



Excelsior Springs, MO

**CLG Annual Report
Oct. 2013 - Sept. 2014**

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

Prepared by:
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Excelsior Springs Historic Preservation
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Cover: Local artist Jacob Duncan works on a mural next to the new downtown pocket park and band stage. Photo by Kevin Morgan

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A crowd gathers as local band Salem Road warms up prior to the first PRIDE awards to be held in the new pocket park. The park is to be named after former City Mayor Carolyn Schutte, who was active in downtown development. Photo by Kevin Morgan

Celebrating our Heritage

The Excelsior Springs Historic Preservation Commission was established in 1978 by the City of Excelsior Springs. In 1991, Excelsior Springs became a Certified Local Government. There are now three National Register Districts and three local Landmarks Districts inside the downtown area. In addition there are six individual property listings on the National Register and nine individual local Landmarks Register listings.

Excelsior Springs is still a little giddy from hosting the 2014 Missouri Preservation Conference, held October 6-8 at the Elms Hotel & Spa. It was an opportunity for hometown folks to take a fresh look at their community as a heritage tourism destination. It is happening all around town. A new Chamber trolley bus for events, historic murals, Hall of Waters preservation plans, a new Friends of the Wells Foundation, and tourism website are in the works. You're invited to visitexcelsior.com to learn more!

Historic Preservation Commission Membership

MEMBER	Position	Appointed	Term Expires	Preservation Related
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
Molly McGovern	Member	10/15/12	09/30/15	
Vacancy				

Scheduled Meetings Held and Attendance

MEMBER	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Craig Bohnert		X	*	X	*	X	*	X	*		X	X
Marilyn Gerdes	X	X		X		X		X		X	X	X
Patrick Grass		X								X		
Stephany Hughes	X					X		X		X	X	X
Lance Lamb	X	X		X		X		X			X	X
Molly McGovern	X	X		X		X		X		X	X	X

Vacancy for Realtor - A new Commissioner was appointed by City Council in September.

*Note: There were no meetings held in December 2013, February 2014, April 2014 or June 2014.

Subcommittees and Groups

Promotions/Education Committee

Members participated in planning for the 2014 Missouri Preservation Conference to be held in October at the Elms Hotel & Spa.

Design Guidelines Committee

No activity

Hall of Waters Steering Committee

The staff of Susan Richards Johnson, upon direction of the committee, finalized engineer's report with cost estimates for rehabilitation of the Hall and developed proposed floor plan usage from the feasibility study. The final report was presented to the City staff on September 5, 2014. It was presented to the committee on November 13, 2014. Members of the HPC and staff liaisons were included on the committee.

Commission Activities

Local Landmark Designations

None

Local District Designations

None

National Register Nominations Reviewed

The Elms Historic District was nominated for listing in the National Register of Historic places and placed on the register in March.

Cases Reviewed and Decisions

<u>Date</u>	<u>Property Address</u>	<u>Recommendations/Decisions</u>
10/09/13	449 S. Thompson (HOW)	Sign permit. Applicant was not present. The proposed sign was for a 3'x20' vinyl sign to be mounted on the face of the building. A color mock-up of the sign was included with COA. Commissioners were concerned about the resilience of the sign material. Larry Murry, Building Official, said that if the condition of the sign is deteriorating, the City could order a repair under the sign maintenance ordinance. Commissioner Hughes motioned to approve the COA; Commissioner Lamb seconded. Motion carried
11/13/13	411 Benton (BH)	COA for demolition. Mr. Abdel Hasanin from Square Foot, Inc., applying on behalf of Wells Fargo Bank, requested approval for demolition of a house. The property was acquired by the bank in 2013. The house is a contributing property. Mr. Hasanin advised that the property was non-repairable or would require very extensive rebuilding due to foundation damage, roof damage and rot, wood rot and mold throughout, and extensive wall and ceiling damage. Photos were available of the inside and outside of the

<u>Date</u>	<u>Property Address</u>	<u>Recommendations/Decisions</u>
		house. Residents of the Boarding House District were present to ask for denial of the application and the Commission received a letter asking for denial. Councilwoman Morgan reminded commissioners that a CLG grant from the State had been applied for to prepare a Boarding House District redevelopment plan. She also said that she had spoken with Mayor Buckman and he would like for members of the city council, commissioners and staff to set a meeting time at the property location to tour 411 Benton and 413 Benton. Commissioner McGovern stated that there needed to be a plan and motioned to table the demolition until a complete plan can be made for the property. Commissioner Gerdes seconded. Motion carried.
11/13/13	413 Benton (BH)	COA for demolition. Mr. Larry Murry, Building Official, applying on behalf of the City of Excelsior Springs, requested demolition of a house at 413 Benton. The property was acquired by the bank in 2012. This house is a contributing property. Mr. Murry advised that the structure is non-repairable or would require very extensive rebuilding due to the roof damage and rot, very extensive mold throughout, wood rot, and extensive wall and ceiling damage. The house is posted as an unsafe building. Commissioner Gerdes motioned to table the COA; Commissioner McGovern seconded. Motion carried.
01/29/14	106 E. Broadway (HOW)	Sign permit. Ms. Julie Lafferty, Sugar Rush Bakery, is applying for a permit for a new sign that will be re-hung on existing brackets on the front of the building. Ms. Lafferty was not present. Commissioners had the proposed design available for discussion. Commissioner Gerdes motioned to approve the sign; Commissioner McGovern seconded. Motion carried.
01/29/14	255 E. Broadway (HOW)	Sign permit. Mr. Rob Meadows, owner of BobKorn, was present to request a permit for a temporary sign over an existing sign showing the business logo. A new sign is being designed by Ambassador Sign Company to be installed later. Commissioner McGovern motioned to approve the sign; Commissioner Gerdes

<u>Date</u>	<u>Property Address</u>	<u>Recommendations/Decisions</u>
		seconded. Motion carried.
01/29/14	411 Benton (BH)	Withdraw COA. At the November 13, 2013 meeting, Square Foot Inc., applying on behalf of Wells Fargo Bank, requested approval of a COA for demotion of the house. The HPC voted to table the COA until a plan for the neighborhood could be developed. The City of Excelsior Springs is in the process of acquiring the property from the bank and requested that the COA be withdrawn. Commissioner McGovern made motioned to take it off the table; Commissioner Lamb seconded. Motion carried.
01/29/14	413 Benton (BH)	COA for demolition. Mr. Larry Murry, Building Official, applying on behalf of the City of Excelsior Springs, asked for approval for demolition of the house. The house is posted as an unsafe building. The COA was tabled at the November 13, 2013 meeting. Members were given an opportunity to tour the house, along with 411 Benton. Members present for the on-site tour included Commissioner Grass, Commissioner McGovern, and Commissioner Gerdes. Commissioner McGovern restated that her motion was to come up with a plan for the property to be presented before demolishing the house. Mr. Dave Haugland, City Manager, stated that the city would like to get these empty lots back on the tax roll. Everyone agreed that there needs to be a plan developed for the Boarding House District. Mr. Bill Ahrens said we are a year away from having guidelines for the district. Mr. Haugland said that a program, such as tax abatement, would encourage folks to invest in these homes. Chairman Bohnert stated that this item will continue to be tabled.
03/12/14	415 E. Broadway (BH)	COA for remodel. Mr. Dennis Hartman was present to request approval for restoration and remodeling of his home. The house is a contributing property. Renovation will include repaint the exterior of the house per photo and color samples attached, replace 2 damaged 1970's-era aluminum front storm doors with white full-view storm doors (existing front doors will be kept and refinished), remove blue plastic in small window on front porch

<u>Date</u>	<u>Property Address</u>	<u>Recommendations/Decisions</u>
		<p>and replace with antique or period-look stained glass window (examples attached), remove rotted entry to basement and reconstruct to match existing back porch, 2nd story rear deck and stairway (recent construction) will be removed and door will be replaced with window matching back porch, two central air conditioning units will be added on the side of the house with screened landscaping, a 6' privacy fence will be installed immediately behind the house, existing stone garage fronting alley will be kept and rehabbed with new roof, concrete floor added, and windows replaced with similar wood windows. Deteriorated and insecure garage doors will be replaced. Commissioner Lamb motioned to approve the COA; Commissioner Gerdes seconded. Motion carried.</p>
03/12/14	426 Isley (BH)	<p>Window replacement. Mr. Jimmie Frost, d.b.a. G&J Property LLC, requested approval of replacement windows. Existing windows are of various sizes, types and materials. Several window openings have only aluminum storm windows. Numerous windows, frames, and headers have extensive wood rot. Photos of existing windows were provided. Windows will be replaced with single-hung vinyl windows. Photos of the proposed windows were provided. Commissioner Gerdes asked how Mr. Frost planned to address some of the window sizes that proposed windows did not look appropriate for the existing openings. Mr. Frost stated he will either replace the windows with two or he will take the middle section out and replace with one window that fits the opening. There are 17 windows to be replaced. All the replacement windows have screens built into them. Commissioner Hughes motioned to approve the COA; Commissioner Lamb seconded. Motion carried.</p>
05/15/14	604 Benton (BH)	<p>COA for driveways. To become compliant with the City ordinance code pertaining to paved driveways, the new owner would like to remove the driveway on the west and install a concrete driveway on the east side of the house. He will seed the area on the west, which was used as a driveway without proper authority. He will</p>

<u>Date</u>	<u>Property Address</u>	<u>Recommendations/Decisions</u>
		construct a 20'6" by 50' concrete driveway on the east side. Commissioner Lamb motioned to approve the driveway; Commissioner Gerdes seconded. Motion carried.
05/15/14	412 South St. (HOW)	Building improvements. Mr. Dennis was advised by City Code Enforcement that he needed to resubmit for a COA to repaint the original "Albany" sign with white letters and black background on his building. The original COA was applied for almost three years prior. Commissioner Lamb motioned to re-approve the COA and the work to be done by all the guidelines; Commissioner McGovern seconded. Motion carried.
07/09/14	513 Benton (BH)	COA for renovations. The applicant was not present at the meeting. Commissioners had unanswered questions from the a previous application process. Commissioner Grass stated that he would like to see specs or pictures of the material they would be installing for siding and what the windows will look like. Commissioner Grass motioned to table the application until questions could be answered; Commissioner Hughes seconded Motion carried.
07/09/14	246 E. Broadway (HOW)	Sign permit. Applicant asked for approval of a sign to be added to an existing wrought iron lighted frame. Sign design was provided. Commissioner Grass motioned to approve the sign; Commissioner Gerdes seconded. Motion carried.
07/09/14	412 E. Excelsior (BH)	Porch renovations. The property has been cited by Code Enforcement for property maintenance issues. The applicant is needing to make improvements to the porch to comply with codes. There was no plan provided to look at for what the porch was to look like with changes. The applicant was available to answer questions. Commissioners showed concern about what material would replace a stone porch foundation. Applicant said it would be concrete blocks. Commissioner Grass motioned to table the COA until there is a detailed plan and pictures of the home in its original state might be provided; Commissioner

<u>Date</u>	<u>Property Address</u>	<u>Recommendations/Decisions</u>
		Gerdes seconded. The motion carried.
07/09/14	459 S. Thompson (HOW)	Sign permit. Design for a new business sign was presented to Commissioners. The sign will be 3'x13' vinyl on aluminum, similar to neighboring businesses. Commissioner Hughes motioned to approve the sign; Commissioner Grass seconded. Motion carried.
07/09/14	121 Saratoga (BH) 109 Saratoga	Renovations to both properties. The owner is the same and was present to answer questions. The Commission was concerned about proposed handrails and barred security doors. A resident also voiced concern about having gated doors and that it would give the neighborhood a bad image. The Commission was okay with security lighting, as long as it is installed correctly. Commissioner Hughes moved to table both applications until the owner could address issues with barred doors and handrails; Commissioner Gerdes seconded. Motion carried.
08/13/14	513 Benton (BH)	Window change. Commissioner McGovern motioned to un-table item from 04/10/2013 meeting; Commissioner Gerdes seconded. The window is a large 5'x6' on the front with a cross brace that makes it look like two windows. Mr. Beers would like to replace the single pane with two windows and they would be scaled to match existing windows on the front of the house. Commissioner Lamb motioned to approve the COA; Commissioner Hughes seconded. Motion carried.
08/13/14	412 E. Excelsior (BH)	Porch renovations. Commissioner McGovern motioned to un-table item from the last meeting; Commissioner Gerdes seconded. The COA was presented with a more detailed drawing of the front porch. The homeowner is not making any changes to the foundation, they are only replacing rotten wood and adding new lattice and screen. Commissioner McGovern motioned to approve repairs; Commissioner Gerdes seconded. Motion carried.
08/13/14	121 Saratoga (BH)	Applicant was not present. COA remained tabled.

<u>Date</u>	<u>Property Address</u>	<u>Recommendations/Decisions</u>
08/13/14	109 Saratoga (BH)	Applicant was not present. COA remained tables.
08/13/14	405 Thompson (HOW)	Sign permit. Applicant asked for approval to re-face existing sign, add an awning and three light fixtures to her storefront. Commissioner Lamb motioned to approve the application; Commissioner Hughes seconded. Motion carried.
08/13/14	455 Thompson (HOW)	Sign permit and painting. Applicant requested to re-face an existing sign, repaint trim color and doors to match the sign. Commissioner Gerdes motioned to approve the application; Commissioner McGovern seconded. Motion carried.
09/24/14	121 Saratoga (BH)	Renovations. Discussion continued on an application that had been previously tabled. A picture of the Anderson boarding house house which showed the handrails used in the early 1920s was available. The railing was piping on each side of the stairway painted white. Commissioner Hughes motioned to remove the wooden handrail and replace with pipe handrail on each side of the stairs; Commissioner Gerdes seconded. Motion carried. Commissioner Lamb motioned to remove the wrought iron doors or paint them white; Commissioner Gerdes seconded. Motion carried. Commissioner Gerdes motioned to approve the security lights; Commissioner Lamb seconded. Motion carried.
09/24/14	109 Saratoga (BH)	Renovations. Discussion continued on an application that had been previously tabled. Commissioner Lamb motioned to not allow installation of wrought iron security doors on the building or, if they are installed they must be painted the same color as the exterior door currently on the building and to approve security lighting; Commissioner Gerdes seconded. Motion carried.
09/24/14	117 W. Broadway (HOW)	Wall mural. Applicant was available by phone to answer questions. The building owner, David Rhodus, has agreed to make repairs to the south end of the building before the mural is painted. Commissioner Lamb motioned to approve the mural; Commissioner Hughes seconded. Motion carried.

Training and Conferences

April 11, 2014

Sonya Morgan, Councilwoman and liaison to the Historic Preservation Commission, and Larry Murry, Building Official, attended the 2014 Missouri CLG Forum held in Jefferson City. SHPO Director Mark Miles provided an update to CLGs on the state program. Megan Brown provided an update on the National CLG program. Other speakers for the event included Scott Des Planques and Steve Hofferber, St. Joseph, on Mothballing Vacant and Abandoned Properties. Barbara Birkicht, St. Louis, talked about Considering a Building Stabilization Fund and other measures. Karen Daniels spoke on a community approach to evaluating subdivisions. We had to leave prior to the update from Bill Hart on Missouri Preservation. Minutes from the discussion held during the working lunch were provided by email.

Public Education and Outreach

February 2014

Mo-DOT held a public meeting at the Hall of Waters to discuss the replacement of two historic bridges on 10 Highway. The bridges are adjacent to the Hall of Waters Historic District and the Elms Historic District. The City of Excelsior Springs will be partnering with Mo-DOT to provide enhancements to the new bridges in black iron detailing and historic light poles that match other improvements in the historic downtown districts.

April 13, 2014

Sonya and Kevin Morgan met with members of the St. Luke Episcopal Church to discuss plans for adding a handicap ramp to the historic stone church. A set of plans had been designed which would require a ramp to be added to the west side of the church and wrap-around to a new door in the back (north) of the church through what is currently a stained glass window. The Morgans talked about what other requirements the HPC would be wanting in addition to the building plans, such as construction materials, paint choices, etc. The congregation would need to start a fundraising campaign to cover the costs. The Morgans suggested talking to the HPC and getting their input before beginning to raise funds.

August 7-12, 2014

Former ESHPC commissioner and photographer Kevin Morgan introduced students of the Good Samaritan Center Summer Art Camp to historic downtown through photography. Each student was asked to choose their favorite historic building downtown and photograph it and to learn a little about the history of the building. They did fun things in historic downtown, such as visiting the Hall of Waters and Excelsior Springs Museum. The Summer Art Camp is sponsored through the Gregg Williams Foundation, a local nonprofit to benefit area youth.

August 13, 2014

A Boardinghouse District Plan Informational Open House was held by Rosen Preservation and Susan Richards-Johnson and Associates for residents and owners of the Boardinghouse District. Funded through a FY2013 CLG grant, phase 1 of the district plan

will be to update the existing property inventories complete in 1994 by Deon Wolfenbarger and develop a set of Design Guidelines.

August 28, 2014

Sonya Morgan discussed the agenda of the 2014 Missouri Preservation Conference that was held in October at the Elms Hotel & Spa during the Downtown Excelsior Partnership “Business Mixer.” The focus was on how downtown merchants could participate during the conference and hours that conference attendees would be in the downtown shopping district during Tuesday afternoon and evening events.

September 18, 2014

Sonya Morgan provided an overview of the history of Excelsior Springs and a brief state-of-the-city to approximately 80 members of the North Kansas City Centurions at the Good Samaritan Center. The Centurions hold an annual retreat at the Elms Hotel & Spa.

Comprehensive Preservation Plan/Preservation Component to City Masterplan

In May, the ESHPC approved a COA Approval Matrix for use by staff and commission. The Matrix will help facilitate working with property owners. The Matrix provides information on what type of property change requires what type of action and who is approved to authorize that action, i.e., administrative or commission, for contributing properties and non-contributing properties. It also provides information on what actions are exempt from review, such as regular property maintenance. The Matrix was based on one that is used by the City of Independence. See attached.

History Properties Inventory

Property inventory sheets for the Boardinghouse Historic District are being updated through a FY2014 CLG grant through the State Historic Preservation Office. The inventory updates are part of a phase 1 Boardinghouse Historic District Revitalization Plan that will also include the development of a set of Design Guidelines for the district. Rosin Preservation and Susan Richards Johnson and Associates are conducting the grant work.

Meeting Minutes



Local photography students chose historic buildings for photo essays including the Hall of Waters, Carnegie Library, Clay County State Bank (Museum) and Ray's Diner.

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

October 9, 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, and Marilyn Gerdes.

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: Eric Copeland, Excelsior Springs Standard and Keith Winge, DEP. Commissioner McGovern called the meeting to order at 4:15 p.m. A quorum was present.

Item 2: APPROVAL OF MINUTES- August 14, 2013

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

Item 3: COA: Sign, 449 S. Thompson (HOW) Applicant was not present. Stefanie Weishaar, Denim to Diamonds Trading Post, is requesting approval for a sign at 449 S. Thompson. This building is a contributing property. The proposed sign will be 3' x 20' vinyl to be mounted on the face of the building, similar to signs on neighboring businesses. A color mock-up of the sign is attached. Staff is recommending HPC approval of the COA. If the commission can decide if they want to consider this without the applicant being present or if there are questions can table it until the applicant can be present. Commissioner Hughes asked if the other signs on Thompson were like this proposed sign. Bill Ahrens was not sure. Keith Winge thought most were metal. Commissioner Hughes made a motion to table the COA until the applicant could be present. Commissioner Gerdes seconded. 2 naves and 2 ayes. Motion denied.

Commissioner Lamb thought there was not an issue with the proposed sign and the commission recently approved the Chamber of Commerce sign which was similar and will blend in with the other signs.

Councilwoman Morgan asked if there was an ordinance on sign maintenance. Larry Murry, Building Official, said if the condition of a sign is deteriorating the City could make them repair a sign, but if it's merely sagging the City could not require a repair. Commissioner Lamb made a motion to approve the sign. There was no seconded. Motion denied.

Commissioner Hughes made a motion to approve the sign subject to compliance with the City's sign ordinance. Commissioner Lamb seconded. Motion passed 4-0.

Item 4: Elms Historic District: National Register of Historic Places Nomination Review Report Form: Bill Ahrens updated the commission on a letter/CD received from MDNR informing us that Elms Historic District has been nominated for listing in the National Register of Historic places. The commission is invited to attend the Missouri Advisory Council meeting November 8, 2013 in Jefferson City, MO. Bill Ahrens has the form for Craig Bohnert, Chairman and Mayor Buckman to sign before the 1st of November.

Item 5: Update: 2014 MDNR Grant Applications: Bill Ahrens gave a brief update on grants. MDNR asked for projects for 2014 grant applications. We sent one out for support of the 2014 Missouri Historic Preservation Conference and the second was Boardinghouse District Preservation Plan. We had no comments on the 2014 Conference but the Boardinghouse District had several comments. The federal funds were going to be greatly reduced from previous years. MDNR thought the pre-application had too much work for the available funding and recommended updating the historic resource inventory for the Boardinghouse District and developing design guidelines that are more specific to residential areas. Additional work topics could be submitted in subsequent grants. A final grant application was submitted that addressed MDNR comments. Grant notifications should be put out by the beginning of 2014.

Item 6: COMMENTS OF VISITORS:

No comments.

Item 7: COMMENTS OF COMMISSIONERS: Per Bill Ahrens, Capital Improvements Board is having a meeting Monday, October 14, 2013 at 4:00 p.m. They are considering funding for property at 610 Roosevelt demo/restoration of office and the pagoda. On behalf of the Mayor please come to the meeting to support this project.

Item 8: AJOURN

Commissioner Lamb motioned to adjourn the meeting. Commissioner Hughes seconded. The meeting was adjourned at 4:40 p.m

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

November 13, 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 Marilyn Gerdes.

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

ABSENT: Stephany Hughes.

VISITORS: Abdel Hasanin; Betty Bissell; Eric Copeland, Standard Newspaper; Kevin Morgan; Joseph and Cathy Ruckman. Chairman Bohnert called the meeting to order at 4:00 p.m. A quorum was present.

Item 2: APPROVAL OF MINUTES- October 9, 2013

Commissioner McGovern motioned to approve minutes. Commissioner Grass seconded. Commissioner Lamb said there was an error at the end of minutes. The motion to adjourn October 9, 2013 meeting was not seconded by Commissioner McElwee. Secretary is to amend minutes with correct name.

Item 3: COA: Demo Building, 411 Benton (BH): Mr. Abdel Hasanin from Square Foot, Inc. applying on behalf of Wells Fargo Bank is requesting approval of a Certificate of Appropriateness (COA) for demolition of a house at 411 Benton. The property was acquired by the bank in 2013. This house is a contributing property. The historic inventory for this property is attached along with pictures of its current state. Mr. Hasanin advises that the structure is non-repairable or would require very extensive rebuilding due to foundation damage, roof damage and rot, wood rot and mold throughout, and extensive wall and ceiling damage. The city has issued numerous property maintenance violations for a number of years. Staff is recommending approval of the COA. Abdel who works for Wells Fargo told the Commission that he believes the home is beyond repair. The home has to be fit for some to live there not just from the mold mediation, but from a structural standpoint. This needs to be torn down.

Betty Bissell spoke on the behalf of residents in the Boardinghouse District. She discussed the history of the cottages on Benton. Benton is one street that has not suffered from demolition. Once piece demolitions begin it creates vacant lots that visually destroy the continuity of the otherwise dense construction. There is no doubt that these homes are in desperate need of renovation. They have suffered from abuse and neglect and if looked individually they might look like they have no value. The name of this commission is Historic Preservation not Historic Destruction. I ask for you to look for a solution other than demolition as the fate of these and other historic properties. Betty also shared a short letter from another neighbor concerned with the demolition of 411 and 413 Benton. She shared pictures of houses that have been renovated.

Another resident of the district was present, Joseph Runtman. He purchased 201 S Francis and wanted to show the commission what can be done to homes in poor condition. He also went on stating he was a resident of the district and owning a home on Benton, demolition is certainly not the best choice for these two homes.

Councilwoman Morgan reminded the commission that we have applied for a CLG grant from the State that would begin a phased project plan for the redevelopment of the Boardinghouse District. We do know that there are some concerns here and we need to salvage our historic properties. There are concerns with public safety. She realizes the staff is making recommendations for the

demolition, however, she spoke with Mayor Buckman and he agreed with Morgan to take a little more time for the commission to drive by or look at these properties and he would like to go also so we could get a better idea of what we are dealing with. This item might be wise to table.

Commissioner Grass wondered if the school is still looking for projects to work on and he will talk to Randy Barnes and see. Larry Murry, Building Official, stated the mold needed to be removed first.

Commissioner McGovern stated we needed a plan and made a motion for complete plan and table the demolition until a complete plan can be made for the district. Commissioner Gerdes seconded.

Discussion: Commissioner Grass stated we need to set up a meeting to go tour the inside of the homes. Commissioner McGovern said we needed a task force to create the plan to complete the plan of importance to be done. Chairman Bohnert stated the motion is very open ended as far as an internal date to completing the plan; it could be a week or month. He wondered if it would be possible to amend the motion to state the COA would be tabled until the December meeting. Commissioner McGovern disagreed and stated that was not her motion. Councilwoman Morgan reminded the commission by ordinance they have the ability to make these decisions.

Item 4: COA: Demo Building, 413 Benton (BH): Mr. Larry Murry, Building Official, applying on behalf of the City of Excelsior Springs, is requesting approval of a Certificate of Appropriateness (COA) for demolition of a house at 413 Benton. The property was acquired by the bank in 2012. This house is a contributing property. The historic inventory for this property is attached. Mr. Murry advises that the structure is non-repairable or would require very extensive rebuilding due to the roof damage and rot, very extensive mold throughout, wood rot, and extensive wall and ceiling damage. The city has issued numerous property maintenance violations for a number of years. The house is posted as an unsafe building. Staff is recommending approval of the COA.

Commissioner Gerdes made a motion to table this COA as well. Commissioner McGovern seconded. Motion carried.

Item 5: COMMENTS OF VISITORS:

Sonya Morgan stated it would be wise to do a walk-through of the homes. She discussed the Chamber luncheon this week was featuring Rebuilding Clay County which works on helping citizens with repairs on their homes. Thought it would be a good idea for HPC to partner up with them. Talked about Deon Wolfenbarger who represented Excelsior Springs last Friday at State meeting and they approved the Elms District and the nomination was sent to the National Register. The interview is on KCUR.org which includes comments on the Elms District. Deon also told Sonya that a resident at 403 Concourse wanted to be added to a historic district of its own. The Hall of Waters Steering Committee met and had a discussion about repurposing each floor at the Hall.

Item 6: COMMENTS OF COMMISSIONERS:

Commissioner Grass asked about the Superior Well and Larry said he needed to talk to Chad Birdsong.

Commissioner McGovern what the timing would be on the plan for the houses on Benton. Bill Ahrens said it will be on hold until the State decides who gets grant money and when. Right now the application is for Phase 1 to update Boardinghouse District guidelines and development of design guidelines.

Item 7: AJOURN

Commissioner Gerdes motioned to adjourn the meeting. Commissioner Grass seconded. The meeting was adjourned at 4:40 p.m

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

January 29, 2014, 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 Marilyn Gerdes.

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

ABSENT: Stephany Hughes and Pat Grass.

VISITORS: Dennis Hartman; Eric Copeland, Standard Newspaper; and Bob Meadows. Chairman Bohnert called the meeting to order at 4:02 p.m. A quorum was present.

Item 2: APPROVAL OF MINUTES- November 13, 2013

Commissioner Lamb motioned to approve minutes. Commissioner Gerdes seconded.

Item 3: COA: Sign, 106 E. Broadway (HOW) Bill Ahrens stated Julie Lafferty, Sugar Rush Bakery, is requesting approval of a Certificate of Appropriateness (COA) for a sign 106 E. Broadway. The existing sign will be repainted with a black border and white letter on a teal background, as shown on the COA application, and will be re-hung on the existing brackets on the front of the building.

Staff is recommending approval of the COA.

Commissioner Gerdes motioned to approve sign. Commissioner McGovern seconded.

Item 4: COA: Sign, 255 E. Broadway (HOW) Bill Ahrens presented COA to the committee. Mr. Rob Meadows owner of BobKorn, is requesting approval of a Certificate of Appropriateness (COA) for a sign at 255 E. Broadway. The existing sign will be temporarily refaced with a sheet metal panel showing the business logo, as shown on the COA application. A new sign has been designed by Ambassador Sign Company and will be installed later, pending funding through the DEP Sign Grant.

Staff is recommending approval of the COA.

Commissioner McGovern motioned to approve sign. Commissioner Gerdes seconded.

Item 5: Withdraw COA: 411 Benton (BH) At the November 13, 2013 meeting, Square Foot Inc., applying on behalf of Wells Fargo Bank, requested approval of a COA for demolition of a house at 411 Benton. The Historic Preservation voted to table the COA.

The City of Excelsior Springs is in the process of acquiring the property from the bank and is requesting that the COA be withdrawn. Commissioner McGovern made motion to take it off the table. Commissioner Lamb seconded.

Item 6: COA: Demo Building, 413 Benton (BH) Larry Murry, Building Official, applying on behalf of a COA for demolition of a house at 413 Benton. The property was acquired by the city in 2012. Mr. Murry advises that the structure is non-repairable or would require very extensive rebuilding due to roof damage and rot, very extensive wall and ceiling damage. The city has issued numerous property maintenance violations for a number of years. The house is posted as an unsafe building.

This COA was tabled at the November 13, 2013 meeting. HPC members were given an opportunity to tour the house to view the condition.

Staff is recommending approval of the COA.

Commissioner McGovern thought the plan with this property was to come up with a plan to be presented before demoing the house.

Councilwoman Morgan stated adding something to our language for the application process for what we do in a case of a COA for demolition. We got a preliminary contract from the State of Missouri, basically a rough draft. We need to get a better milestone schedule in place to meet our needs. The scope of the first portion is to develop design guidelines and bring the inventory up to date.

Commissioner McGovern states we are only dealing with guidelines not restrictions, what we hope to achieve with the guidelines is interest in the neighborhood and investment. We have a few people that have invested in the neighborhood and at some point you hope to achieve a goal that the neighborhood needs to be protected with regulations or we will demolish enough properties and there will not be much left. It would be simple as part of bringing a demolition request to this body and have a plan to how they will

use the site or how it would not be just a vacant lot. I am reluctant to approve demolition itself.

Bill Ahrens explained that by today's zoning code, the lots are not big enough to re-build on. The grandfathering is taken away and would need to request a variance.

Commissioner Lamb stated demolition is very permanent.

Commissioner McGovern said she envisioned we would have come back today with a plan for this property. She thinks we should table it so the city could come up with a plan to be presented.

Chairman Bohnert asked if it was possible to get a blanket overlay.

Bill Ahrens said could come up with a zoning overly district with different design standards, setbacks, etc.

Dave Haugland, City Manager, was asked to come up and speak to the commission about 413 Benton.

Commissioner McGovern wondered if building could be tabled until we develop a plan for the property.

Dave Haugland talked about tying lots together for someone to build on. He also mentioned that council would like to get these empty lots back on the tax roll. He mentioned Habitat for Humanity taking lots to build on but we have not had anyone asking for these empty lots in town. All of these are just thoughts. Commissioner Gerdes wondered if we need to revote on this or is it still tabled. We all understand more work needs to be done.

Bill Ahrens said we are a year away from having guidelines being redone.

Dave Haugland said we need to find something some sort of program Clay County will support whether it is tax break to encourage folks to invest in these homes.

Chairman Bohnert stated this item will continue to be tabled until the next meeting.

Item 7: Update on 418 E. Broadway (BH): This property was purchased by an individual on an online auction and the individual has decided he does not want the property so the City has acquired it recently. Before anything is done with it, it needs to be inspected. There are some code issues with the property before we decide what to do with it. Councilwoman Morgan believes that there is possibly a well on this property.

Item 8: COA Approval Matrix: Bill presented an example of what type of repairs are exempt and thought it would be helpful to add this to our website. We get several walk-ins about repairing siding or painting the same color then the homeowner would be exempt from filling out a COA. Bill will email this out to the commissioners to play around with and tweak it to

fit our guidelines in our community.

Item 9: COMMENTS OF VISITORS: Councilwoman Morgan states that a public meeting will be held on February 20, 2014 at 7:00 p.m. at the Hall of Waters. The Missouri Historic Preservation Department is preparing documents to present at the meeting. This is a federally funded project and isn't in the districts but is adjacent to the Elms District and is scheduled to be rebuilt in 2015 and would like to invite the commissioners to attend. She mentioned the CLG forum in Jefferson City is April 11, 2014 if you would like to attend and the national CLG National forum in Philadelphia this year.

Commissioner Lamb wondered about the COA application fees. Council is looking at projects costing \$100 or less charging \$5.00 and \$100 and up keeping the COA cost at \$25.00.

Morgan mentioned a local artist that has coloring books she sent to her and the artist wanted to give them to HPC to utilize them.

Item 10: COMMENTS OF COMMISSIONERS

Item 11: ADJOURN

Commissioner Gerdes motioned to adjourn the meeting. Commissioner McGovern seconded. The meeting was adjourned at 4:57 p.m.

The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, March 12, 2014 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**

March 12, 2014, 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, Stephany Hughes, Molly McGovern, and Marilyn Gerdes.

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

ABSENT: Pat Grass.

VISITORS: Dennis Hartman, Betty Bissell, and Jimmie Frost

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

Item 2: APPROVAL OF MINUTES- January 29, 2013

Commissioner Lamb motioned to approve minutes. Commissioner Hughes seconded. Motion carried.

Item 3: COA: Remodel, 415 E. Broadway (BH) Mr. Dennis Hartman is requesting approval of a COA for restoration and remodeling a 415 E. Broadway. The proposed COA-related portions of the renovation will include:

- Repaint the exterior of the house per photo and color samples attached to COA.
- Replace 2 damaged 1970's-era aluminum front storm doors. Replacement will be white full-view storm doors. Existing front doors will be kept and refinished.
- Remove blue plastic in small window on front porch. Replace with antique or period-look stained glass window. Examples are attached.
- Remove rotted entry to basement. Reconstruct to match existing back porch. Rotted wood will be replaced with wood siding salvaged from elsewhere in the house. Basement door will be reused or replaced with original door from the house.
- 2nd story rear deck and stairway will be removed. These are recent construction of CCA wood. 2nd floor door exiting to deck will be removed and replaced with a window matching back porch.
- Two central air conditioning units will be added to the house. If the units will be located on the side of the house, recommendation is that the units be screened with landscaping.
- A 6' privacy fence will be installed immediately behind the house.
- Existing stone garage fronting on the alley will be kept and rehabbed. Roof will be replaced, concrete floor added, and windows replaced with similar wood windows. Deteriorated and insecure garage doors will be replaced.

Staff is recommending approval of the COA.

Mr. Hartman stated the house was built in 1900 or before and he found the house has had five changes since it was built.

Commissioner Lamb wanted Mr. Hartman to know what a great job he did filling out the COA application.

Commissioner Lamb motioned to approve COA and Commissioner Gerdes seconded. Motion carried.

Item 4: COA: Replace windows, 426 Isley (BH) Mr. Jimmie Frost, d.b.a. G&J Property LLC, requesting approval of a COA for replacement windows at 426 Isley. Existing windows are of various sizes, types, and materials. Several window openings have only aluminum storm windows. Numerous windows, frames, and headers have extensive wood rot. Photos of existing windows are attached. Windows will be replaced with single-hung vinyl windows. Photos of proposed replacement windows are attached.

Staff is recommending approval of the COA. HPC has approved vinyl windows in the past.

Commissioner Gerdes was curious of how Mr. Frost planned to address some of the window sizes. Some do not look appropriate for the openings. Mr. Frost stated he will either replace the windows with two or he will take the middle section out and replace with one window that fits the opening. Commissioner Gerdes asked how many windows he was replacing. Mr. Frost said there are 17 windows total. Commissioner Gerdes also wondered where there are rotten sills if he would be replacing the wood. Mr. Frost added that the house on the corner of Isley and Temple has vinyl windows similar to the windows he is putting in. Commissioner Gerdes stated the front windows looked to be just storm windows and was he replacing with windows. Mr. Frost explained the Commissioner Gerdes that all the replacement windows have screens built into them.

Commissioner Hughes motioned to approve the COA for 426 Isley. Commissioner Lamb seconded. Motioned carried.

Item 5: COA Approval Matrix Bill Ahrens stated the spreadsheet would be beneficial to applicants to get on the City's website. He passed this out at the last meeting and wanted to give the commission time to look it over and see what they liked and did not like and delete and add to spreadsheet. This is something open for discussion. Commissioner Lamb thinks this is a good idea to have and he has been making notes on things to change and adding things he thinks needs to be added. He suggested 2-3 commissioners and someone from the city to help come up with our own spreadsheet.

Commissioner Hughes asked what guidelines we use now. Councilwoman Morgan said we use the Hall of Waters Historic District guidelines, which can be found on the website or the National Trust guidelines.

Bill Ahrens said he will convert the Matrix to an Excel spreadsheet so the Commission can go in and work on their own version.

Item 6: COMMENTS OF VISITORS Michelle Burlington a resident at 103 Temple is trying to replace retaining wall. She wanted the commission to tell her if it was okay to have an engineer make up plans for the retaining wall.

Chairman Bohnert explained the COA process to Michelle and that we could not make any decision without it being on the agenda and it had to be made public. She was advised to pick up a COA and turn it in before the next meeting.

Item 7: COMMENTS OF COMMISSIONERS Councilwoman Morgan asked the Commission if they were interested in attending the State CLG Forum on April 11th in Jefferson City. She discussed some of the items on the agenda with the Commission. They are to notify Bill Ahrens if they plan to attend.

Commissioner McGovern mentioned she had someone interested in building on the lot on Benton Ave. Bill Ahrens stated per current zoning code it was not a buildable lot, but after more research into the code, he discovered if the lot and structure were preexisting; the City could make an exception for building size and setbacks with a joint concurrence of Larry, I and Fire Marshall. So this could be doable. Commissioner McGovern said there are some tax credits for people that make substantial investments in neighborhoods. This is something she needs to research a little more on. Councilwoman Morgan said she would work with McGovern on researching this.

Item 8: ADJOURN

Commissioner Lamb motioned to adjourn the meeting. Commissioner Gerdes seconded. The meeting was adjourned at 4:43 p.m. **The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, April 9, 2014 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 15, 2014, 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, Stephany Hughes, Molly McGovern, and Marilyn Gerdes.

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

ABSENT: Pat Grass.

VISITORS: Eric Copeland, Standard Newspaper; Cory Wartner, Code Enforcement; Megan Atzert, DEP; Stephan Dennis. Chairman Bohnert called the meeting to order at 3:58p.m.

A quorum was present.

Item 2: APPROVAL OF MINUTES- March 12, 2014

Commissioner Lamb motioned to approve minutes. Commissioner Gerdes seconded. Motion carried.

Item 3: COA: Driveway, 604 Benton (BH) To become compliant with the City ordinance code pertaining to paved driveways. He would like to remove the driveway on the west and install concrete driveway on eastern most side. He will seed the western area that was made into a drive without proper authority. He will construct a 20'6" by 50' concrete driveway on eastern side of property.

Commissioner Lamb made motion to approve driveway. Commissioner Gerdes seconded. Motioned carried.

Item 4: Update: Status of 2014 MDNR grants

Statewide Preservation Conference grant has been approved and will be held at The Elms in October. We are working with the State to coordinate the conference. We have been on conference calls with the State planning the event.

Boardinghouse District Plan grant has also been approved. We have sent out RFPs out to nine consultant firms off of MDNR's list. We received two responses and one withdrew. We selected Rosin Preservation and Susan Richard-Johnson will be subcontractor. This will go before City Council on Monday for approval of consultant agreement. There will be a scoping meeting and then the firm will possibly be at our next month meeting. This process can take up to one year and a half.

Item 5: COA: Improvements to building, 412 South St. (HW) COA from May 25, 2011 was approved by HPC. Since the work proposed has not been done and almost three years, the COA needs to be re-considered by the HPC. Mr. Dennis was also cited by Code Enforcement for erecting a fence at the rear of the property, which will be removed. Commissioner Lamb asked if his intention for the sign is to redo the original "Albany" sign with white letters and Mr. Dennis stated that he will be painting "Albany" sign with white lettering with black background. Commissioner Lamb wondered if Mr. Dennis has ever had any structural evaluation of the property by an engineer. Mr. Dennis said yes he has and has a report on it.

Commissioner Lamb made motion to re-approve COA and be done by all the guidelines. Commissioner McGovern seconded. Motion carried.

Item 6: COA Approval Matrix: Commissioner Lamb created a spreadsheet on his own for the Commissioner to go by. Commissioner McGovern wondered if there could be some approved colors that would not need to be brought to the Commission and be signed off administratively when possible. There is a palette of colors that were taken from the Hall of Waters for DEP businesses. We could use them possibly. Chairman Bohnert suggested approving Commissioner Lamb's Matrix and the Commission could always amend it if needed. Commissioner McGovern said this is a good place to start and we can always change it down the road. Bill Ahrens stated it could be a working topic on the agenda.

Commissioner McGovern made a motion to accept the Matrix that Commissioner Lamb has presented for approval. Commissioner Hughes seconded. One extension and motion carried.

Item 7: COMMENTS OF VISITORS

Mr. Dennis wondered if there are any funds or grants available. The Commission was not sure if there was any help out there for land in the flood plain. Bill Ahrens will look into it.

Item 8: COMMENTS OF COMMISSIONERS

There was a discussion about COA fees.

Councilwoman Morgan discussed the Preliminary Agenda for the Missouri Preservation Conference with the Commission. She asked the Commission to help with any ideas for tours or volunteering for this to become a success. Commission members were also asked to help with nominations for the Legacy Awards.

Item 9: ADJOURN

Commissioner Lamb motioned to adjourn the meeting. Commissioner Gerdes seconded. The meeting was adjourned at 5:12 p.m.

The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, June 11, 2014 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 9, 2014, 4:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Pat Grass, Molly McGovern, Marilyn Gerdes, and Stephany Hughes.

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

ABSENT: Craig Bohnert and Lance Lamb.

VISITORS: Eric Copeland, Standard Newspaper; Betty Bissell, Dennis Hartman, Ken Fousek, Barbara Vermillion, Cathy and Joseph Ruckman, Christina McCoy and Susan Richard-Johnson Associates.

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

Item 2: APPROVAL OF MINUTES- May 14, 2014

Commissioner Grass motioned to approve minutes. Commissioner Hughes seconded. Motion carried.

Item 3: COA: Renovations, 513 Benton (BH) The applicant could not be present at the meeting. Bill Ahrens presented the application to the commission. Commissioners had unanswered questions from the previous visit with this property. Commissioner Grass stated he would like to see specs or pictures of the material they will be installing to see what type of siding and what the windows will look like. The applicants did not mention what type of wood they were going to replace the siding. Commissioner Grass made a motion to table the application due to questions not answered from the previous COA and property owners not attending the meeting. Commissioner Hughes seconded. Motion carried.

Item 4: COA: Sign, 246 E. Broadway (HOW) Bill Ahrens presented application to the commission. Applicant was asking for approval of sign to be added to a wrought iron lighted frame. Commissioner Grass motioned to approve sign. Commissioner Gerdes seconded. Motion carried.

Item 5: COA: Renovations at 412 E. Excelsior (BH) Bill Ahrens presented the application to the Commission. This property has been cited by Code Enforcement for property maintenance issues. Commissioner Grass was asking about a drawing of what the plan was for the front porch. They did not provide a drawing. The commission also wondered if there were any historical photos of the home to see what it looked like. Commissioner Gerdes asked about the foundation of the porch. Currently it is rock and asked if the plans would just be concrete block only and no rock. Vermillion said concrete blocks only. Commissioner Gerdes wondered if there would be an economic way to possibly add stone veneer to concrete blocks. The Commission would like to see historical photos of the home in its original state and more detailed plan before making a decision. Visitor Ken Fousek was going to ask a friend to help Barbara with drawing a sketch of what the porch is going to look like. Commissioner Grass made a motion to table COA until there is a more detailed plan and pictures of the home in its original state. Commissioner Gerdes seconded. Motion carried.

Item 6: COA: Sign, 459 S. Thompson (HOW) Sign is 3" x 13" vinyl on aluminum, similar to neighboring businesses. The sign meets the requirements.

Commissioner Hughes made a motion to approve sign. Commissioner Grass seconded. Motion carried.

Item 7 and Item 8: COA: Renovations, 121 Saratoga and 109 Saratoga (BH) There was a discussion about the handrail and barred doors installed on properties. The Commission would like to see historic pictures of properties to see what the front porch looked like. Questions on how tall a handrail needs to be to meet code. Commissioner Gerdes suggested coming up with some guidelines for the owner. Visitor Betty Bissell asked to speak as a neighbor in the area. She stated the gated doors put up a real bad image for the area. She has lived in the area for several years and no one has vandalized her property.

We are trying to promote the area and that gives a bad image. Commissioner Hughes moved to table both applications and address issues with barred doors and handrails. The Commission is okay with security lighting as long as it is installed correctly. Commissioner Grass is concerned with doors and how the tenants can get out if there is a fire. Commissioner Gerdes seconded. Motion carried.

Item 9: Boardinghouse District Plan- Phase II Preapplication Bill Ahrens discussed a draft letter he has for Chairman Bohnert to sign and send off to MDNR in support of our Phase II Grant application. There is no action to be taken from HPC and this is just for your information.

Item 10: Boardinghouse District Plan- Kickoff meeting with consultants Elizabeth Rosen, of Rosen Preservation, spoke on behalf of Susan Richards-Johnson and Associates. She stated after hearing the conversations, she realizes how critical the work they are doing will help the commission and the community better understand what is required. They will be doing a resurvey as the last was in 1994 by Deon Wolfenbarger. Back then it was an earlier era of technology and we will be taking that information and adding it to a data base. We will be back in August to formally kickoff with a public meeting that all the property owners and historic districts will be invited to attend.

Item 11: COMMENTS OF VISITORS- No comments.

Item 12: COMMENTS OF COMMISSIONERS Sonya Morgan wanted to thank Eric Copeland for getting the article in the paper about the conference.

Commissioner Grass asked about Superior Well. Sonya discussed the progress with the well.

Item 13: ADJOURN

Commissioner ___ motioned to adjourn the meeting. Commissioner ___ seconded. The meeting was adjourned at 4:59 p.m.

The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, August 12, 2014 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 13, 2014, 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, Marilyn Gerdes, 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: Pat Grass.

VISITORS: Eric Copeland, Standard Newspaper; Betty Bissell, Dennis Hartman, Barbara Vermillion, David Rhodus, Rusti Michael, Norman Beers Chairman Bohnert called the meeting to order at 4:02p.m. A quorum was present.

Item 2: APPROVAL OF MINUTES- July 9, 2014

Commissioner Gerdes motioned to approve minutes. Commissioner McGovern seconded. Motion carried.

Item 3: COA: Renovations, 513 Benton (BH) Commissioner McGovern made a motion to un-table item from 04/10/2013. Commissioner Gerdes seconded.

The COA was tabled from last meeting. Questions on an existing window in the front and replacing existing asbestos siding with siding similar to original ship lap siding. Homeowner had been waiting for someone from the Commission to come look at the front window. The window is a large 5'x6' on the front with a cross brace that makes it look like two windows. No one from the Commission came to look at the windows. Mr. Beers would like to put two windows in place of one window and would be made to the same height as the other windows on the front of house. Commissioner Gerdes said they were more concerned with what the window was going to look like. Commissioner Lamb motioned to approve COA. Commissioner Hughes seconded. Motion carried.

Item 4: COA: Renovations, 412 E. Excelsior (BH) Commissioner McGovern motioned to un-table item from the last meeting. Commissioner Gerdes seconded. The COA was presented to the commission with a more detailed drawing of the front porch. Commissioner Gerdes had some questions about the foundation. The homeowner mentioned that they were not doing anything to the foundation of the house. They are only replacing rotten wood and adding new lattice and screen.

Commissioner McGovern motioned to approve repairs and Commissioner Gerdes seconded. Motion carried.

Item 5: COA: Renovations, 121 Saratoga (BH) Applicant was not present. COA remained tabled.

Item 6: COA: Renovations, 109 Saratoga (BH) Applicant was not present. COA remained tabled.

Item 7: COA: Sign, 405 Thompson (HOW) Re-facing existing sign, adding an awning and three light fixtures. The sign will read Building 4:12 Youth Center. Commissioner Gerdes questioned where the light fixtures would be placed. Commissioner Lamb motioned to approve sign, light fixtures and awning. Commissioner Hughes seconded. Motion carried.

Item 8: COA: Sign & Door, 455 Thompson (HOW) Re-facing existing sign. Also paint existing trim black and paint doors the same color as the background of sign. Commissioner Lamb questioned painting the trim color. He thought the existing tan matched all the other store fronts, but was not against changing trim color. Commissioner Gerdes motioned to approve sign and paint colors for the doors and trim. Commissioner McGovern seconded. Motioned carried.

Item 9: Boardinghouse District Plan- Public Open House- Informational open house about the survey of the Boardinghouse Historic District and the development of Design Guidelines were held following Historic Preservation Commission meeting from 5:00-6:00pm.

Item 10: COMMENTS OF VISITORS- No comments.

Item 11: COMMENTS OF COMMISSIONERS- No comments.

Item 12: ADJOURN

Commissioner Lamb motioned to adjourn the meeting. Commissioner McGovern seconded. The meeting was adjourned at 4:33 p.m.

The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, September 10, 2014 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**

September 24, 2014, 1:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Craig Bohnert, Molly McGovern, Stephany Hughes, Lance Lamb, and Marilyn Gerdes.

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

ABSENT: Pat Grass.

VISITORS: No visitors.

Chairman Bohnert called the meeting to order at 1:05p.m. A quorum was present.

Item 2: APPROVAL OF MINUTES- August 13, 2014 and September 13, 2014:

Commissioner Gerdes motioned to approve minutes from both meetings. Commissioner Hughes seconded. Motion carried.

Item 3: COA: Renovations, 121 Saratoga (BH)

The Staff was given a postcard with a picture of the Anderson boarding house which showed the type of handrails used back in the early 1920s. The railing was piping on each side of the stairway painted white. Chairman Bohnert mentioned that 109 Saratoga still had the pipe railing. He also stated the Commission had three items to discuss and vote on.

- Commissioner Hughes motioned to remove the wooden handrail and replace with pipe handrail on each side of the stairs.

Commissioner Gerdes seconded. Motion carried.

- Commissioner Lamb motioned to remove the rod iron doors or paint them white. Commissioner Gerdes seconded. Motion carried.

- Commissioner Gerdes motioned to approve the security lights on the building. Commissioner Lamb seconded. Motion carried.

Item 4: COA: Renovations, 109 Saratoga (BH)

The Commission had two items to discuss and vote on with this home.

- Commissioner Lamb motioned to not install the security doors or if it is installed it must be painted the same color as the exterior door currently on the building. The Commissioners are fine with the security lights.

Commissioner Gerdes seconded. Motion carried.

Item 5: COA: Mural, 117 W. Broadway (HOW)

At the last HPC meeting Commissioner Lamb was concerned with the name of one of the hotels. He researched and found that there was an Argyle Hotel on the left and the Arlington Hotel was on the right of Marietta St. Commissioner Gerdes and Lamb mentioned the building was damaged on the south end of the building and wondered if this would be repaired before the mural was painted on the building. Commissioner Gerdes also mentioned if there was a problem with the building being repaired if it could possibly go on the side of the building by the Pocket Park. Applicants were not at meeting but Chairman Bohnert called Carol Baxter on the phone to ask about the building being repaired. Carol said the owner of the building, David Rhodus, had already agreed to repair the building before the mural was painted.

Commissioner Lamb motioned to approve the mural. Commissioner Hughes seconded. Motion carried.

Item 6: Discussion: COA Submittal

Chairman Bohnert stated the Commission had a lot of late COA submittals. This does not give the Commission time to review the plans and/or the property. The Commission agreed and set a deadline on all submittals to be the Friday prior to the meetings by noon.

Item 7: COMMENTS OF VISITORS

No comments.

Item 8: COMMENTS OF COMMISSIONERS

Bill Ahrens mentioned that a new member will be sworn in Monday night. Her name is Brandee Soria from Hightower Realtor Team.

Item 9: ADJOURN

Commissioner Lamb motioned to adjourn meeting. Commissioner Gerdes seconded. The meeting was adjourned at 1:40pm.

The next regular meeting of the Commission is scheduled for 4:00 pm., Wednesday, October 8, 2014 Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

Minutes prepared by Jaime Blackburn, Secretary to the Commission.

Appendices

Photo by Kevin Morgan

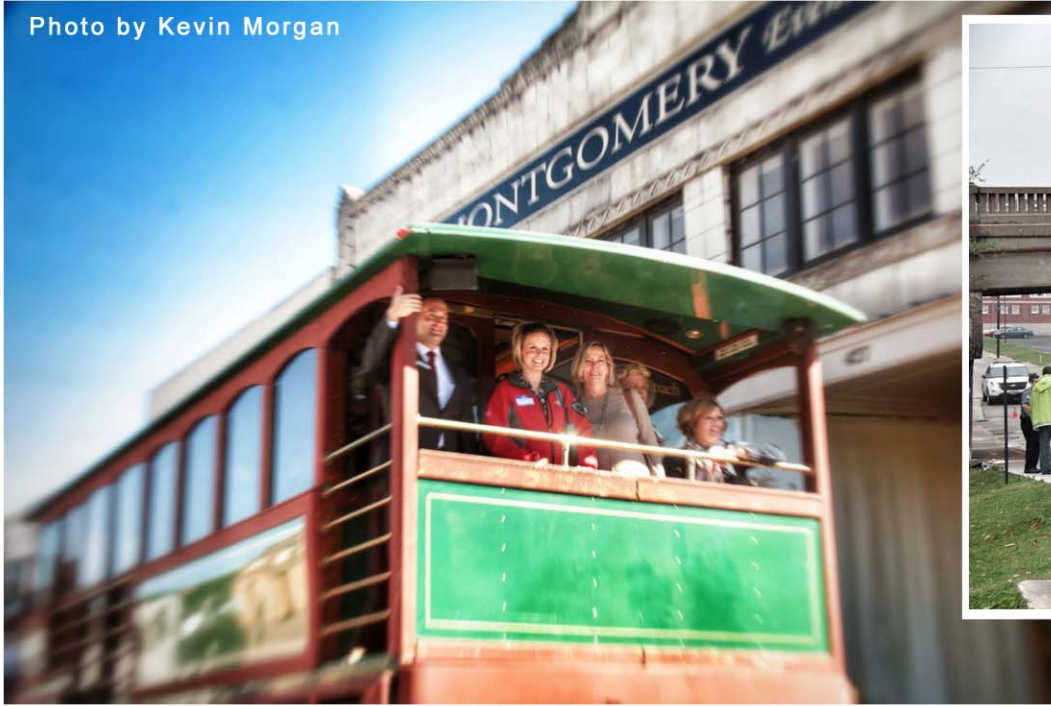


Photo by Kevin Morgan



Transportation Wows and Woes

The Excelsior Springs Chamber of Commerce began an advertising campaign in 2014 with wraps on two trucks owned by Waller Trucking Company and purchased a trolley bus for tourism events. Top right, a trucker misjudges his clearance under a historic bridge on Hwy. 10 in Excelsior Springs. The bridge is slated for replacement in 2015.



Photo by Courtney Cole

COA APPROVAL MATRIX

ACTION	CONTRIBUTING			NON-CONTRIBUTING		
	Exempt	Admin	HPC	Exempt	Admin	HPC
Additions			X			X
Accessory structures (sheds, garages, etc.)			X			X
Awnings, new installation			X			X
Awnings, color change		X			X	
Deck			X		X	
Decorative shutters		X			X	
Demolitions, part/all of building or structure			X			X
Doors, visible from the street			X		X	
Doors, not visible from the street		X			X	
Driveways		X			X	
Equipment (antennas, satellite dishes, etc.)		X			X	
Exterior siding, in-kind repair	X			X		
Exterior siding, replacement with new materials			X			X
Fences or gates		X			X	
Foundation, repair	X			X		
Fountains, visible from the street			X			X
Landscaping, visible from the street		X			X	
New Construction (infill)			X			X
Paint, color change			X		X	
Pool			X			X
Porch, modification, or new construction			X			X
Relocation of building/structure			X			X
Re-pointing, repair	X			X		
Retaining walls			X		X	
Roof, repair	X			X		
Roof, replacement in-kind	X			X		
Roof, replacement with different materials			X			X
Screen-in existing porches			X		X	
Screened-in porches-new construction			X			X
Sidewalks, repair	X			X		
Sidewalks, new construction			X			X
Signs/plaques			X			X
Site lighting, repair/replacement in-kind	X			X		
Site lighting, new			X			X
Storm windows, replacement in-kind	X			X		
Storm windows, new materials			X			X
Trim , repair/replace in-kind	X			X		
Trim, new materials/design			X			X
Windows, repair	X			X		
Windows, replacement in-kind		X			X	
Windows, new materials			X			X

News Highlights

New bulbs brighten the Hall of Waters

The Excelsior Springs Standard, October 1, 2013

The atrium at the Hall of Waters is brighter this week, thanks to new light bulbs and newly-cleaned lenses in the recessed area around the skylight. These fixtures cannot be easily reached, but local electrician Gary Sanson's lift was used to clean the fixtures and install the new bulbs.

(Photo by Eric Copeland)



Museum's new mural gives historical photos a new life

The Excelsior Springs Standard, October 4, 2013

The new mural on the east wall of the Francis Exhibition Hall at the Excelsior Springs Museum is like a walk through history. The mural is made up of extreme enlargements of historical photos depicting buildings and events from Excelsior Springs' past. (Photo by Eric Copeland)

A new mural in place at the Excelsior Springs Museum gives visitors an up close and personal look at the community's past.

The mural depicts a variety of historical photographs that reflect long-gone scenery such as the



Milwaukee Depot in its heyday -- along with recognizable scenes such as the Hitch Lot back when it was still used for horses, with buildings in the background that are still standing. Each photo has been enlarged to more than 50 inches high.

The mural, located on the east wall of the Francies Exhibition Hall, was the idea of Margie Blankenship, made into reality by Brian Smithmier's company, Tigergrafix.

The museum is located at 101 E. Broadway, and open from 11 a.m. to 4 p.m. Tuesday through Saturday.

HPC approves sign even without applicant present

By Eric Copeland, Managing Editor, *Excelsior Springs Standard*, October 11, 2013

With barely a quorum present, the Excelsior Springs Historic Preservation Commission on Monday approved a sign for a business downtown, even though the applicant was not present at the meeting.

The commission typically tables such items, because without the applicant they often can't get their questions answered. Even though the approval was pushed through, it was only approved after extensive discussion.

At issue was a vinyl sign for the new location for Denim to Diamondz, at 449 S. Thompson Ave. The sign, which will be three feet tall and 20 feet long, had no major issues according to Planning Director Bill Ahrens.

But not everyone on the commission was ready to come to that conclusion.

Stephany Hughes asked whether other signs in that area were made of vinyl, a question that was echoed by Molly McGovern. Keith Winge, the executive director of the Downtown Excelsior Partnership, was in the audience and responded that he believed the signs are a mixture of types.

Hughes made a motion to table the item until the commission could ask the applicant some questions, and Marilyn Gerdes seconded it, but when it came to a vote their opinions were balanced out by McGovern and Lance Lamb, who did not wish to table the matter.

Lamb said that there had been many signs in that area over the years, and he saw no problems regarding the fact that it was to be a vinyl sign. Gerdes, who used to have a shop in the building where Denim and Diamondz is moving, said they have always been hard surfaces.

Lamb made a motion to approve the application, but it died for lack of a second; McGovern would have seconded it, but she was leading the meeting in the absence of chairman Craig Bohnert.

Finally, the commission came to an agreement that the sign would be approved with the stipulation that it meet all the requirements of the city's sign ordinance.

"I would hate to approve a temporary-looking sign," Gerdes said.

The commission also got an update about the city's application to have the Elms Historic District placed on the National Register of Historic Places.

Authority halts wrecking ball for two houses

By Eric Copeland, Managing Editor, *Excelsior Springs Standard*, November 15, 2013



Staff, council and commission members tour, from left 411 and, 413 Benton. (Photos by Kevin Morgan)



Above, 411 Benton is likely to be saved from demolition.

The Excelsior Springs Historic Preservation Authority voted Wednesday afternoon to table two certificates of appropriateness to demolish a pair of houses in the Boarding House Historic District, effectively putting a halt to the demolition for an undetermined period of time.

The houses, located at 411 and 413 Benton Avenue, are owned by Wells Fargo and the city of Excelsior Springs. Both owners claim that the houses are non-reparable and, due to the presence of such problems as roof and foundation damage, rot and black mold, are not worth the cost or trouble to save.

But after impassioned pleas from neighbors who said the piecemeal demolition of structures in a historic district damages the very fabric of the district, the authority agreed to stay the wrecking ball until some kind of plan is in place.

Most of the discussion centered around the house at 411 Benton, owned by Wells Fargo. Abdel Hasanin, a contractor representing the bank, said he was originally sent in to begin mold remediation, but after inspecting the house he determined that the black mold, compounded by foundation and roof damage, rot and termite damage made the structure non-reparable. He said the bank inspected the property and agreed.

Asked by authority members what Wells Fargo planned to do with the property if the demolition goes forward, the contractor said he could not speak for the bank with regard to specific plans, but it was his experience that the vacant lot may

be sold or donated.

But residents of the neighborhood were not ready to give up. Betty Bissell, who restored and lives in an historic home on the western edge of the Boarding House Historic District, said she would like for the authority to consider the “consequences and impact on the streetscape in the Boarding House District.”

Bissell, a former HPC member, said at a conference she attended a speaker had noted that a historic district should be looked at as a single entry.

“The value as a whole is greater than the sum of its parts,” she said. Vacant lots destroy the neighborhood’s continuity and affect the character of the district in general.

Bissell also read a letter from Daphne Bowman, who owns a business in the neighboring Hall of Waters Historic District and has restored houses with her husband, Jim. Bowman pointed out that a new executive director for the Downtown Excelsior Partnership may have new ideas or resources for preservation and revitalization.

Bissell further noted that in the 1990s, a survey of the city’s historic neighborhoods identified 113 buildings of significance. Twenty-five of those buildings are gone today, she said.

Joseph Ruckman, who with his wife Cathy Johnson owns historic homes on Francis Street and at the corner of Francis and Benton, a few blocks from the properties in question, said that the corner home they are renovating was a drug house that was a “disaster,” and that he could see through the empty window frames that the house at 411 Benton was in what he called “pristine” condition by comparison.

City Councilwoman Sonya Morgan, who also lives in the district, said that there is currently a grant in the works that could help establish a redevelopment plan.

Authority member Molly McGovern made a motion to table the matter until a plan is put in place, and while Marilyn Gerdes seconded the motion, she and chair Craig Bohnert suggested putting a more clear time frame on the issue. McGovern declined making that change to her motion, and Gerdes allowed her second to stand; the motion carried.

The discussion over 413 Benton was much shorter. Building Inspector Larry Murry said the city had planned to put the house on the market before employees went inside and saw the conditions there, but the authority voted to follow their own lead and put a hold on the demolition.

In the meantime, Ruckman asked Hasanin if the bank would entertain the idea of cutting to the chase and selling or donating the lot with the house as is. Hasanin said he didn’t think that was an option because of the safety and liability issues involved.

However, Morgan pointed out that safety and liability aren’t as much of an issue as it might seem, because the window frames are currently empty and the house is fully accessible to anyone who can step over the sill. The city-owned house next door is at least boarded up to prevent unauthorized access.

The authority is expected to tour the houses soon, then lead the way on putting together a plan with the input of various other stakeholders in the community.

The lights on Broadway now shine in downtown Excelsior Springs

Excelsior Springs Standard, April 11, 2014

It's not New York, but the lights of (Slightly Off) Broadway will soon be shining on the front of the Community Theatre building. Shawna and Troy Mull of Ambassador Sign Company installed the theatre's new lighted sign at the theatre on Tuesday. The sign, the result of a major \$10,000 fundraiser by the organization, now adorns the theatre at 114 N. Marietta Street. When the installation is complete, it will be lighted and serve as a unique marker for the historic building the active theatre group has been renovating since 2010. (Photo by Brian Rice)



Firm hired for historic district plan

By Eric Copeland, Managing Editor, *Excelsior Springs Standard*, May 23, 2014

The Excelsior Springs City Council voted 5-0 on Monday night to hire Rosin Preservation, LLC, to develop a preservation plan for the Boarding House Historic District.

When complete, the plan will offer preservation guidelines for the mostly residential Boarding House District, much as the Elms Historic District plan and the Hall of Waters Historic District plan offer guidelines for historic preservation in those two neighborhoods.

Rosin plans to use Susan Richards Johnson & Associates, Inc., as a contractor in the preservation plan project.

The total paid to Rosin will be \$18,500, split into a 60/40 match between federal funds provided through Missouri Department of Natural Resources historic preservation grant proceeds and city funds -- \$11,000 in federal funds and \$7,400 in the local match.

The project will kick off at the July meeting of the Excelsior Springs Historic Preservation Commission. Two other public meetings will follow -- tentatively scheduled for Aug. 13, 2014, and then on April 8, 2015, by which time a field survey will be complete and draft design guidelines will be available.

The final guidelines are anticipated to be submitted to the city and the State Historic Preservation Office by mid-July 2015, with the completion report and final work products turned in by mid-August 2015. Rosin Preservation, LLC, is based in

Kansas City and was established in 2006.

Past projects by the company have included the Westwood Hills Historic District in Westwood Hills, Kan.; the Blue Springs Historic Resources Survey in Blue Springs, Mo.; the East Patrol Station and Crime Lab Historic Resources Survey in Kansas City, Mo.; the Simpson-Yeomans/Country Side Historic District in Kansas City, Mo.; and the Leawood Historic Resources Survey, District II, in Leawood, Kan.

Susan Richards Johnson & Associates, Inc., was formed in 1989 and has worked on a number of different projects, including the Hall of Waters Historic District Design Guidelines right here in Excelsior Springs, as well as the recent west terrace structural improvement and ADA accessibility at the Hall of Waters building itself.

Historic Bill Payne Home gets new owners, new future

By Eric Copeland, Managing Editor, *Excelsior Springs Standard*, July 11, 2014

The former home of long-time police chief Bill Payne -- and the location of the city's first jail -- now has new owners and plans for future development.

According to City Manager Dave Haugland, Mark and Anna Sue Spohn have purchased the house at 426 Concourse Ave., and on Monday night the Excelsior Springs City Council lent a little hand to their revitalization efforts by abating a tax bill on the property.

A total of nearly \$1,800 in past due real estate tax assessment for the property, listed as parcel number 12311004200500, was released, discharged and eliminated through an ordinance approved on a 5-0 vote.

Of the total bill, \$1,110.50 was a demolition assessment for the property, which has deteriorated somewhat over the years and been the site of a couple of small fires that were of a suspicious nature, and another \$679.98 was real estate property taxes and interest.

"The property has been purchased," Haugland told the council during Monday night's meeting. "Our understanding is that it's going to be redeveloped, and hopefully we'll have a business there."

The property is currently zoned C-3.

The Spohns have plans to live on the lower level of the house and operate a bed and breakfast there. They intend to utilize the house's history in the name and theme of the B&B.

While the site was, according to an account of Excelsior Springs police history, the location of the first jail in town, it's better known now as the Payne home. Bill Payne served on the police force in the early days of the community and was police chief from 1925 to 1953, and his role in the community was far-reaching. He considered himself not only as the chief of



police, but also as a kind of ambassador for visitors to Excelsior Springs and even felt that part of his duty was to keep the city clean of litter and trash.

His legacy still remains front and center in today's Excelsior Springs. During his first few years as police chief -- in the late 1920s -- he started a Halloween party to try to keep young people out of mischief on Halloween night. That party still continues to this day, under the leadership of local veterans.

The council expressed their support to Mark Spohn, who was present for the meeting Monday night.

"Good luck," said Mayor Ambrose Buckman.

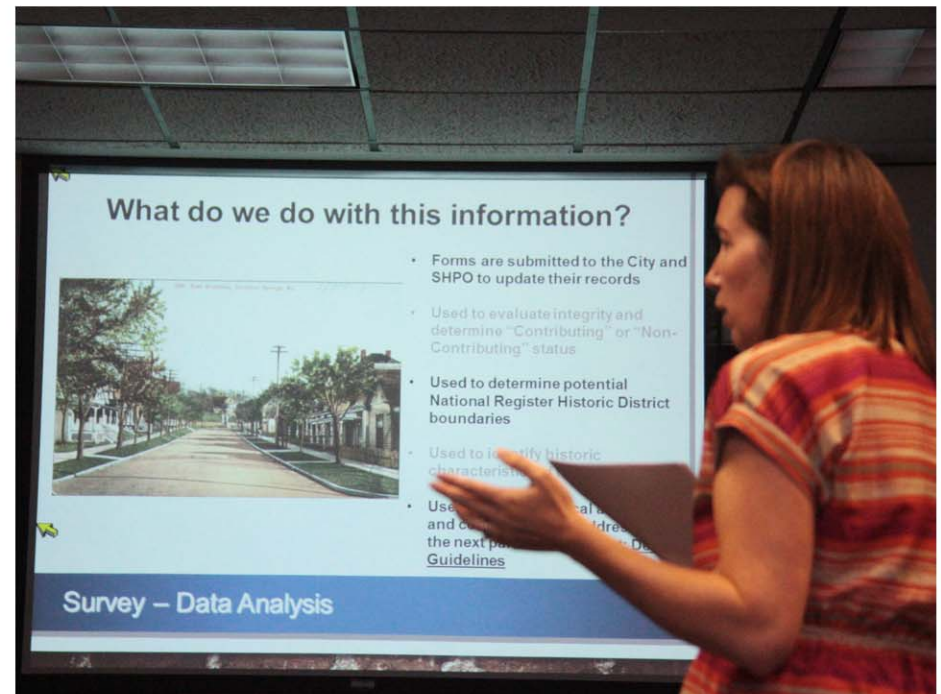
"I'm going to need it," responded Spohn, who is aware of the extent of the work needed to get the property in shape.

In fact, Spohn says he would like to have the renovated home play a part in the historic Halloween party, and has been thinking about ways to incorporate the property into the celebration, which usually starts at the Hall of Waters and then moves to the Clay-Ray Veterans Hall.

The Spohns plan to start a Facebook page to document their work in making the historic home livable once again, and *The Standard* will also follow their efforts as they proceed.

Boarding House District informational open house held

August 13, 2014, photos by Kevin Morgan



City gearing up for preservation conference

By Eric Copeland, Managing Editor, *Excelsior Springs Standard*, September 9, 2014

City officials plan to have a full slate of activities going when the 2014 Missouri Preservation Conference comes to Excelsior Springs in early October.

Planned for Oct. 6-8, the conference will be hosted at the Elms Hotel & Spa, and offers a wide variety of educational experiences for beginners and experienced preservationists, plus sessions, tours and two day-long advanced training opportunities.

But the conference and the hotel are really only a small part of the overall event.

Councilwoman Sonya Morgan, a longtime supporter of historic preservation -- as well as a former member and current council liaison of the Excelsior Springs Historic Preservation Commission -- says local businesses can participate.

“There are opportunities for local vendors if they want to be included in the booth space at the hotel for the trade show and exhibits of preservation suppliers,” Morgan explained. “Any builder or craftsman that works on historic properties might be interested. The vendor booths will be open to the public, with no admission fees.”

In addition, on Tuesday, Oct. 7, there will be downtown events going on from 3:30 to 8 p.m.

“We are hoping that store owners will stay open at least until 8 p.m.,” she added. “There is a reception at the Hall of Waters from 5 to 7 p.m.”

Diane Montague, Kevin Morgan, Janet Blauvelt and Keith Winge will be giving tours to the conference attendees, Morgan said.

There’s still much to do here in town prior to the conference. This week, the state historic preservation committee will be selecting Legacy Award honorees from among local nominees, and the Excelsior Springs Area Chamber of Commerce soon will be assembling welcome bags with flyers, business cards, coupons and other items supplied by local businesses. If you’d like to contribute to the welcome bags, contact the chamber office at 816-630-6161.

No Historic Preservation quorum to grant two tabled permits

By Eric Copeland, Managing Editor, *Excelsior Springs Standard*, September 12, 2014

A pair of requests in front of the Excelsior Springs Historic Preservation Commission finally made some headway on Wednesday -- almost.

After two months of tabling requests for certificates of appropriateness for improvements at two addresses on Saratoga Avenue, the applicant for the COAs finally made it to an HPC meeting -- but there weren’t enough HPC members present to make any decisions.

Only three of the six current members of the commission -- chairman Craig Bohnert and members Lance Lamb and Marilyn Gerdes -- were able to attend the meeting. Another member, Molly McGovern, was driving back from Jefferson City and unable to attend, while the commission and city staff were unable to reach the remaining two members, Stephany Hughes and Pat Grass.

The commission is set up to have seven members, but they're currently one member short. The missing member must be a real estate agent and live inside the city limits.

Even with no quorum, Bohnert opted to hold an informational meeting anyway, so as not to waste the time the applicant took to attend the meeting.

"We'll reflect the information in our records, and address the COAs when we do have a quorum," Bohnert explained.

The two properties, at 121 Saratoga Ave. and 109 Saratoga Ave., were purchased by the same buyer, Greater KC Homes, LLC, and in fact improvements had been underway earlier this year when city inspectors put a stop to the work and informed the owner that they needed the HPC's approval to proceed.

The property at 121 Saratoga needed a handrail for the front entry steps, security doors for all exterior entrances and security lights for the exterior.

The property at 109 Saratoga needed security doors and security lighting, but no handrail.

The projects were first tabled a few months ago, after some commissioners expressed dissatisfaction with the style and materials being used.

In particular, they weren't fond of the plan to install a simple handrail of two-by-fours up the middle of the front entry steps, and they thought the style of the security doors did not fit well with the appearance they are trying to groom for the neighborhood.

Representatives of Greater KC Homes, LLC, said they usually installed handrails made of two-by-fours on properties they own, because they provided more grabbing surface than the commonly-used 3/4-inch pipe and didn't collect ice in the wintertime. The single handrail up the middle was picked because the steps are more than four feet wide.

Mention was made of wrought iron, but that would drive up the cost considerably. Two handrails on either side of the steps was another option discussed, but the members present said they understood the safety considerations.

They also collected additional information about the security doors, but the members who had real questions about these doors weren't present on Wednesday.

No one had questions about the security lighting.

The COAs remain tabled for the time being, but the HPC might meet again before the end of the month to address a request with a shorter time limit. Watch in Tuesday's *Standard* for more.

Panorama of historic scenes included in newly proposed downtown mural

By Eric Copeland, Manager Editor, *Excelsior Springs Standard*, September 16, 201

The Excelsior Springs Historic Preservation Commission got an early look at a proposed mural that could take its place on a downtown building as early as this fall.

Kim McElwee and Carol Baxter displayed the panorama of historic people and places dating from the early 1900s up through the 1940s on behalf of the Downtown Excelsior Partnership.

Their goal was actually to request approval of a certificate of appropriateness for the mural to be painted on the west wall of Ventana Gourmet Grill, across from the new Carolyn Schutte Downtown Pocket Park, but the commission was unable to muster a quorum for the meeting scheduled for the afternoon of Wednesday, Sept. 10. Rather than conduct business, they held an informational meeting.

The mural, designed by Jacob Duncan and to be painted by Duncan himself, depicts nine different scenes, all pulled from historic sources.

At least one change was suggested by commission member Lance Lamb -- a hotel labeled in the mural as the Argyle Hotel he said, actually appeared to be the Arlington Hotel, which today is the Springdale Apartments. Baxter and McElwee said they would contact Duncan to check his source and make the change if necessary.

In addition to the hotel and the Boston Store, located on the far left of the mural, the scenes depicted include:

- A 1940s-era dancing couple in the left foreground.
- A Kansas City, Clay County & St. Joe railway car stretched along the background of the mural. The railway, part of the Interurban rail between St. Joseph and Kansas City, was often called the Excelsior Springs Line, Clay County Line or Red Line.
- The Jerry Gilbert Trio (1940s era) in the center-left foreground. The original version of this image was provided by Elms Hotel Entertainment.
- The Excelsior Springs Music Hall in the center, in front of the railway car. The musical hall, built in the 1890s, held 1,320 patrons. The image dates from about 1900.
- The Clyde Gustine Military Band from American Legion Post #236, from an image dated 1927. The band was named for the only Excelsior Springs resident killed during World War I.
- Native Americans at the mule-themed Mulesta Festival in the late 1930s, just right of center.
- Russell Hannon and Bea Elliot, two members of the La Conga dance troupe, in the right foreground. This eight-member troupe dates to the 1940s.
- A parade scene from the early 1900s, looking west on Broadway Avenue. Among the buildings visible are the Atlas Saloon, with the bar's current ghostly resident, Ginger, in the window.

McElwee and Baxter said DEP hoped to share the cost of the mural with other stakeholders, and planned to add one mural per year to liven up blank walls in the downtown area. They said David Rhodus, who owns the building where Ventana is

located, has already given his permission to have this fall's mural painted in the proposed space.

The lack of a quorum -- and resulting lack of an approval for a COA -- was something of a setback, however. They said Duncan would need about 60 hours to paint the mural, and it was hoped that he could do it this fall, before the weather got too cold. Delaying a full month until the next regular HPC meeting, scheduled for Wednesday, Oct. 15, would tentatively push back the project into cold weather.

The commission tentatively agreed to call a special meeting on Sept. 24 to at least address the COA for the mural. It's uncertain whether they would also act on two COAs that were tabled at the July and August meeting, then discussed in the informational meeting last week.

Commission members did suggest the various parts of the mural, which accompanies the miniature version of the artwork now on display in the visitor center at the Hall of Waters, would be very useful if placed in a spot near the completed painting.

Lamb also noted that another mural, painted on the west wall of the Salvation Army office, is now difficult to see because of trees nearby. It was suggested that perhaps the trees could be thinned a little to open up the view, and also that the existing mural there could use some sealant, as it hasn't been sealed in some time.

Conference will feature plenty of local color

By Eric Copeland, Manager Editor, *Excelsior Springs Standard*, September 16, 2014

When preservationists from all over the state converge on Excelsior Springs Oct. 6-8, a good portion of their activities will taken place at The Elms, which is hosting the 2014 Missouri Preservation Conference.

But there also will be plenty of opportunity for attendees to get out and explore Excelsior Springs.

A schedule of events includes nearly a dozen and a half workshops and speakers, networking luncheons, time to see exhibits in the exhibition hall and other attractions at the hotel.

But in addition, there will be guided tours of nearby Elms Boulevard and St. Luke's Episcopal Church, the downtown business district and Watkins Woolen Mill and the Jesse James Farm, just outside Excelsior Springs.

There will also be an afternoon and evening when conference attendees will be able to do self-guided tours of downtown, including a preservation scavenger hunt, open houses at select buildings and extended shopping hours.

Even the Preservation Legacy Awards Luncheon, where a handful of local honorees will be recognized, will be outside the Elms property at The Montgomery Event Venue, a former retail establishment converted into a banquet hall.

City government representatives and other community leaders will be involved in the conference as well. Mayor Ambrose Buckman will offer a welcome on Tuesday morning, prior to the keynote address by Emilie Evans, Detroit preservation specialist. Several members of the Excelsior Springs Historic Preservation Commission are also expected to attend. That group got an update on the conference during their regular meeting last Wednesday, Sept. 10.

Local businesses are invited to welcome conference attendees during their visit to Excelsior Springs.