the awning itself. Bill Ahrens reported they were not, only changing awning fabric color. No information about signage. Commissioner Lamb discussed the history of the building and the awnings that were on the building throughout history.

Commissioner McGovern motioned to approve new awning at 107 W. Broadway. Commissioner St. John seconded. The motion carried.

**ii) Remodeling and changes, 513 Benton Ave (BH):**

Bill Ahrens presented COA to the commission for remodeling and changes to a house on 513 Benton. This building is a contributing property. Staff is recommending approval of the COA with specific comments and conditions for the various items by the applicant, as follows:

- Color change from blue to white with tan trim. Recommend approval.
- Replace some windows with new windows of similar style and size. Recommend approval.
- Replace existing siding with lap siding similar to original. Recommend approval. Existing siding is asbestos siding and not original or of an authentic style.
- Replace door to basement and back stairwell with steel security door. Recommend approval. Not visible from public right-of-way.
- Remove rear deck and mud room and replace with new deck. Recommend approval. Existing rear deck and mud room are not original to the house. Work will require city demo permit, building permit and plan review.
- Remove rotted front lower porch and replace with new materials in similar style. Recommend approval. Upper railing should also be kept, or if in poor condition, replaced with similar style.
- Replace concrete slab and add new garage. Recommend approval. Not visible from public right-of-way. Work will require demo permit, building permit and plan review.
- Applicant stated that rear stairs to second floor had collapsed and would not be replaced. Per city code second floor door must be removed and replaced with wall or window.

Commissioner McGovern asked what windows needed to be replaced on the



house. Norman Dale, homeowner, said the street side windows, a couple between two buildings, one on the second floor on the west side and some on the back of the house. Commissioner McGovern asked what the price difference would be to do wood verses vinyl/wood composition windows. The owner was not sure of the actual price but said the front window would cost about \$4000.00 for a custom made window. He would like to change it to two windows side by side instead of one custom made window. Owner said changing it to two windows, would look very similar to the one presently on front. The window has a wind brace in the middle to help it from breaking.

Plans to remove concrete slab with new concrete slab with footings and rebuild garage to 20 x24 two-car garage.

Commissioner McGovern has concerns with replacing wood frame windows with vinyl frame windows. She would like to see wood material back on the house; she would like to ask one of the construction contractors on the board to look at the plans for the windows.

Bill Ahrens asked the property owner how long he thought all the work would take. Norman Dale said probably most of this year to get it all done. He is concerned about getting the safety issue construction done first. Property owner also said the siding installation will not be determined until he tears off the asbestos siding first to see what damage is underneath there.

Chairman Bohnert suggested tabling the window issue so property owner could get started on other work that needs to be done now and have our construction experts look into Commissioner McGovern questions about the windows. Also table the issue with the until the owner can tear off and see what they have to work with on the original lap siding.

Commissioner McGovern made a motion to hold back approval on the second and third bullet points until they can have some more discussion on them. Commissioner Lamb seconded. The motion carried.

Commissioners said they are going to talk to Commissioner Grass and Commissioner McElwee about the windows and siding questions.

**iii) Paint, 117 Saratoga (BH):**

Applicant requesting COA for change of paint color on the exterior of home.

The paint colors were picked off of California Paint Company off Home Depot Historical paint color listing, which were Pitch Pine for main color and Moss Glen trim color.

Commissioner St. John motioned to approve paint color choice. Commissioner Lamb seconded. The motion carried.

**iii) Paint, 121 Saratoga (BH):**

Applicant requesting COA for change of paint color on the exterior of home. The paint color is Terry Taupe for trim color and Virtual Taupe for main color.

Commissioner Lamb made motion to approve paint color. Commissioner McGovern seconded. The motion carried.

**Item 4. Update: Elms Historic District National Register Application:**

Deon Wolfenbarger, Historic Preservation Consultant, Three Gables Preservation, could not be here for the meeting tonight due to snow storm in Colorado. She will be in town next week taking additional photos and doing some more survey work. Bill Ahrens passed out a new map showing the potential boundaries of the Elms District following the criteria of the National Registration Nominations with contributing and non-contributing properties. Along with that there was memo/status report from Deon. She would like some feedback from the Committee members. Please send Bill Ahrens feedback to Deon's report and he will make sure it is forwarded to Deon.

**Item 5. Missouri CLG Forum April 19<sup>th</sup>:**

Forum is in Jefferson City, MO on Friday, April 19, 2013. Please give Jaime Blackburn your forms a.s.a.p.

**Item 6. Comments of Visitors:**

No comments.

**Item 7. Comments of Commissioners:**

Chairman Bohnert stated for the record that he appreciates the efforts of everyone; to get such a glowing review from the Department of Natural

Resources is great for the community. He would like to thank all involved.

**Item 8. Adjourn:**

Commissioner McGovern motioned to adjourn the meeting. Commissioner Lamb seconded. The motion passed. Chairman Bohnert announced the meeting was adjourned at 4:41 pm.

**The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, May 8, 2013, Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.**

Minutes prepared by Jaime Blackburn, Secretary to the Commission.

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

**May 8, 2013, 4:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Craig Bohnert, Pat Grass, Lance Lamb, Earl McElwee, Molly McGoven, Reggie St. John, and Stephany Hughes.

**OTHERS PRESENT:** Sonya Morgan; Council liaison, Bill Ahrens; Historic Preservation Director, Larry Murry; Building Official, and Jaime Blackburn; secretary to the Commission.

**ABSENT:** None.

**VISITORS:** Eric Busick; President of Excelsior Springs Rotary Club and Keith Winge; DEP.

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

**Item 2. Approval of Minutes, April 10, 2013**

Commissioner Lamb said to change a last name on the visitors to Eric Copeland, not Crawford.

Commissioner St. John motioned to approve amended minutes. Commissioner Lamb seconded. The motion carried.

**Item 3. Certificate of Appropriateness (COA) Application: Gazebo, 302 W. Excelsior (HOW).** The Rotary Club of Excelsior Springs is requesting approval of a Certificate of Appropriateness (COA) for construction of a gazebo/pagoda on the site of the former Lithiated Soda Spring and Excelsior Lithia Water. This site is currently marked by a concrete slab with a plaque in the parking lot at 302 W. Excelsior St. The property is owned by the Excelsior Springs School District and applicant has indicated that the School district has granted permission for the project.

Historic Inventory information from the Mineral Water Resources of Excelsior Springs is attached. Also attached is applicant's sketch plan of the proposed gazebo. No information was provided on proposed materials or colors.

Staff is recommending approval of the COA contingent on the Commission being satisfied with the applicant's design, materials and colors.

Eric Busick; President of Rotary Club presented application to the Commission. Mr.



Busick states the Rotary Club has been fundraising for this project for couple of years and recently obtained a Rotary District Simplified Grant. The Club now has the funds available to complete the rebuilding of a pagoda in the community and it must be built by June 30<sup>th</sup>, 2013. Keith Winge stated the pagoda will be made of wood, a reproduction similar to what was there originally. Mr. Winge said the pagoda would be painted white with wood shake shingles. Mr. Busick said a bench is still in the works, but they would like to have a three-sided knee-wall made of stone where people can sit.

The Rotary Club would also like to add an approved plaque. Commissioner Lamb asked if they would get rid of the Optimist plaque that is there now and Mr. Winge said they will ask the Optimist Club if they can remove the old plaque. Mr. Busick said the plaque will follow other signs in community, but they would like to add the "Rotary Will" on the plaque to designate it as a Rotary project.

Commissioner Lamb said he would like to see the "No Skateboarding" sign removed. Mr. Busick said he would be more than happy to take the sign down.

Commissioner McElwee asked if the slab was the same size as the original. Mr. Winge said the goal is to put up something with similar design as the original. He also added they wanted to represent the original with a same roof structure. Mr. Busick added that they are adequately funded for this project and will use whatever the committee suggests. Commissioner Lamb thought wood shingles would be close to representing the era of the well.

Mr. Busick stated they have to have this project wrapped up before or by June 30<sup>th</sup>, 2013. So they really need the approval to move forward and are open to the committee's suggestions.

Mr. Busick he wanted to add a wishing well to the project. The Rotary does a lot of national projects like digging fresh water wells around the world and he would like to capture that change for digging fresh water wells. What they have talked about for a few years now is making Excelsior Springs water world famous by taking the history of pagodas and water wells by capturing the change to build fresh water wells and to somehow tie in the mineral water as national project. They could commit to using a native limestone with some kind of mechanism where you throw change into the well but there is not a way people can reach in and steal the change, but could be opened up to collect from time to time. Commissioner Lamb would like to see the wells functional again.

Commissioner Grass motioned to approve the new pagoda at 302 E. Excelsior. Commissioner McElwee seconded. Motioned carried.

Eric Busick invited the committee to join a Rotary meeting anytime to hear the progress on the project and/or ask any questions. The meetings are every Thursday morning at the Excelsior Springs Golf Course at 7:30 a.m.

Commissioner Hughes said this is a civic project that shows a lot of heart.

Eric Busick thanked Keith Winge for getting everything put together for the HPC meeting.

**Item 4. Certificate of Appropriateness (COA) Application: Metal railings at 522 Isley Blvd. (HOW).** Replacing rotten wood railing for stairs with a steel railing painted white. Applicant has a relative who is a metal fabricator/artist that is crafting the steel railing for her. She would also like to paint the porch floor and stairs brown instead of blue.

Staff recommends approval and thinks it would be an added improvement to the home. Photos were provided as a sample to show the detail of the railing.

Commissioner Lamb states there are no other houses on the street with metal railings. Commissioner McGovern said she researched guidelines and could not find any about railings. Councilwoman Morgan stated it was not an issue in the (HOW) Hall of Waters District. Commissioner McGovern wondered if there was a time period for metal railings. Commissioner Lamb said he did not know if he had any problem with metal railings and that there just was not any on Isley Blvd.

Chairman Bohnert stated the homeowner is having the railings fabricated for this specific situation and is not just going out to Home Depot and slapping some pre-fab up there. Then he asked if anyone had an issue with the homeowner painting the porch floor and steps brown. No one had an issue with color change.

Commissioner St. John motioned to approve railing and the painting of the porch. Commissioner Grass seconded. Motioned carried.

#### **Item 5. Comments of Visitors:**

Councilwoman Morgan stated when we went to the CLG Forum in Jefferson City last month they were asking people to consider hosting 2014 Statewide Preservation Conference. Councilwoman Morgan picked up the application. If the committee decides they would like to host next year here, are some of the requirements. The committee would assist with local logistics lodging, meals and meeting room space. Lodging for two nights, prefer historic lodging and meeting spots preferred within walking distance of meeting site. They ask you to assist with blocking rooms and possibly discount rate if possible. Some meals would be group meals, but also give them a chance to explore local restaurants. They will need a space to accommodate 200 comfortably and room for a trade show booths and vendors. Host and/or find sponsors to host selected evening social events such as opening reception. Participate on conference committee or sub-committee to help plan meeting or host a half day tour to historic sites in the community. Showcase the outstanding programs and success stories within the community. Work closely with Missouri Preservation staff and volunteers to ensure a successful meeting. Councilwoman Morgan will take it up with Dave Haugland, City Manager if the committee is interested. The commission thought it was a great idea. The application

needs to be in by June 15<sup>th</sup>, 2013. The conference is held during September, October or November.

#### **Item 6. Comments of Commissioners:**

Commissioner McGovern shared some concerns with the number of people that come to this committee for improvements on homes that do not have the funds for some of the materials we ask them to use. She is concerned when it comes to asking a homeowner to spend more money than what's possible. She wondered if there is a way to sponsor or have an Improvement District and would the committee have an interest in that. She thought a 353 was a way to offset property taxes in exchange for improvements. Councilwoman Morgan said to get in touch with Jo Ann Radetic to see what other cities are doing. The Hero Program did well, but does not exist anymore.

Commissioner Grass asked for updates on Superior Well project. Councilwoman Morgan said it is on hold. They want to repair retaining wall at the same time. Larry Murry ordered an O & E on the house next to the well. We should know something soon. Councilwoman Morgan stated they will be testing some of the wells to see if they are usable. Commissioner Grass asked about house on Elms Blvd. There have been no permits or inspections yet. Commissioner McGovern asked Commissioner Grass if he has had time to look at 517 Benton Ave, which was tabled at the last meeting. Concerned with large front window and would like to make it two windows because of the size of glass it would take to make one window. Siding still up in the air until homeowner can see what's underneath old siding. Commissioner McGovern is concerned with the guidelines on windows. Commissioner Grass said if some of the windows have already been replaced then the committee does not have any ground to make the homeowner install wood windows.

Councilwoman Morgan reminded the committee about the next grant opportunity coming up and asked if anyone had any information for Deon on the properties she was asking about.

#### **Item 7. Adjourn:**

Commissioner McElwee motioned to adjourn the meeting. Commissioner Grass seconded. The motion passed. Chairman Bohnert announced the meeting was adjourned at 4:51 pm.

**The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, June 11, 2013, Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.**

Minutes prepared by Jaime Blackburn, Secretary to the Commission.

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

**June 12, 2013, 4:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Craig Bonhert, Lance Lamb, Earl McElwee, Molly McGovern, Stephany Hughes.

**OTHERS PRESENT:** Sonya Morgan, Councilwoman Liaison; Dave Haugland, City Manager; Bill Ahrens, Historic Preservation Director; Larry Murry, Building Official; Cory Wartner, Code Enforcement; and Jaime Blackburn, Secretary to the Commission.

**ABSENT:** Pat Grass.

**VISITORS:** Jae Juarez, Excelsior Standard; Sheryle Bailey; Betty Bissell; and Keith Winge.

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

**Item 2. Approval of Minutes May 8, 2013**

Chairman Bonhert said in the last paragraph where the next meeting was mentioned had the wrong date. Should have read next meeting will be Wednesday June 12, 2013, not June 11, 2013.

Commissioner McElwee motioned to approve amended minutes. Commissioner Lamb seconded. The motion carried.

**Item 3. COA: Window replacement, 512 E. Excelsior (BH):** Sheryle Bailey is requesting approval of a COA for replacement windows on the house. Photos of existing windows and information on the proposed replacement windows are attached. Based on the photos provided by the applicant, it appears that there are no existing windows, instead there are aluminum storm windows attached to the outside of the window frames. The house is in need of windows. Bill Ahrens states that the staff is recommending approval of the applicants COA.



Commissioner McGovern asked if it was a contributing home. Bill Ahrens said yes it is a contributing home. Commissioner McGovern also wanted to know if the windows are the original windows. Sheryle Bailey, owner of the property stated they were not original windows. Commissioner McGovern asked if anyone had a picture of the house with the original windows and no one had that information. Commissioner McGovern wondered if the applicant had priced wood replacement windows and she did not. The sun porch is not original to the house and the windows will all be the same size as what is there now.

Commissioner McElwee motioned to approve vinyl replacement windows. Commissioner Lamb seconded. Four ayes and one nay. Motion carried.

**Item 4. COA: Replace retaining wall, doors and painting, 103 Temple (BH):** The applicant was not present and Bill Ahrens asked the committee to consider tabling this to future meeting.

Commissioner Lamb motioned to table 103 Temple until applicant can be present. Commissioner Hughes seconded. Motion carried.

**Item 5. Letter of Support: 2014 Missouri Preservation Conference:** Bill Ahrens states Excelsior Springs received a request of proposal from Missouri Preservation basically looking for Certified Local Governments to host 2014 Missouri Preservation Conference. The City has been working with The Elms, Chamber of Commerce and some other groups to put together a response to their proposal. As part of that we are getting letters of support to go along with application packet which is due to Missouri Preservation this Friday, June 14, 2013. We are asking HPC to approve a letter of support for the City of Excelsior Springs to host the 2014 Statewide Preservation Conference and authorize the Chairman to sign the letter.

Commissioner Lamb motioned to approve the Letter of Support. Commissioner McElwee seconded. Motion carried.

**Item 6. Discussion: 426 Concourse Ave:** Bill Ahrens stated some residents came to the last City Council meeting with petition to have the house torn down. Cory Wartner with Code Enforcement has not been able to make contact with the mortgage company. This is not a dangerous building and is not going to be torn down. The damages are cosmetic damages. We wanted to bring it to the commission's attention. There is no action that needs to be taken by the HPC at

this time. Commissioner Lamb stated this house housed the first jail in Excelsior Springs and is very historic. Commissioner McGovern supports a rehab project if that were possible.

**Item 7. 2014 MDNR Grants: Discussion of possible grant submittals**

- **Update of Boardinghouse District historic inventory**
- **Revise Hall of Waters Design Guidelines to be applicable to all districts**
- **Other?**

All applications are due back in August. We have two active grants the Elms and Archeological survey. The Boardinghouse District inventory book is 20 years old and needs to be redone. Another hot topic in historic districts is solar panels and there are no guidelines. The money is quite small compared to past years.

Commissioner McGovern stated the Hall of Waters district does not have guidelines for residential areas. Most of our cases are in this district with no guidelines to follow.

Councilwoman Morgan stated there is a lot going on in the area and would like them to move forward with a Boardinghouse Redevelopment Plan.

Bill Ahrens asked the commission if they would like to take action on this today or talk about it at the next meeting. There is only \$100,000 for the entire state of Missouri and is only available to local certified governments. Commissioner McElwee motioned to go for it. Commissioner McGovern seconded. The motion carried to move forward with Boardinghouse Redevelopment Plan.

**Item 8. Updated and Discussion of East Broadway:** The properties along East Broadway are owned by a company called Bacon, LLC and Affordable Housing out of Denver, CO they are a nationwide company involved in flipping properties and bought several properties sight unseen. After the company looked at the properties they have decided they do not want them and the amount it would take to restore them was too much. We have had several meetings with this company. The company as the option to bring the houses up to code and Bacon stated it's not worth it. Another option would be to tear them down and build new and they company is not interested in doing that either. The last option was to give them to the City. So it is possible that the City will get these properties if they cannot sell them. Several people have called about the properties, but no potential buyers yet.

**Item 9. Discussion: COA fees:** The City is looking at all fees, permits etc. The consultant's recommendation is based on what it costs the city to do inspections

and the staff's time to put the meetings together and are recommending we charge \$100 for COA fees. We wanted to bring it to the commissioner's attention. Larry Murry said he would like to see a gradual fee. For example, if homeowner is just painting then the fee cost should be \$0. The more work, then the more the fee would cost.

Betty Bissell, homeowner in the historic district and on the commission for five years commented that the fee has always bothered her. She said it makes the homeowners feel alienated. This should be a place where they feel they can come to for help and discuss issues. We do not need to make more enemies. She thinks \$25 is a lot of money for the Boardinghouse area. Some of these people are on fixed incomes and cannot afford the COA fee. She suggested that the committee do research before they decide a dollar amount.

Commissioner Lamb agrees with Betty Bissell and thinks we need to support homeowners trying to fix up their property.

Commissioner McElwee states that \$100 fee is absurd for this area and \$25 fee is a struggle for some people to afford.

Councilwoman Morgan suggested that the commission get some help from Larry Murry on this issue.

Commissioner Lamb motioned that the commission recommend to the City Council to reduce the COA fee \$0 effective immediately and reevaluate in June of 2015. Commissioner McGovern seconded. Motion carried.

Commissioner McGovern was asked to bring some housing information at the last meeting.

Commissioner Lamb was excused to leave the meeting so he could go to work.

The applicants for item #5 showed up to the meeting late and Bill Ahrens asked if tabled item could be put back on the agenda.

Commissioner McGovern motioned to put Item #5 back on the agenda. Commissioner Hughes seconded. Motion carried.

**Item 5. COA: Replace retaining wall, doors and painting, 103 Temple (BH):** This property has had on-going code enforcement property maintenance issue and

the owner is wishing to address a number of needed repairs and improvements. The proposed COA-related portions of the renovation will:

- Repaint the exterior of the house. Color samples are attached.
- Replace two rotted and damaged front doors. No information was provided on proposed replacements.
- Remove door and several windows on house and detached garage and replace siding to match existing house siding. Door and windows have already been removed without a COA and boarded over. Unknown if all openings shown boarded over will be sided or if some will be replaced. No information provided.
- Reconstruct stone retaining wall along Temple Street. COA states that wall will be similar in color to neighboring wall, but with larger stones. Rough sketch was provided; required engineered plans have not yet been submitted for building permit.

Commissioner McElwee asked the applicant if she was the same person that came to the Commission last time.

Michelle Burlington stated she is the same applicant.

Larry Murry, Building Official said Michelle has boarded up windows also.

Michelle said she thinks the windows were not original windows and has boarded them up. She said there are only a couple of windows she has boarded up, one on the back of the house and one on the side of the house. She believes these windows are from previous additions made to the home.

Bill Ahrens mentioned she has boarded up several windows, not two. No information given.

Commissioner McElwee stated before they went any further, he wondered if the commission had already approved a retaining wall.

Bill Ahrens said boulders were never approved for retaining wall.

The owner Michelle Burlington thought bigger rock would make it more stable because they used small stone before and that wall fell.

Commissioner McGovern stated the boulders do not fit in the area at all. Small stone will be stable when done correctly.

Chairman Bohnert thought with using the boulders it would be like a 50/50 stone and mason mix and something that large would not make it stable.

Michelle Burlington stated she did not know. She is hiring Houseworth to do the job.

Chairman Bohnert asked if we had any engineer plans for the wall.

The homeowner stated she cannot afford an engineer at the moment.

Larry Murry, Building Official stated the reason for an engineer is because of the size of stones the homeowner wants to use.

Commissioner McGovern thought a concrete wall would be better than the stones the homeowner picked out.

Commissioner McElwee wanted to know if Houseworth had been out to see the size of boulders.

The homeowner stated Houseworth had been out to see the rock.

Commissioner McGovern stated the homeowner's idea was not a bad idea except when you have to comply with the Historic Preservation Commission.

The homeowner said she has spent \$2000.00 on the rock and has no idea what she will do with the rock if the commission does not approve her idea. She stated she did not know she was going against anyone. She thought she was repairing what was pre-existing but trying to do a better job.

Commissioner McGovern stated the stone walls in Excelsior Springs are pretty characteristic and that was part of the problem.

Commissioner McElwee wondered if the homeowner had plans to fix the sidewalk on Temple also.

The homeowner stated she was trying to do one thing at a time and it seems like she tries to do one thing for the City and then they start in on her with another. She planned to put up siding next year but the City will not wait so they started scrapping off paint and while she focused on that the City came at her about the wall. She states she is not a contractor and cannot do it in six months. She also



stated everything she has done to property has been an improvement. She is only focused on the wall and painting the house and will do the sidewalk later.

Commissioner McElwee asked Larry Murry if there was a reason the retaining wall had to be done right now.

Larry Murry said this project has been going on for two years now. He also said he told Michelle that the City has a sidewalk program. We have had several meetings with Michelle explaining the process. We get complaints everyday on this property.

Commissioner McElwee told the homeowner to paint the house first and that would be an improvement and worry about the retaining wall later.

Michelle said she is trying to do both at the same time and just waiting for Houseworth to get back with her.

Larry Murry said there are walls out there that are engineer designed. These are just huge boulder rocks and there is not an engineered design out there. There must be an engineer onsite to explain how to do this.

Michelle wondered if she changed the rock then would that take away the need for an engineer.

Larry said if you use the type of wall that's already been engineer designed. An example would be like the wall at Sunnyside Park that Park and Rec just installed.

Commissioner McGovern wondered if the yard could be graded so the wall does not need to be so tall.

Larry Murry mentioned that was one of our suggestions. Two 4ft walls and tiered but she said that would not work.

Michelle stated if that would work then she would not have a problem with doing it tiered. She said she could get with Houseworth for a design on that.

Commissioner McGovern said she would not have a problem with a pre-fab wall.

Michelle said she is worried about the cost of a pre-fab wall. She has already

spent \$2000.00 for rocks and Houseworth was going to charge \$4700.00 for labor.

Chairman Bohnert asked the commission if anyone had issues with the paint color. The commission could do a partial on the COA so the homeowner can get moving on the painting. The issue of the retaining wall is the size of the boulders, the drawing is just like it was done on a napkin and the thought process has not gone as far as we as a commission need it to go. So we need to entertain a motion to approve moving forward with a motion on the painting and the doors. We ask for more detail on the retaining wall.

Commissioner McElwee made motion to approve partial COA for painting and door replacement. Commissioner McGovern seconded. Motion carried.

The Commission suggested the homeowner take a look at pre-fab walls.

Bill Ahrens will check with Park and Rec and get information on the pre-fab wall they installed for Michelle.

Commissioner McElwee had to leave at 5:19 p.m.

Commissioner Hughes had to leave at 5:26 p.m.

The meeting was adjourned due to lack of quorum at 5:30 p.m.

**The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, July 9, 2013, Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.**

Minutes prepared by Jaime Blackburn, Secretary to the Commission.

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

**July 10, 2013, 4:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Craig Bohnert, Pat Grass, Lance Lamb, Molly McGovern, and Stephany Hughes.

**OTHERS PRESENT:** Sonya Morgan, Councilwoman Liaison; Bill Ahrens, Historic Preservation Director; Larry Murry, Building Official; and Jaime Blackburn, Secretary to the Commission.

**ABSENT:** Earl McElwee.

**VISITORS:** Eric Copeland, Excelsior Standard; Keith Winge, DEP.

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

**Item 2: APPROVAL OF MINUTES- June 12, 2013**

Commissioner Lamb wanted his motion to state the commission was recommending to the City Council to change the COA fee to zero.

Chairman Bohnert asked for the quotations to be removed from “project”.

Commissioner Lamb motioned to approve amended minutes. Commissioner Grass seconded. The motion carried.

**Item 3: Letter of Support: 2014 MDNR Grant** Bill Ahrens presented the letter to the Commission. The proposed project to develop a preservation plan for the Boardinghouse Historic District will update the 20-year-old historic resources inventory and will develop a plan to preserve and rehabilitate buildings. The district, one of Excelsior Springs’ three historic districts, has over the years seen a number of dilapidated structures demolished and others renovated to the point of losing any historic context. The State of Missouri has only allotted \$100,000 statewide with a maximum amount of \$20,000 for each CLG. Bill stated he did

not need the Commission to vote on the letter, but to just ok the letter and have Chairman Bohnert sign it so it can be sent off.

**Item 4: COA: Sign, 107 W. Broadway (HOW)** Bill Ahrens presented the applicants COA for a sign at 107 W. Broadway. This building is a contributing property. The proposed sign will be 2 ½' high x 3' wide and will hang on existing post extending off balcony level of the building. Applicant provided a color photo of the sign. Staff is recommending HPC approval of the COA.

Sonya Morgan asked if the sign was two-sided. The applicant was not available to answer any questions, but Bill Ahrens said it was a two-sided sign.

Commissioner Lamb stated he had problems with the name on the sign. He said it is a historic name. We start changing names then people start remembering history differently.

Commissioner McGovern asked Bill if the sign conforms to sign ordinance and Bill stated that it did.

Commissioner McGovern made a motion to approve the sign. There was no second.

Chairman Bohnert wanted the minutes to reflect that the purpose of this motion was to accurately reflect the historic name of the building, which was not being reflected in what was being presented.

Commissioner Lamb motioned to approve the sign if the "s" was added to the end of Flander. Commissioner Hughes seconded. Motion passed with 3 ayes and 1 nay to approve the sign specifying that the name should be "Flanders".

**Item 5: COA: Replace back stairs, 208 Spring St. (HOW)** Replacement of back stairs at 208 Spring St. This building is a contributing property. The existing stairs are deteriorated and in need of replacement. Proposed replacement stairs will be of similar CCA treated wood construction, adding a landing to meet building code requirements. The stairs are on the rear of the building providing access to the alley and are not visible from the street. Staff is recommending HPC approval of the COA.

Commissioner Lamb thought stairs would be a great improvement.

Chairman Bohnert asked if the wires shown in the picture were in the way. Bill Ahrens stated it was just the angle of the photo taken. The wires hang higher and are not in the way of anyone walking up the stairs.

Commissioner Grass motioned to approve new back stairs as long as it is in compliance with building code. Commissioner Lamb seconded. Motion carried.

**Item 6: COA: Add front step handrail, 522 Elms (Elms).** Applicant is requesting approval of a COA for addition of a handrail for the front steps at 522 Elms Blvd. This building is a contributing property. The handrails will be added to both sides of the front steps to meet building code requirement. Rails will be made of 2x6 and 2x4 wood to match existing porch railing.

Chairman Bohnert stated the applicant checked non-contributing property on the application. He questioned Bill Ahrens if this property was a contributing property and it is.

Commissioner Grass would like to table the COA until the commission can see a design of what the handrails will look like.

Commissioner Lamb agrees and stated he does not understand where they are going to put a handrail because there is concrete on each side of the steps.

Commissioner Grass made a motion to table the handrail until the commission can see a design of the handrail and the applicant can be present to answer questions. Commissioner Lamb seconded. Motion carried.

**Item 7: Update- East Broadway properties:** Bill Ahrens stated the last conversation with Mr. Bacon was several of the properties have sold and we have no information on the rest. We let Mr. Bacon know that the City is still interested in properties.

**Item 8: COMMENTS OF VISITORS:** Councilwoman Morgan had a few questions from Deon. She asked if there was a well located behind the hotel. Keith Winge believes that was just a distribution house for water and on the east side of the parking lot is where the well site is located.

**Item 9: COMMENTS OF COMMISSIONERS:** Commissioner Grass liked the idea of reducing the COA fee, but if the applicants cannot attend the meeting then he feels they should pay for the Commission to take care of it.

Commissioner Lamb wondered if the applicants are being told how important it is for them to be at the meeting. He also stated more and more times the applicant is not here to answer questions the Commission has about a project.

Commissioner McGovern thought maybe the time of the meetings did not work with the applicants schedule and that is way they are not showing up.

Bill Ahrens said the applicant is told when the meetings are when they pick up an application, again when they submit the application, and they are also sent the agenda and packet information about the meeting.

Commissioner Lamb wondered if the applicants just do not realize how important it is for them to be present.

Commissioner McGovern also states she did not want the applicants to feel like they are being penalized for not attending due to their work schedules.

Keith Winge brought up a good point from a community in Ohio that he worked for that the commissioners went out to the property before the meeting and had one on one opportunity with the property owner to ask questions and by the time the meeting came then all questions or concerns should be answered.

Councilwoman Morgan stated the Commission use to have a small group of 3-4 people that went out to the property and met with the homeowner. Then at the meetings the people that went out and met with the homeowners could answer any questions that the other Commissioners had.

Keith Winge also suggested going back to the property later and make sure the work was done correctly.

Commissioner Lamb asked Mr. Winge when the "No Skateboarding" sign was coming down at the new Pagoda site and when the new plaque was to be installed.

Mr. Winge said he was not sure when the sign will be removed. They still had to paint the Pagoda and also eventually add benches.

Commissioner Lamb thought wooden benches would look really good.

**Item 10: ADJOURN**



Commissioner Grass motioned to adjourn the meeting. Commissioner Lamb seconded. The meeting was adjourned at 4:29 p.m.

**The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, August 14, 2013, Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.**

Minutes prepared by Jaime Blackburn, Secretary to the Commission.

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

**August 14, 2013, 4:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Molly McGovern, Lance Lamb, Stephany Hughes, Marilyn Gerdes, and Earl McElwee.

**OTHERS PRESENT:** Sonya Morgan, Councilwoman Liaison; Bill Ahrens, Historic Preservation Director; Larry Murry, Building Official; and Jaime Blackburn, Secretary to the Commission.

**ABSENT:** Craig Bohnert and Pat Grass.

**VISITORS:** Pete and Dana Starns.

Commissioner McGovern called the meeting to order at 4:01 p.m. A quorum was present.

**Item 2: APPROVAL OF MINUTES- July 10, 2013**

Commissioner Lamb motioned to approve minutes. Commissioner Hughes seconded. The motion carried.

**Item 3: COA: Signs, 522 S Kansas City Ave. (Elms)**

Bill Ahrens presented the proposed COA. This building is not a contributing property. A color photo of the rear sign, which will be re-faced, is attached, as well as a proof sheet of the new sign. Mock-ups of both the front and rear signs are also attached. The sign for the front will be wood 2' x 4' freestanding on wooden 4 x 4 posts and back sign is Plexiglas and aluminum 4' x 8' x 6" mounted on the attached garage. Staff is recommending approval of the COA. The applicants are here if the commission has any questions.

Commissioner McGovern asked if the sign met the zoning ordinance and does it meet the historic guidelines. Mr. Ahrens stated there are no historic guidelines for signs. The zoning for this property is R-4 zoning and use was permitted by City Council for special use and language was included allowing commercial signs in the residential zoning district.

Commissioner McElwee made a motion to approve the sign for 522 S. Kansas City Ave and Commissioner Gerdes seconded. The motion carried.

#### **Item 4: COA: Replace window, 301 W Broadway Ave. (HOW)**

TNG Construction, on behalf of the Good Samaritan Center, is requesting approval of a COA for replacement of a window at 301 W. Broadway. This is not a contributing property.

Attached to the packet is a photo of the existing 11-panel window that is being proposed to be replaced. Applicant advises that the large multi-panel window is in poor condition with deterioration of the framing, allowing water and air intrusion. Existing window and framing will be removed and replaced with two sets of double windows and stucco to match existing windows a little bit further down the wall.

Commissioner McElwee was a little confused on what they want to do. He wondered if the windows are two sets or four sets and four windows or eight windows.

Travis Carpenter from TNG Construction stated it would be double on the bottom and double on the top; two sets of two windows each..

Commissioner Gerdes was concerned that the windows being removed will make it look off balanced.

Travis Carpenter stated they are removing the stationary glass. They will be adding stucco down each side because it is a little bigger. Travis said he is more concerned with getting the window sizes identical than the positioning.

Commissioner Gerdes asked Mr. Carpenter if he had a generated drawing that the Commissioners could look at and see what they are proposing to do.

Travis Carpenter stated the Good Samaritan Center has a limited budget. He did not have time to put something together and was not sure where the funding was going to come from. This setup is on the opposite corner of the building. So his first thought was to match what was there using like materials, which was stucco. It is going to look like the picture attached. The only difference is up the sides where they will use stucco to fill in, which is about 16" to 18" more.

Commissioner Gerdes feels proportion is very important to the facade of the building so it looks balanced. She states it would be nice to see that drawn in so the Commissioners can visually see what it will look like.

Travis Carpenter stated he could go back to Good Samaritan to have them draw it up if they want to pay for it. They are on a very tight budget.

Commissioner McGovern stated this window is the only feature of this building.

Commissioner Hughes asked if the other windows shown with plastic were part of this

project.

Travis Carpenter stated H & H Glass was working on those windows and are not part of this project we are discussing today.

Commissioner McGovern asked Travis what the cost to replace the glass with the current design versus modeling it after the other windows.

Mr. Carpenter said TNG Construction does not really get into that type of design and also H & H Glass does not get into that type of glass design. They would probably have to contact someone out of Kansas City.

Commissioner Lamb stated in his mind this building is not much of a historic building and was built around the 1960s.

Commissioner McGovern wondered if DEP (Downtown Excelsior Partnership) had a façade grant available.

Councilwoman Morgan said she was not sure if DEP had the façade grant available. She asked Travis if there would be an issue if the Commission tabled this today.

Travis Carpenter said Martha Buckman is waiting to get the okay from HPC so she can find the funding for the project.

Commissioner McElwee stated he does not see this project from a historic side. He is concerned with what the building will look like when it is finished. He also states he is tired of seeing people patch things and build things that does not make sense. He thinks this needs more serious reflection.

Commissioner McGovern would like to see if DEP has any money in a façade grant available.

Larry Murry, Building Official, got Keith Winge on the phone. Commissioner McGovern asked Keith if there was any grant money. Keith answered questions via the phone that as of right now DEP does not have grant money. DEP is working on getting funds into this account in the next three to four months.

Commissioner Gerdes asked if it was appropriate for this Commission to call Martha at the Good Samaritan and see where they stand on funding for this project.

Travis Carpenter told the Commission that Good Samaritan does not have the funding. Martha was going to try and find the funding. Their big push is to get this project done before winter.

Commissioner Hughes said her motion is to decline the school-looking idea and go ahead with a new idea.

Commissioner McGovern restated Commissioner Hughes's motion to not except the current plan and encourage them to resubmit some alternatives that are more in keeping the character of the building. Commissioner McElwee seconded. 4 ayes and 1 nay. Motion carried.

The Commission noted that they will be happy to meet onsite to accommodate the Good Samaritan at a special time.

Travis said he will try to draw a scale drawing if that will help.

#### **Item 5: COMMENTS OF VISITORS**

No comments.

#### **Item 6: COMMENTS OF COMMISSIONERS**

Commissioners were discussing the email from Jo Ann Radetic about this year's Historic Conference in Booneville.

Commissioner Lamb asked about 522 Elms Blvd project that was tabled last month. Bill Ahrens stated he just got a pencil drawn sketch that was not adequate in the drop box this morning and the homeowners said they could not attend meeting.

Commissioner Lamb also asked why the Flanders building did not have to change the sign after they voted on them to change the sign to Flanders. Councilwoman Morgan stated we could not legally make them change the spelling because it is freedom of speech. Lamb went on to ask why they made up the sign before they had approval for the sign and the reason why they used the name Flander instead of Flanders. He went on stating this was the third time since he has been on the Commission that they have been overruled. He would like to see when something like this happens if the Commission could get a written report back from the Council stating why the Commission was overruled.

#### **Item 7: AJOURN**

Commissioner Lamb motioned to adjourn the meeting. Commissioner McElwee seconded. The meeting was adjourned at 4:51 p.m.

**The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, September 11, 2013, Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.**

Minutes prepared by Jaime Blackburn, Secretary to the Commission.

The City has acquired a house on Roosevelt adjacent to the Superior Well & Pagoda that still contains the original mineral water office building. Additions will be removed to restore the original footprint of the building.



Historic photo courtesy of the Excelsior Springs Museum & Archives. Photo at left by Kevin Morgan.

## Appendices



## News Highlights

### Revamped commission approves new windows, demolition

by Eric Copeland, *Excelsior Springs Standard*, December 14, 2012

With several new members on board, the Excelsior Springs Historic Preservation Commission met Wednesday and gave their approval to the demolition of a house and the installation of new windows at the community center.

Some of the commissioners have resigned over the last few months, so among the new faces to replace them were Reggie St. John, Craig Bohnert and Molly McGovern. Bohnert, despite being a newcomer, volunteered to serve as the commission's chairman.

One of the two items on the agenda was actually already complete. Parks and Recreation Director Katie Noyd said she had been ready to present a proposal to install several new windows on the community center before the commission's October meeting was canceled. But with cold weather on the way, she moved forward on the project and asked for the commission's approval afterward.

"Some windows didn't even shut complete," Noyd explained. The windows were installed last week to keep the drafts at a minimum and improve the building's energy efficiency.

The new windows have aluminum frames with a white enamel finish, and they all match the sizes and general appearance of the old windows. However, as some on the commission noted, the "old" windows were not, in fact, original to the building. Noyd admitted that she didn't have any photographs of the building as it originally appeared, but instead looked for something that matched what was already in place when she shopped for windows.

Commissioner Lance Lamb, who has an extensive knowledge of local history and a large collection of old photographs, said he believed he had at least one picture of the structure as it looked when it was still the Elks Lodge.

Noyd said she hopes to replace all of the building's windows over the next two years.

The vote to approve a certificate of appropriateness for the windows was 5-0 with Reggie St. John -- a member of the parks and recreation board -- abstaining.

There wasn't a lot of dispute over the other certificate of appropriateness, even though it involves tearing down a building just east of the downtown business district.

The house at 404 E. Broadway has been in poor shape for years, according to Inspections Department Director Larry Murry, and has actually had no utilities for quite a while. Rotting floors, ceiling damage and other problems make the home unlikely for rehabilitation.

The owner, a man named Randall Smart, could not be located by city officials or attorneys, and the city purchased the property in 2012 at a tax sale. It was then boarded up and posted as an unsafe building.

Sonya Morgan, who serves as the commission's city council liaison, asked if there was anything salvagable, and Murry admitted there might be a few small items scattered throughout the house. Morgan said it would be especially useful if a window or two could be saved, as the HPC has talked about providing education to local residents about repairing wood frame windows and could use an example.

The commission's vote to approve the demolition was 6-0.

(Note: A fire in the Parks and Recreation community center on August 8, 2012 caused displacement of the offices and senior activities to temporary locations for more than two months. Windows in the southeast corner office were destroyed, causing the need for replacement.)

### Elms Historic District up for national register

by Eric Copeland, *Excelsior Springs Standard*, December 14, 2012

Within a year or so, Excelsior Springs may be able to add another feather to its cap -- a third listing in the National Register of Historic Places.

Already, the Hall of Waters and the Elms are featured on the register. But there is an application pending to place the entire Elms Historic District on the register, as well.

But while most people have heard of the register, few know just what it means. Deon

Wolfenbarger, a consultant with Three Gables Preservation, explained the process and ramifications to a handful of property owners late Wednesday afternoon.

Wolfenbarger said that the National Register of Historic Places is the second-highest federal recognition for historic sites, below only the National Historic Landmark designation. Only 2,500 such landmarks exist in the United States; Wolfenbarger did note that the Hall of Waters has potential for that list, and the Elms could be evaluated to see if it qualifies, too.

But the Elms Historic District is instead being nominated for the register. This designation is reserved for properties of state and local significance, and while it is a federal recognition, many of the duties associated with the designation are done through the State Historic Preservation Office (SHPO) at the Missouri Department of Natural Resources.

However, Wolfenbarger eased some residents' concerns when she explained that despite its lofty name, the National Register of Historic Places is much less restrictive than the local historic district designation.

"It's primarily an honor," she said. "There are no restrictions or responsibilities on the property owner."

For example, she said she has heard over the years that national register properties must get approval for anything done inside or outside the home, or even that such properties must be opened for tours at least once per year.

Neither is true, she explained. No tours are necessary, and she added that the only thing that external renovations would do is void the national register designation -- and the national register, like the local historic district guidelines, doesn't care what people do to the interior or a home.

"In fact, if you have an addition on the back of your home, you can still qualify for the national register," Wolfenbarger said, "as long as it can't be seen from the public right-of-way."

While there are no restrictions or responsibilities for property owners, the national register designation does carry with it a few benefits. It makes the owner eligible for tax credits -- state credits for individuals and both state and federal credits for revenue producers like businesses or rental properties.

Such properties can also have preservation easements -- basically a promise to leave certain features of a building intact in return for government funds. National register properties also can take advantage of alternatives to the International Building Codes, and they're even eligible for federal and state grants, though no such grants are being given at this time.

Wolfenbarger explained that properties that are eligible for the National Register of Historic Places must have two features. They must be historically significant, either due to who lived there, what happened there or the actual architecture of the structure, and then they must have integrity, which means they are intact, display obvious history and are real, rather than reconstructions.

Once those features are confirmed, a nomination for the designation is made to SHPO, where staff members review the application and make comments. SHPO then notifies the property owners to solicit public comments. If the property owners are in favor of the designation, they can write letters or testify to that effect, but are required to do nothing at all. If they oppose the designation, they must respond in writing or in person.

If there are no major objections, then the application proceeds on to the Missouri National Register Review Board, which meets quarterly (probably the application will be considered in the second half of 2013). That board makes the final decision on the designation within 45 days of receiving it.

Wolfenbarger provided some flyers with information about SHPO, the National Register of Historic Places and the Historic Preservation Tax Credit Program. That information will also be available online at the Excelsior Springs Historic Preservation Commission's web site, [www.eshpc.org](http://www.eshpc.org).

MissouriLife.com

## **The Hall of Waters Revisted**

MO! Blog - W. Arthur Mehrhoff, W. Arthur Mehrhoff, April 19, 2013

Scottish poet Robert Burns wrote, "Oh what a gift the giftie give us, To see ourselves as others see



us.” Placemaking takes the ‘giftie’s gift’ to the next level to shape how others see us.

I thoroughly enjoyed Lauren Licklider’s entertaining excursion to Excelsior Springs in A Brief Trip to the Hall of Waters. The Hall of Waters certainly is one of the most unusual sites I’ve seen here in Missouri, and Lauren’s story reminds me how unsophisticated we often have been (and are) about extravagant claims for health and beauty. Communities like historic Excelsior Springs certainly didn’t understate the healing powers of the mineral waters that still course through the town. However, Lauren’s article about the Hall of Waters also reminded me that unusual community sites and history like the Hall of Waters can offer tremendous resources in terms of placemaking.

I enjoyed an opportunity two decades ago while teaching American and urban studies at the Centre for British Studies to visit the World Heritage Site of Bath, England. Like Excelsior Springs with its unique Hall of Waters, Bath grew as a city because of its unusual geography and the presence of ancient mineral springs pre-dating the Romans. It certainly didn’t hurt that Jane Austen used Bath as the setting for two of her novels, but the point is that special places like the Hall of Waters can offer a focal point for successful heritage tourism and the starting point for broader community revitalization. Communities like Excelsior Springs need both tourist and placemaking “takes” in order to “take the waters” successfully as a vital source of genuine renewal.



Sonya Morgan talks about the past (and future) of the Hall of Waters with out-of-town visitors, right. Former HPC commissioner Betty Bissell, left, manages the visitor center several days a week.

## Historic Payne home is topic of controversy

by Eric Copeland, *Excelsior Springs Stanard*, July 2, 2013

Bill Payne is mostly known today as a longtime police chief who left the legacy of an annual Halloween party for local children. But today the home in which he once lived, located at 426 Concourse Ave., is under the microscope.

The house sustained smoke damage from a fire in a building addition earlier this year, and now its yard has become a site for protest. In June, neighbor Sandra Noisewater complained to the Excelsior Springs City Council that the house was an eyesore and said the house needed to be saved, and the building addition needed to come off.

Councilwoman Sonya Morgan, a longtime member of the Excelsior Springs Historic Preservation Commission who was involved in establishing the local historic district, said the house isn’t actually considered endangered despite the smoke damage, but the process to take care of the situation is ongoing.

“Residents of the Concourse neighborhood were right in voicing concerns to the city council in

early June and have hit on the issue of home ownership being a key factor in preserving and protecting historic district,” Morgan said. “While we want to do everything possible to make our historic districts attractive and safe, individual property rights must be respected.”

Building inspector Larry Murry agreed. He said the out-of-town owner of the house received a certified notice in mid-June and now has a chance to respond to complaints before a ticket is issued.

“There’s a due process,” he said. “Property owners have rights, too.”

(See photo of Bill Payne house on Commission Minutes intro page. Photo by Kevin Morgan.)

## **DEP purchases Victoria for market-rate apartments**

by Eric Copeland, *Excelsior Springs Stanard*, July 16, 2013

A three-story building on the western edge of the Boarding House Historic District now has a new landlord and a new mission.

The Victoria, located at 106 Saratoga Ave., has in recent years served as a transitional housing project operated by the Good Samaritan Center of Excelsior Springs.

But during the Downtown Excelsior Partnership’s annual meeting last Wednesday, DEP Executive Director Keith Winge said his organization has now purchased the building.

“There was a Community Development Block Grant that was associated with the DREAM Initiative,” Winge explained. “It totaled \$250,000 for the purpose of alleviating blight.”

The DEP used part of the money to purchase and stabilize an historic church property, traditionally a Methodist church though more recently it had been a Baptist church. DEP purchased that building, located at 114 N. Marietta St., for \$70,000, added in \$90,000 worth of improvements, then sold it to the Excelsior Springs Community Theatre group for \$70,000 -- the same price DEP paid. Today, the building is home to ESCT’s Slightly Off Broadway Theatre.

A second project involved a loan to attorneys Ben and Amanda Mook to help rehabilitate a building on the northeast corner of Broadway and Main Street. The Mooks paid back that loan, with interest.

The Victoria was the third project undertaken under the DREAM DCBG, and closes out the grant -- which serves a purpose in and of itself.

“We needed to close out the grant before the city could apply for any more of that type of grant,” Winge explained.

DEP’s specific purpose in purchasing the Victoria was to save and preserve it. Winge said DEP “inherited” a tenant -- a person who was staying there and looking after the property for the GSC -- and started out their effort to keep the building viable by beginning renovations in the third-floor apartment. That apartment, a two-bedroom unit measuring about 1,000 square feet, is now finished and ready for a new tenant. Winge said the apartment is available for a market-rate rent; anyone who is interested may contact him at 816-637-2811.

Now DEP members are starting a similar process for the second-floor apartment in the Victoria. It’s unclear just how long renovations there will take. The rental income from the apartments will help supply some funding for DEP.

That funding may be added to sales tax revenues from a Community Improvement District that is now closer than ever to becoming a reality.

The CID, a self-imposed tax for businesses in the downtown business district, is designed to provide funds to keep the DEP viable for many years to come.

Winge said the CID is important because the grants that helped start the organization in 2006 are much more difficult to come by these days. A 3/4-cent sales tax would bring in an estimated \$35,000 per year for the next 20 years, he explained.

And it’s closer than ever. Just a week or so ago, DEP was able to secure the final signature needed for the CID petition.

The next step, Winge explained, is to file that petition with the city, where the city clerk will verify the signatures. At that point, the city council would set up the district itself and appoint board members to lead it autonomously. After that, the process goes to the county level, where Clay County will mail ballots to all property owners in the downtown area, and then the CID and its task will be fully in place.





Colt Bowman sits under a tree outside the Hall of Waters. The photo by Kevin Morgan was a winner in the first Boys on the Block Missouri Main Street Calendar competition.

## Boys on the Block

*Missouri Main Street Connection, Fall 2013*

At the 2013 Annual Downtown Revitalization Conference, MMSC introduced the Boys on the Block Main Street Calendar, an exciting fundraising opportunity for Missouri's Main Street communities to showcase their historic buildings and calendar of events. Main Street communities were invited to submit photographs of a "cool" historic building located in their community to be voted on by conference attendees.

The submission requirements were that each photo contained a historic building (commercial or residential) and a male of any age (infant to mature senior).

Photos were copied, enlarged and displayed throughout the conference where attendees had numerous opportunities to vote for their favorites. Voting was done by tickets sold during the conference. A few communities strategically involved their folks back home to buy more "votes."

The finished calendar will list the calendar of events for all participating communities and will include the winning photographs from seven of the nine communities who participated. MMSC will assemble the calendars and distribute a select number to each participating community in November. The receiving communities may then sell copies for their own profit if they wish.

## Elms, Villas Downtown receive Keystone Awards

*Excelsior Springs Standard, December 2012*

With the presentation of two Keystone Awards last week (November 30, 2013), the Clay County Economic Development Council recognized nearly \$30 million in investment in Excelsior Springs—partly to renovate an historic property and give it a new lease on life, and partly to add housing and infrastructure in a crumbling area of town.

The Keystone Awards, given to 22 organizations and projects that played a part in improving Clay County's economy over the last 12 months, were presented at a luncheon Friday at Harrah's Hotel in North Kansas City.

The two local projects that received awards were the Villas Downtown and The Elms Hotel and Spa.

The CCEDC outlined the basics of all the projects, including the local ones.

"The creation of 30 new jobs and the retention of 104 were the result of an \$18 million project at the Elms Hotel and Spa in Excelsior Springs," the CCEDC stated in a release. "The general contractor



was Widewaters and the project architect was Stark Wilson Duncan Architects Inc.

"The project involved a total restoration of the historic building including 143 guest rooms, approximately 11,000 feet of meeting space, two lounges and a lobby. A major landmark for decades, The Elms continues to offer historic ambiance along with its famous mineral springs. One of the largest spas in the Midwest, everything from hydrotherapy to massage and salon services is available.

"Patrons can choose to dine at a full service restaurant and lounge or at a café, swim in a soon-to-be-completed indoor European lap pool, soak in a 20-person year-round hot tub or take advantage of the fitness center. Outside, a second pool option is complemented by access to volleyball, badminton and shuffleboard among other amenities.

"The multi-use Elms Hotel and Spa continues to be a source of economic vitality in the area offering not only employment but also convenient access to a unique environment for pleasure or business endeavors."

Regarding the Villas Downtown, the CCEDC said:

"Villas Downtown has revitalized a four-block area in historic Excelsior Springs. The \$11,132,635 investment resulted in 30 single-family homes and 12 restored historic apartments.

"With the city's support and collaboration with the Downtown Excelsior Partnership non-profit, demolition began on deteriorating homes. Four of the existing buildings of historic value were restored and apartment-like living space was created. In addition to more than 30 new construction jobs, two post-creation jobs were also added.

"The work didn't stop there as historic elements like pedestrian walkways to the tourist and retail district on Broadway and spring pavilions were integrated into the project. A small community center was also included and offers office space, as well as public space as an asset to the community.

"The city of Excelsior Springs contacted Gardner Development to help realize the project, which was initially part of the city's DREAM planning process. The architect was Wallace Architecture and the general contractor was DCI Construction."





## 10 Missouri Main Street Communities win Achievement Awards

Gayla Roten, State Director, Missouri Main Street Connection, Inc., August 12, 2013

Missouri Main Street Connection presented awards to ten communities honoring achievements in downtown revitalization during the Missouri Main Street state conference July 25th, 2013 in Kansas City.

Cape Girardeau, Blue Springs, Excelsior Springs, Warrensburg, Pleasant Hill, Chillicothe, Clinton, Washington, Lee's Summit and Peculiar all claimed awards.

"With these awards, we are proud to honor the dedication and investment that communities across Missouri are putting into their downtown revitalization programs," said Steven Hoffman, professor of history at Southeast Missouri State University and president of Missouri Main Street Connection, Inc. "Their efforts reveal the most cherished values of citizens who choose to preserve the historic elements of their downtowns and improve the quality of life for everyone in their communities."

### Excelsior Springs

Downtown Excelsior Partnership accepted the Award for Best Large-Scale Project for restoration of the Elms Hotel and Spa.

New owners recently took over the century-old Elms Hotel and Spa in June, 2011 and soon began an \$18 million renovation project that has brought back the glory of the Gilded Age, while providing all the comforts 21st century guests expect from a luxury hotel and spa. The architect, Susan Richards Johnson, and interior designer Sherri Cline ensured that the interior and exterior rehabilitation work was in keeping with the original design and complied with federal guidelines for buildings on the National Register of Historic Places.

The architectural style is similar to English Tudor, mediated by late 19th century Victorian tastes and the America's Gilded Age. The challenge was not only in removing aluminum-framed windows from a previous restoration and installing new windows in the original muntin style, having the same size as the original and also allow for insulated panes. The exterior renovations included a new paint scheme. Previously a monotone yellow, the hotel is now a more neutral golden tone on the stucco and background material, with dark brown on the batten details.

Inside, a new palette is based on the three main colors in the original mosaic floor in the lobby -- red, rust, green and gold with some ivory. Restoration in the large, curved banquet hall was launched after some old postcards were discovered -- at one time there were large windows that curved around diners in the banquet space. These were covered during an earlier renovation, but are back in place now, transforming the feel of the room with natural light.

The spa also saw an extensive transformation. New features of the Grotto are a modern take on the traditional Roman bath, with a collection of soothing chambers for relaxing in richly appointed surrounding. The Elms is vital to the success and future of downtown Excelsior Springs as an economic engine that brings in over 40,000 guests to the community each year.

Excelsior Springs also won the Outstanding Public Partner Award for the Villas Downtown. Private developer Gardner Capital -- specializing historic restoration -- collaborated with the Downtown Excelsior Partnership, the City of Excelsior Springs, and the Missouri Housing Development Corporation to redevelop a blighted residential area which resulted in capturing the historic character and history of the neighborhood. The project evolved into the construction of 30 single family homes and restoration of four historic apartment buildings. The new homes were designed with an appearance much like the homes built in the early 1900s. Four historic boarding houses were saved and added to the project's total of 42 units, now called the Villas Downtown.

Also, a downtown Excelsior Springs business won the Stick-Your-Neck-Out Award. Excelsior Springs had just started to consider revitalization in February 2002 when sisters Jill Rickart and Wendy Baldwin opened their restaurant, Ventana Grill. Of the businesses that opened that year, Ventana is the only one still in operation today, 11 years later. An ice storm during the week they opened was just one of the first obstacles to overcome, with the next being a streetscape project that started in 2004. Then development on the west side of town brought in a chain and three fast food restaurants. Through it all, the sisters have focused on customers and developing their business while maintaining their involvement in the community.

Giving back to the community has always been part of their business plan, whether it is serving on a board or giving to a cause or charity, Jill and Wendy have given their time and resources. Jill currently sits on the board of the Downtown Excelsior Partnership. Promotional events that are held in the restaurant -- with a portion of the proceeds going to the organization -- include the Christmas Committee's Pancake Breakfast, feeding the KC Chiefs that attend the annual Waterfest and hosting events by the Community Theatre. The sisters also lead by example, mentoring newly opened businesses, encouraging existing businesses, and helping recruit new businesses to downtown.



### **Ventana, Elms, Villas all win at Missouri Main Street**

*Excelsior Springs Standard, August 2013*

Three local nominees went to the Missouri Main Street Connection's Downtown Revitalization Conference last week, and three prizes came home to Excelsior Springs.

Out of 16 categories to receive awards at the Thursday night program in Kansas City, Ventana Gourmet Grill and its owners, Jill Rickart and Wendy Baldwin, brought home the Stick Your Neck Out Award, The Elms Hotel and Spa earned honors as the Best Large-Scale Project and Gardner Capital and the city of Excelsior Springs received recognition as the Outstanding Public Partner for the Villas Downtown housing project.

"I'm very proud of our city," said Mayor Ambrose Buckman, who attended the event with City Manager David Haugland not only as part of the nomination for the Outstanding Public Partner Award, but also to support the other nominees.

"We've come a long way," Buckman added, "and we've got a lot going on."

He also complimented all of the local award recipients.

"We want to congratulate the Elms, Gardner Capital and Ventana Gourmet Grill for all their contributions to our community," Buckman stated. "They were all very deserving and we stood out over the other cities by far. This is a big thing for Excelsior Springs."

The Villas Downtown featured cooperation between Gardner Capital, the city, the Downtown Excelsior Partnership and the Missouri Housing Development Corporation. The project included redevelopment of a blighted residential area into 30 new single-family homes and four restored larger buildings used for a total of 12 apartments, all with an eye toward capturing the historic flavor of homes built in the early 1900s.

"Mark Gardner was able to attend the awards dinner to receive the award for Villas Downtown," said Tammi Creason, director of acquisitions and underwriting for Gardner Capital and one of the driving forces behind the project. "We were among good company with all the Excelsior winners."

Creason said being recognized for the public partnership was especially gratifying. "Anyone can build a building, but we know we couldn't have completed a project such as this without the partnership of the city, DEP, MHDC, and so many others," she said. "This is the second award for Villas Downtown, after having won a Keystone Award earlier this year for economic development in Clay County. We are so honored to be a part of this community and look forward to many more shared successes."

Ventana Gourmet Grill earned the Stick Out Your Neck Award for being one of the most steadfast and active businesses in the downtown business district. Founded during an ice storm in



2002, sisters Baldwin and Rickart weathered that cold beginning, an extensive streetscape project, development elsewhere in town that meant more competition in the local restaurant scene and the day-to-day struggles that all small businesses face.

Of all the downtown businesses that opened during 2002, a time of tentative growth in that area, Ventana is the only one that remains open. And Rickart and Baldwin are more invested than ever, having just finished a remodeling project even as they continue to participate in numerous events and projects.

"We would like to thank Keith (Winge, executive director of the Downtown Excelsior Partnership) for nominating us for the category of the Stick Your Neck Out Award," said Rickart. "We were excited to be recognized on such a large scale for all that we do for the community through our business. We will continue to support our community in the many ways we do because we know that if we do, they, in turn, support our business and the other downtown businesses as well."

The Elms Hotel and Spa was recognized for the \$18 million renovation that combined the glory of the Gilded Age, when the current building was still in its early years, with the comforts of a 21st-century luxury hotel and spa. New owners took over in June 2011, and the finished hotel opened last year, marking the 100th anniversary of the existing building and just in time to usher in the business's 125th year in operation.

Tom Conner, director of sales and marketing at The Elms, attended the MMSC event in place of General Manager Eric Busick, who was participating in the Missouri 340 canoe race across the state, but on Monday Busick said the hotel's award was part of a larger movement to improve Excelsior Springs.

"We are proud to accept this award on behalf of The Elms and the community of Excelsior Springs," Busick said. "Our hope is that this type of recognition helps to keep the Excelsior Springs downtown moving forward. We would also like to thank the Downtown Excelsior Partnership for their hard work representing Excelsior Springs with Missouri Main Street."

## **Council OKs CID formation**

by Eric Copeland, *Excelsior Springs Standard*, August 13, 2012

The Excelsior Springs City Council voted 5-0 in a special session Monday night to approve the formation of a community improvement district (CID) for downtown Excelsior Springs.

The CID was proposed by the Downtown Excelsior Partnership to establish a dedicated source of funding for the organization through the implementation of a three-quarter-cent sales tax charged at all retail businesses in the downtown area.

The district's southernmost boundary is on the north edge of Leavenworth Avenue, stretching northward along Dunbar Avenue but bypassing residential properties along Kansas City Avenue. It includes the former grocery store now being used as Living Word Church, and then goes eastward past Kansas City Avenue—again skipping over residential properties on Concourse Avenue—before opening up to what many consider to be the downtown business district.

In that more concentrated area, the boundaries run along the north side of Isley Boulevard almost to Saratoga Avenue, then northward roughly parallel to Saratoga and encompassing all of Broadway westward almost to Kansas City Avenue. A northward spur includes a few commercially-zoned properties—including one that has been earmarked as a possible winery—but two apartment buildings, the Oaks Apartments and the Colony Plaza high-rise, were left out of the district.

The Elms Hotel and Spa, which not too long ago established its own CID, is also not inside the boundaries.

The council's approval came following a public hearing featuring testimony from the attorney who handled the CID application, as well as several of the property and business owners who would be affected by the change.

Joe Lauber, of Lauber Municipal Law in Lee's Summit, explained the CID process up to this point. He said the bulk of the work was done between October and July, and involved seeking petition signatures from more than 50 percent of the building owners downtown—both in terms of per capita and assessed valuation.

Thirty-nine signatures were needed; the petition gathered 45 signatures, or more than 58

percent of the property owners. In financial terms, the signatures were required to represent at least \$946,000 in assessed valuation, and the 45 signatures submitted totaled about \$1.2 million, or 66 percent of the total.

While there were some variations over the nine-month period for the petition due to changes in ownership and assessed valuation, each of those changes was included in a notice that was filed with the application and provided to all of the property owners, city officials and to anyone at Monday night's hearing who wanted it. However, Lauber said there were no changes to the boundaries, as required by law.

Lauber further explained that the sales tax was chosen as the best one of three options for CID funding. The three-quarters of a cent would work out to 75 cents extra on a \$100 purchase, and would be funded by shoppers in the downtown area. In contrast, property taxes or special assessments would be paid by the property owners, and still likely result in increased prices as those expenses were passed on to consumers.

The revenues from the tax would be used for attraction and retention of businesses, improvements to public space and operations of the DEP itself. The tax as currently proposed has a 20-year term; it can be perpetual but is at this time set up to require renewal after 20 years, if desired. Lauber also pointed out that the city council was not being asked to reach a finding of blight for the downtown area; if such a finding were made, then some of the revenues could be spent on private property as well.

The tax is not automatic. Monday night's action by the council approved the formation of the CID and the appointment of a board to oversee it, but the property owners must vote to actually implement the tax.

"When the ballots go out, who votes?" asked Councilwoman Sonya Morgan.

Lauber responded that no residents or tenant business owners would be allowed to vote; only those who own property may cast a ballot.

Jim Nelson, who currently owns a building but formerly had a business downtown—in addition to serving several terms on the council in the past—followed up Morgan's question by asking if the votes were allocated according to the number of property owners, or the number of buildings owned.

"Say property owner A has one building, and property owner B has 25 buildings," Nelson said. "Do they get one vote each?"

Lauber responded that each owner gets one vote, regardless of how much property he or she owns.

In response to a question from Mayor Ambrose Buckman, Lauber also explained that if DEP were to dissolve before the 20 years is up, there are a few options the city can pursue.

"There can be a succession plan, where another organization takes over," Lauber said. "Or, as long as the CID takes care of all financial obligations, then the city could take action to abolish the CID."

## **Superior pagoda discovered in nearby home**

*Excelsior Springs Standard*, September 17, 2013

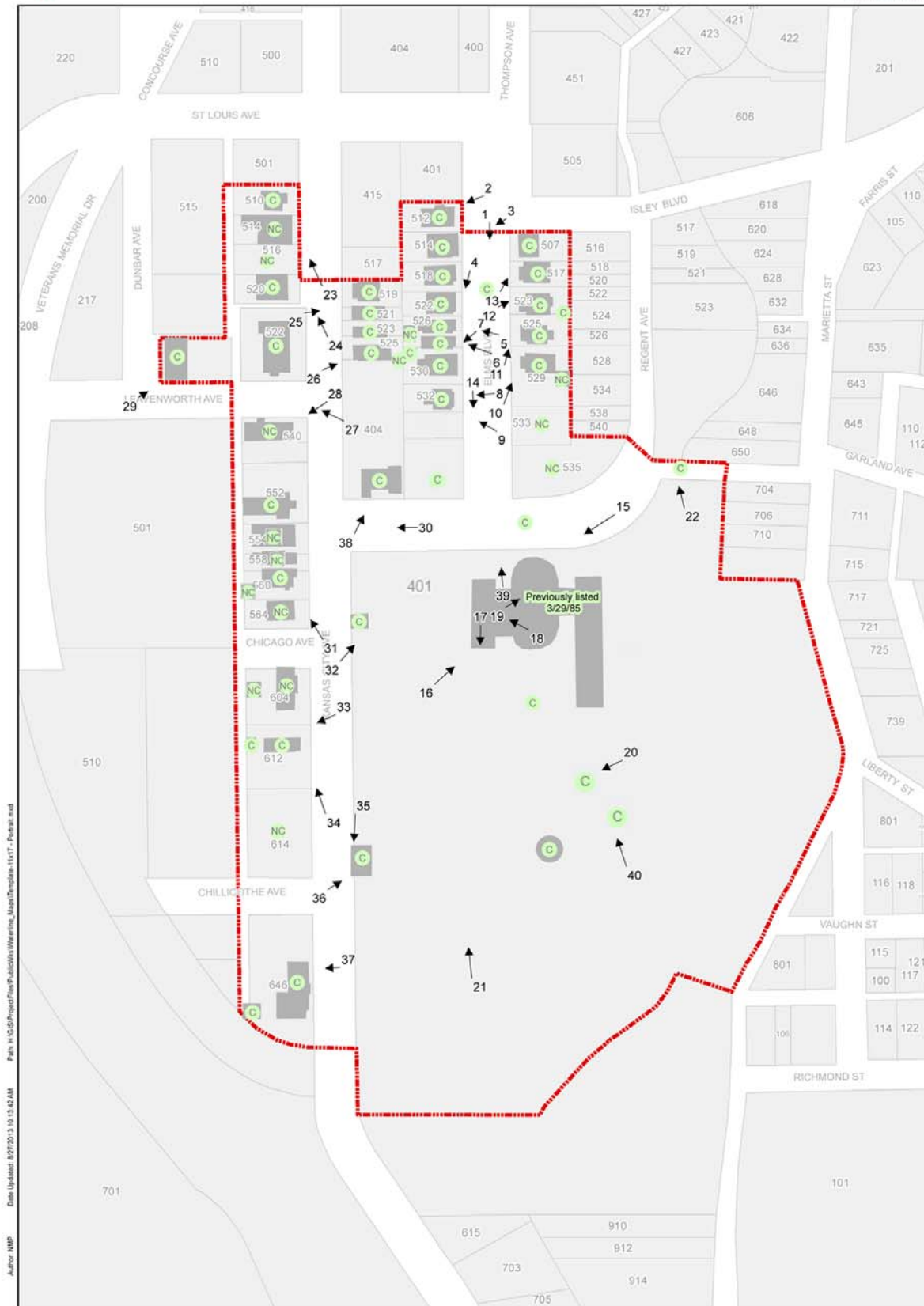
Thinking they would simply knock down a derelict house next to the Superior mineral well site, city workers this week instead made a startling discovery.

The house contained, still basically intact, the office building for the Superior site.

Local historian Dennis Hartman first alerted city officials to the possibility after an archaeological visit to the well site earlier this year, saying that he had a photo of the office building and thought the house may have been built around it.

The city acquired the house in question in a tax sale and were going to tear it down before beginning improvements to the Superior site. Now they'll be preserving the interior building, as well.

# The Elms Historic District NRHP

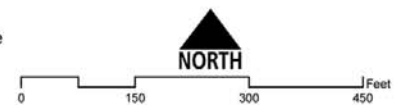


Geographic Coordinate System: GCS\_North\_American\_1983  
Angular Unit: Degree (0.0174532925199433)  
Prime Meridian: Greenwich (0.0)  
Datum: D\_North\_American\_1983

Total Acreage: 26.108

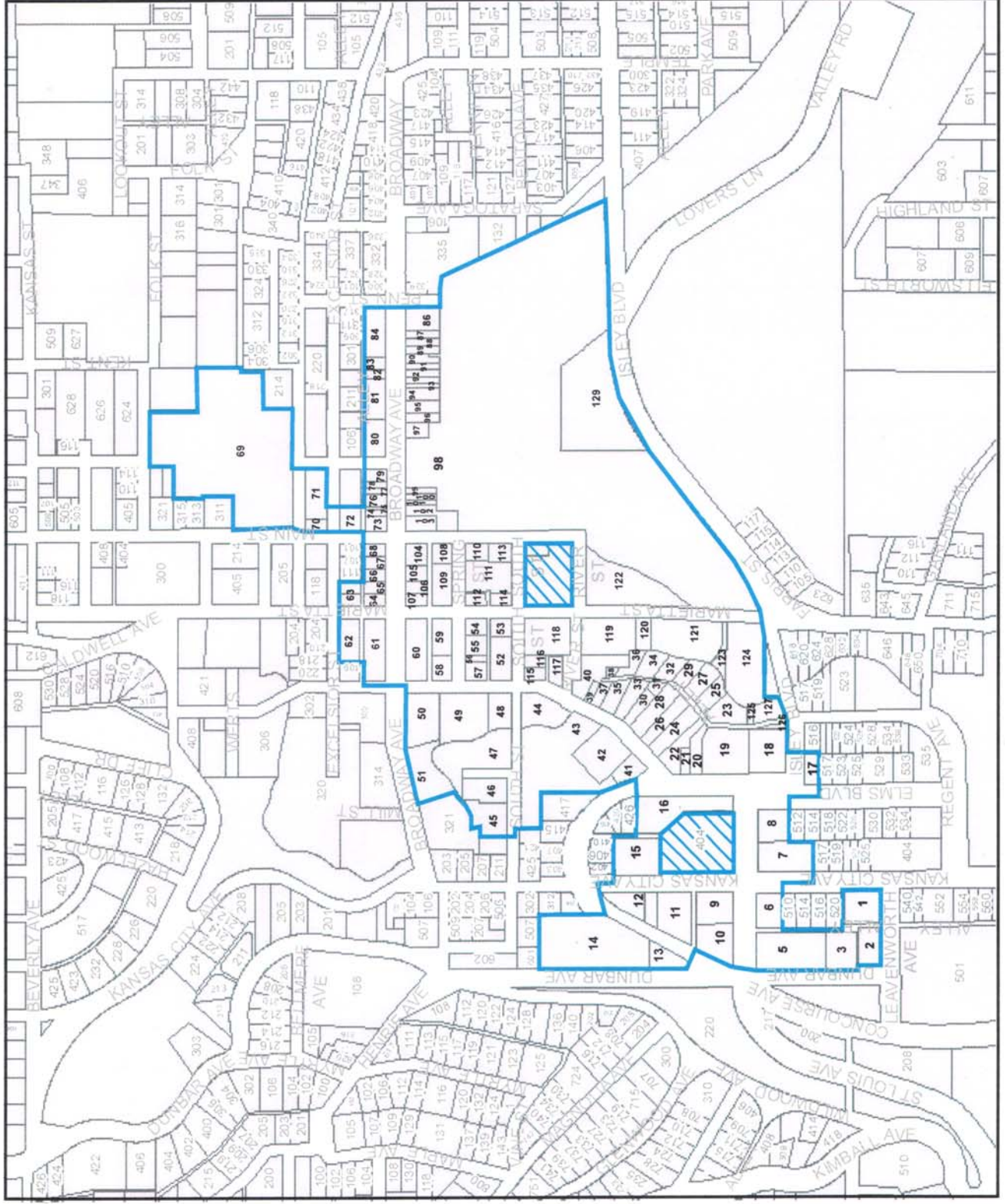
C - Contributing Resource  
NC - Non-Contributing Resource

Parcel  
District Boundary





# DOWNTOWN EXCELSIOR SPRINGS COMMERCIAL COMMUNITY IMPROVEMENT DISTRICT



Local projects submitted for use of Patrick Wolf, Missouri Preservation Public Policy during "Preservation Day at the Capitol: Preserving The Tax Credit":

### **The Elms Hotel and Spa**



The Elms Hotel & Spa, Regent Ave. and Elms Blvd., Excelsior Springs, has completed an \$18 million dollar restoration on hotel, spa and meeting space, in part utilizing the Missouri State Historic Preservation Tax Credit program. The project, which renovated the history property and gave it a new lease on life, was recognized by the Clay County Economic Development Council with a Keystone Award in 2012.

#### **The CCEDC outlined the basics of the project:**

“The creation of 30 new jobs and the retention of 104 were the result of an \$18 million project at the Elms Hotel and Spa in Excelsior Springs,” the CCEDC stated. “The general contractor was Widewaters and the project architect was Stark Wilson Duncan Architects Inc.

“The project involved a total restoration of the historic building including 153 guest rooms, approximately 15,000 feet of meeting space, two lounges and a lobby. A major landmark for decades, The Elms continues to offer historic ambiance along with its famous mineral springs. One of the largest spas in the Midwest, everything from hydrotherapy to massage and salon services is available.

“Patrons can choose to dine at a full service restaurant and lounge or at a café, swim in an indoor European lap pool, soak in a 20-person year-round hot tub or take advantage of the fitness center. Outside, a second pool option is complemented by access to volleyball, badminton and shuffleboard among other amenities.

“The multi-use Elms Hotel and Spa continues to be a source of economic vitality in the area offering not only employment but also convenient access to a unique environment for pleasure or business endeavors.”





The Elms has 15,000 square feet of unique meeting space combined with the latest technology complemented by unsurpassed conference services. History beckons in the Truman Boardroom, above, with natural lighting on both walls. Natural light is a theme as all meeting space offers windows.

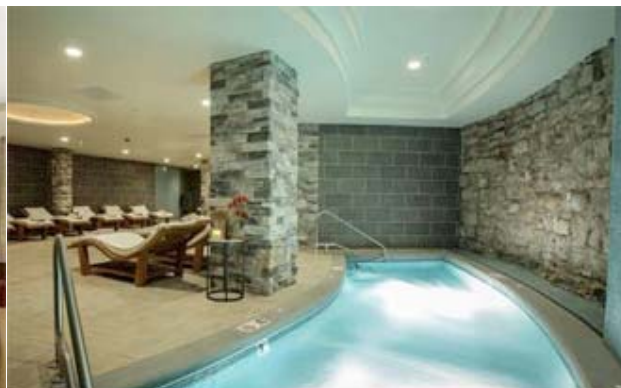
## History

The Elms story began with the discovery of healing mineral waters in Excelsior Springs in the 1880s. Before the hotel, people would pitch tents and board with locals, when visiting the popular springs. The hotel has been through an extended and exciting trip through history, from a fire, which burned the hotel to the ground in 1898, to famous guest like Harry S. Truman, Al Capone, Bugsy Floyd, Jack Dempsey and the New York Giants, to name a few.

Nestled in the historic town of Excelsior Springs, The Elms Hotel and Spa offers the most significant spa experience between Chicago and Dallas. The hotel is listed individually on the National Register of Historic Places. The significance of the hotel upon the development of the community is recognized by its placement individually on the Excelsior Springs Landmarks register and as a contributor for the Elms Historic District. Currently the Excelsior Springs Historic Preservation Commission, in partnership with the Missouri State Historic Preservation Office utilizing a CLG grant, is preparing a National Register District nomination for the Elms Hotel and surrounding area.



Refurbished Guest Room



Refurbished Spa area





Lobby with historic fireplace

### **Mook & Mook Law Firm**



This is an outstanding example of what can be accomplished through utilization of historic preservation tax credits and accurate rehabilitation of the downtown commercial buildings in Excelsior Springs. The Mooks' building has just been awarded a 2009 Preserve Missouri Award from the Missouri Alliance for Historic Preservation. That makes back to back years an historic building rehabilitation project has won this prestigious award in Excelsior Springs.

In 2008 the Oaks Hotel project won this award for its excellence in rehabilitation and adaptive re-use of the building. The Oaks Hotel project developer, Carlson Gardner, Inc. also used historic preservation tax credits as part of the overall financing package to conduct the project.

The building featured here in the "Spot Light on Historic Excelsior Springs," located at 100-102 East Broadway (the northeast corner of Broadway and Main Street) is owned by Ben and Amanda Mook. They own and operate Mook & Mook Law firm which is located on the top floor of the building, but is entered off of Main Street and is addressed as 103 North Main Street.

## History

The building was originally addressed 102 and 104 E. Broadway but has since been changed to 100 and 102 E. Broadway, respectively. 104 E. Broadway is now the address for the apartment space above 106 East Broadway, also owned by the Mooks.

"This was the first building erected on the north side of Broadway between Main Street and Elizabeth Street. The first floor has always served as two businesses. A 1917 City Directory referred to the upper stories of the structure as the 'Wintermute Building'. In 1900, the Excelsior Springs Drug Company was located in 102 E. Broadway; after 1906, it was the Hughes Drug Co. In 1905, 104 E. Broadway contained a men's furnishings store;

in 1909, the S.R. Rice Hardware store; in 1917, it was Miller & Woods hardware. By this time, 102 E. Broadway was now the office of Dr. H.H. Wallace. In 1922, Dr. J.A. Hodam was in 102, and 104 was not just Woods Hardware Co. Upstairs, Dr. D.T. Polk had offices, as did various other business enterprises. When 102 E. Broadway was converted into a doctor's office, it appears that additional commercial ventures (requiring little space) were added on the first story, with addresses of 103-105 N. Main. The Rex Barber Shop was at 105 N. Main in 1922. By

1940, 102 E. Broadway was the Owl Sandwich Shop. It was later known as the Owl Café, and it remained in the same location for decades. A 1958 photograph reveals that 104 E. Broadway was a Firestone store." [1]

Pictured at right is the building as it appeared when the Mooks purchased it.



## Architecture

The building is a late adaptation of an Italianate style of the Victorian architectural era built ca. late 1890's. Restored as a matched pair of commercial storefronts the building was constructed of brick vs. cast iron which was more customary to Italianate style architecture.

However, the window sills are painted cast iron which conveys the appearance of limestone. The windows are wood reproductions of the originals, which include arched lintels and a double hung, single pane design. The reproduction of the windows went so far as to retain the weighted system common to the era that includes a weight encased within the sash on either side of each window to hold the window's weight once opened.

The brick arcade below the cornice and above the second floor windows along with the segmented highlight of the arched windows built into the brick work accentuates the Italianate styling.

Supporting the second floor of the building is a decorative exposed iron beam that was also the original support for an awning over both store fronts which the Mooks plan to integrate into the rehabilitation of the building facade at some point in the future.

The restored store fronts are typical of the period with double doors flanked by large glass show windows with two light transom windows above. Each store front set of doors are also flanked by decorative half hewn wooden beams with decorative trim matched by ground level panels below the showcase window sills.

The rear of the building (north side, pictured at left) was reconstructed of concrete blocks due to damage caused to that portion of the building. Though the building was already painted, the Mooks opted to paint this part of the building tan versus the new maroon paint on the rest of the building to differentiate the new construction from the original brick on the remainder of the building. The effect works very well and does not detract from the original construction.

The interior of each side of the building has been rehabilitated and remodeled with material and material design that is as close as possible to the original in today's marketplace. Though the interior spaces are not an attempt at true restoration, altering the original floor plan has proved more practical for utilization of the available space. However, particular attention was paid to the floors and ceilings.

Oak floors and decorative pressed tin covering on the ceilings (the decorative tin ceiling inside the western half of the building has been treated with chrome and has also been applied as decorative fill throughout this side of the building, such as on the stair risers) give a spectacular visual to the open space of the building and what its original splendor would have been like after the original construction.

[1] From Historic Resources Survey, Phase II, Hall of Waters District and Central Place District, Three Gables Preservation.

An additional building located at 106 E. Broadway was also renovated by the Mooks utilizing the historic tax credits. It provides commercial space on the first level and a new downtown apartment on the second level, see before and after below.

