

A photograph of a flooded area, likely a park or sports field, with people standing on a grassy bank holding umbrellas. The water is murky and reflects the overcast sky. Large trees frame the scene on the left and right. In the background, a tall building is visible through the trees.

Excelsior Springs, MO

**CLG Annual Report
Oct. 2014 - Sept. 2015**

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



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Facing Preservation Challenges

The past year in Excelsior Springs' Historic Districts will be remembered locally as the year of road closures and flooding. Two historic bridges were rebuilt by Mo-DOT on 10 Highway, causing re-routing of traffic through the historic downtown. The two bridges were part of the historic streetscape through Excelsior Springs and their design was lost to the transportation project, unlike a few years earlier, when the bridge on South Street was reconstructed in its historic context. Enhancements including stamped concrete, black iron railing and vintage-looking light fixtures will be added, funded through the City of Excelsior Springs, to be more in keeping with the adjacent historic Hall of Waters and Elms Hotel Historic Districts.

In June, Excelsior Springs, like many regions in Missouri, was hit by flooding along the Fishing River. Pictured on the cover are residents standing in the continuing rain as flood waters poured into the downtown Piburn Ballfield and flooded the basement and ground floor of the Hall of Waters, whose tower is visible in the background. Students from the Archaeology Department at the University of Missouri-St. Louis were in Excelsior Springs for a field school that focused on the former mineral water spring site of Regent Spring at the time. They were able to unearth remnants of the original stairs that led down to the pavilion, although much of the field school was interrupted by the heavy flooding.

In addition to the impact of transportation projects and flood risks, threats to historic preservation activities include diminishing funding for preservation at federal, state and local levels, neglect that results in demolition, lack of education for understanding the role of preservation in planning, and its economic value. The Superior office house, right, was listed as a 2015 Place in Peril.



*Cover photo by Kevin Morgan.
Historic photo of Superior Office
building courtesy Dennis Hartman.*

The 2014 Missouri Preservation Conference was held in Excelsior Springs in early October. Keynote speaker Emilie Evans, a Detroit Preservation Specialist, spoke on “rightsizing”. Emilie shared the pressures many communities are under to eliminate blighted and dangerous properties, the result of a sluggish recovery from the downturn in the economy. As banks foreclosed on properties, important historic buildings became vacant and neglected. Excelsior Springs was no exception. Several properties came under ownership of the City through tax sales, many historic, and the discussion is still ongoing about how best to get them back on the tax rolls.

The ESHPC will continue to inform and educate citizens concerning the historic and architectural heritage of the City and help find solutions to reduce threats to our unique historic landmarks and districts. The ESHPC was established in 1978 by the City of Excelsior Springs. In 1991, Excelsior Springs became a Certified Local Government. There are 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.



*Photo by
Kevin Morgan*

Historic Preservation Commission Membership

<u>Member</u>	<u>Position</u>	<u>Appointed</u>	<u>Term Expires</u>	<u>Position</u>
Craig Bohnert	Chairman	11/19/12	09/30/18	
Marilyn Gerdes	Member	08/05/13	09/30/17	
Patrick Grass	Member	09/30/10	09/30/16	Builder
Stephany Hughes	Member	01/22/13	09/30/17	
Lance Lamb	Co-Chairman	07/02/12	09/30/16	Historian
Brandi Soria	Member	10/06/14	09/30/16	Realtor
Molly McGovern	Member	10/15/12	09/30/18	

Scheduled Meetings Held and Attendance

<u>Member</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sept*</u>
Craig Bohnert	X	X	X	X	X	X	X	*	X	X	X	X
Marilyn Gerdes	X	X	X	X	X	X	X	*	X	X	X	X
Patrick Grass				X	X		X	*	X	X	X	
Stephany Hughes		X	X	X	X	X	X	*	X	X	X	X
Lance Lamb	X		X	X	X	X	X	*	X			
Brandi Soria	X	X	X					*	X			
Molly McGovern		X	X		X	X	X	*	X	X	X	

* No meeting was held in May; no quorum was available in September, an informatal meeting was held with members of the public.

Subcommittees and Study Groups

Promotions/Education Committee

The HPC received a grant from the SHPO for an outreach/education seminar to be conducted. Members of the committee include Craig Bohnert and Marilyn Gerdes of the HPC, Jaime Blackburn and Larry Murry of the city staff, and Sonya Morgan, council liaison. The committee met on July 21, 2015 to begin planning a 1-day seminar featuring Bob Yapp of Preservation Resources, Inc. A date of November 2, 2015 was set.

Design Guidelines Committee

Design guidelines were development for the Boarding House Historic District. All commissioners participated in input.

Hall of Waters Steering Committee

HPC members Pat Grass and Molly McGovern were appointed to the Hall of Waters Steering Committee. Final recommendation on the Assessment and Feasibility Study were completed in November 2014. The Capital Improvements Authority approved \$160,000 for Henderson Engineers to prepare a new HVAC Upgrade plan. On September 9, 2015, members of the Historic Preservation Commission were advised of how the new system would impact the historic fabric of the building. (On October 1, 2015, the new HVAC system plan was presented to the city from Henderson with a projected cost of \$2,522,768.)

Superior Well Complex Committee

The last remaining original office house for one of the town's mineral wells is in jeopardy of being razed and the HPC agreed to help with trying to save it during its February 2015 meeting. Members Craig Bohnert, Marilyn Gerdes and Lance Lamb were chosen as a subcommittee for the local Superior Well Pagoda project. The HPC passed a Resolution (see attachments) in support of saving the office house on June 10. Craig prepared a nomination to place the Superior Well office building on the 2015 list of Missouri's Places in Peril and received word on July 3 that it had been designated. Marilyn and her husband, Bob, attended the Missouri Preservation "Unhappy Hour" on July 24. Members attended City Council meetings in April, June and September to discuss the project. The City Council would like the local committee to raise at least \$25,000 by April 2016 in order to stay demolition.

Commission Activities

Landmark Designations

None

District Designations

The Elms Historic District was placed on the National Register in March 2015.

National Register Nominations Reviewed

None

Cases Reviewed and Decisions

<u>Date</u>	<u>Property Address</u>	<u>Recommendations/Decisions</u>
October 22, 2014	108 S. Thompson (HOW)	COA for replacement of doors and windows in non-contributing, non-historic building. The project will be done in phases as funding becomes available. Commissioner Gerdes moved to approve; Commissioner Lamb seconded. Motion carried.

<u>Date</u>	<u>Property Address</u>	<u>Recommendations/Decisions</u>
October 22, 2014	508 Isley Blvd. (BH)	COA for chain-link fence . Staff recommended denial of COA due to the sight triangle on the corner of Isley and Temple. The property owner presented a new plan to the Commission that would meet City guidelines for set back. Commissioner Lamb motioned to approve the COA; Commissioner Gerdes seconded. Motion carried.
November 12, 2014	453 S. Thompson Ave. (HOW)	COA for changing trim color and sign . Commissioner Gerdes motioned to table the agenda item until the owner was present; Commissioner Soria seconded. Motion carried.
November 12, 2014	103 Temple Ave. (BH)	COA for changing trim color, retaining wall, and doors . Commissioner McGovern motioned to approve the material and scope of project on side wall to front wall; Commissioner Gerdes seconded. Motion carried. Commissioner McGovern motioned to approve steel doors as submitted with stipulation that transoms will be restored; Commissioner Gerdes seconded. Motion carried. Commission pointed out that they had already approved the trim color at their April 2, 2013 meeting. No motion was made. The Commission instructed applicant's boyfriend that a diagram showing where the retaining wall starts and stops and how it will tie into the existing wall needs to be approved by the Code Enforcement department before work can begin.
December 10, 2014	453 S. Thompson Ave. (HOW)	COA for changing trim color and sign . Applicant was not able to present a complete visual aid for the 3'x6' business sign. She had not made up her mind about certain design items, however, needed to get signage in place for her building. Commissioner Hughes stated that the sign looked great without the extras. Commissioner Lamb motioned to approve the trim color and the sign without the design items, instructing that she come back in the spring with a final drawing of the sign; Commissioner Gerdes seconded. Motion carried.
December 10, 2014	101 W. Broadway Ave. (HOW)	COA for new business sign . Shawna Mull of Ambassador Signs was present to answer questions on a business sign designed for a new downtown Mexican restaurant. Commissioner Hughes motioned to approve the sign; Commissioner Gerdes seconded. Motion carried.

<u>Date</u>	<u>Property Address</u>	<u>Recommendations/Decisions</u>
January 28, 2015	426 Concourse Ave. (HOW)	COA for complete renovation . Applicant was present to discuss work on restoring historic house and back annex for use as a bed and breakfast. He discussed materials that would be used for roof and replacement windows for the annex (original windows for the historic house would be reworked and kept). Commissioner Lamb motioned to approve the COA; Commissioner Hughes seconded. Motion carried.
February 11, 2015	412 South St. (HOW)	COA for replacement of garage door, doors and windows on facade, two side doors, back door replacement of driveway and sidewalk . Staff recommended denial of the alterations proposed by the owner. New doors and windows should be appropriate to the style of the building. The building has two store fronts, the east side being original and the west having been altered with a garage door. The owner would like to remove the garage door and replace with aluminum doors on both storefronts. Commissioner Gerdes motioned to deny the replacement of the storefront, however, approved replacement of the back door; Commissioner McGovern seconded. Motion carried. Commissioner McGovern motioned to table replacement of side doors until an example can be presented; Commissioner Gerdes seconded. Motion carried. Commissioner Lamb motioned to approve sidewalk and driveway replacement; Commissioner McGovern seconded. Motion carried.
March 11, 2015	449 S. Thompson (HOW)	COA for signage, trim and door paint . Applicant was present to answer questions and present paint colors. Commissioners asked that an off-white be used instead of a white for signage background. Commissioner Lamb motioned to approve; Commissioner Hughes seconded. Motion carried.
April 8, 2015	103 Temple (BH)	COA for replacement of garage windows and roof . Applicant was present to answer questions. A sample of shingles and windows were presented to the Commission. Windows are single hung Anderson windows. Commissioner McGovern motioned to approve COA; Commissioner Grass seconded. Motion carried.

<u>Date</u>	<u>Property Address</u>	<u>Recomendations/Decisions</u>
June 10, 2015	104 Temple (BH)	<p>COA for installation of raised deck with parking for two vehicles under. Staff recommended Hall of Waters Design Guidelines be used, as approval of Boarding House District Design Guidelines were not complete. City Codes Department advised that set back requirements would need to be met. Applicant was not present. Commissioner McGovern motioned to table the COA until owner could be present; Commissioner Grass seconded. Motion carried.</p>
June 10, 2015	523 Elms Blvd. (Elms)	<p>COA for replacement of garage door, windows and roof. The applicant was proposing a metal roof for the garage and that caused some concern. There was discussion of line of site for the garage, which sits at the back of the property. Commissioner Lamb moved to approve all COA items except the garage roof; Commissioner Grass seconded. Motion carried. The applicant asked for guidelines on the style of roof. Commissioner Grass motioned to approve a roof of 3/4" plywood with rolled roofing material in lieu of barn metal roof; Commissioner McGovern seconded. Motion carried.</p>
June 10, 2015	415 Thompson (HOW)	<p>COA for replacement of store front doors and windows. The applicant was present to answer questions. He was asked about the tile on the front of the building and stated that it was staying. The new windows will fit into the same dimension. The wood doors are rotten and applicant was seeking to replace with metal doors. The Commission was not in favor of replacing the wooden doors with another material. Commissioner Gerdes motioned to approve a bronze aluminum store front frame for new glass; Commissioner Grass seconded. Motion carried. Commissioner Grass motioned to table the door replacement until a suitable material be brought to the Commission; Commissioner Gerdes seconded. Motion carried.</p>
July 22, 2015	104 Temple (BH)	<p>COA for installation of raised deck with parking for two vehicles under. Commissioner McGovern motioned to un-table; Commissioner Soria seconded. Motion carried. Commissioners discussed concern of visibility from the street. There was discussion about the size of the deck and meeting setbacks. Commissioner Gerdes motioned to approve the COA with the stipulation that it meet City Code; Commissioner Soria seconded. Motion carried.</p>

<u>Date</u>	<u>Property Address</u>	<u>Recomendations/Decisions</u>
August 12, 2015	418 E. Excelsior (BH)	COA for Demolition . Larry Murry was present to represent the City on the property demolition. The property had been purchased through a 2014 Tax Sale and had extensive structural issues. There are several code violations in regards to the property. Commissioner McGovern reminded that the Commission had tabled demolition until a plan for redevelopment was in place. There was discussion of beginning the conversation to finding investors to put the properties back into good use. Commissioners agreed that the property at 418 may be beyond repair. Councilperson Morgan agreed to talk with Mayor Ambrose Buckman to initiate a joint meeting for discussion. Chairman Bohnert asked Mr. Murry if is considered the property to be of danger to the health and wellbeing of citizens. Mr. Murry stated yes. Commissioner Hughes motioned to un-table the moratorium on demolition; Commissioner McGovern seconded. Motion carried. Commissioner Gerdes motioned to approve the demo; Commissioner Hughes seconded. Motion carried.
August 12, 2015	407 E. Broadway (BH)	COA for Demolition . Commissioner Gerdes stated she is waiting to hear what is wrong with this property. Commissioner McGovern asked how it met the dangerous building ordinance. Mr. Murry stated broken windows, numerous property maintenance violations, building has been altered several times and it is open to the elements. Commissioner McGovern asked that a checklist for Dangerous Buildings be included with any future COAs for demolition. Commissioner Gerdes does not think this property has been marketed. Mr. Murray said the City has only owned it a couple of months. They owner before had it two years without interest. Commissioner Gerdes motioned to table any action until a plan was presented; Commissioner McGovern seconded. Motion carried.

Training and Conferences

October 6-8, 2014

The 2014 Missouri Preservation Conference was held in Excelsior Springs at the Elms Hotel & Spa. Attending seminars during the event were Commissioners Marilyn Gerdes, Stephany Hughes, Molly McGovern, and HPC Council liaison Sonya Morgan.

November 1, 2014

Lexington Historic Preservation Commission's Historic Preservation Day featuring Bob Yapp, Preservation Resources, Inc., was attended by HPC Council liaison Sonya Morgan.

April 17, 2015

2015 Missouri CLG Forum in Jefferson City featuring William Schmickle was attended by Commissions Craig Bohnert and Molly McGovern, HPC Administrative Assistant Jaime Blackburn, Code Enforcement Department Supervisor Larry Murry and HPC Council liaison Sonya Morgan.

Comprehensive Historic Preservation Plan

Goals of the Historic Preservation Plan where activity occurred:

- **Strengthening the market for re-using historic properties. Promote the re-sale of historic properties through the City's preservation website.** The Downtown Excelsior Partnership (DEP) developed a new website which includes historic properties for sale. The HPC links to their marketing page for promoting the re-sale of historic properties through its website. The HPC also toured several historic properties in the Boarding House District and met with City Council to discuss a marketing plan for city-owned buildings and vacant lots.
- **Establish preservation as a key component of sustainability strategies for the community. Convene a workshop with groups and organizations interested in promoting sustainability to discuss the role of historic resources in this initiative.** The HPC received a grant from the SHPO for an educational workshop and a grant from SHPO for the Boardinghouse Historic District Phase 2, which will include at least two neighborhood workshops.
- **Enhance public access to survey information.** Individual surveys are continuing to be uploaded to the HPC website.
- **Promote better maintenance of historic resources. Complete an engineering report for the Hall of Waters.** A engineering report and feasibility study was completed for the Hall of Waters by Susan Richards-Johnson's firm in November 2014. First priority work for the Hall includes shoring up the North Terrace Well Room, Hall of Springs Water Bar Fountain and associated structural repairs, a stop-gap measure for the Boiler, and rehabilitation of the Tower. The report in full is located on the City of Excelsior Springs' website, <http://www.cityofesmo.com/reports.html>.
- **Improve guidance to property owners. Make the Preservation Ordinance accessible to the public on the City website.** The HPC maintains a list of Important Documents on the home page of its website, including the Historic Preservation Ordinance, Certificate of Appropriateness (COA) Application, COA Request Schedule, COA Approval Matrix, Hall of Waters Historic District Design Guidelines, Boardinghouse Historic District Design Guidelines, and Historic Preservation and Revitalization Plan. In addition, the City of Excelsior Springs has completed putting all of its Ordinances online in a searchable database from the City's of Excelsior Springs' website.

- **Promote development of new incentive programs. Study the feasibility of initiating local tax incentives for rehabilitation of housing in historic properties.** HPC Commissioner Molly McGovern, along with Councilwomen Sonya Morgan and Sharon Powell met with Karen Johnson, Liberty, Mo. Economic Development Director, to discuss the use of 353 tax abatement incentives in historic districts.
- **Engage Preservation Partners in coordinated advocacy efforts. Coordinate advocacy efforts.** Commissioners of the HPC joined the Superior Office Steering Committee in its efforts to save the only remaining ticket office from Excelsior Springs' water history. Information on the project is available online at <http://www.tasteofmissouri.com>. A resolution of support from the HPC was presented to the City Council on June 15, 2015.

Historic Properties Inventory Status

Phase I of the Boarding House District Revitalization Plan made possible through a CLG 2015 grant from the SHPO for the updating of survey sheets on historic properties within the local district was conducted by Elizabeth Rosin and Susan Richards-Johnson.



Meeting Minutes

HPC Commissioners Molly McGovern, seated left, and Craig Bohnert standing right, were joined by City Staff Jaime Blackburn and Larry Murry at the 2015 CLG Forum in Jefferson City.

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

October 22, 2014, 4:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Craig Bohnert, Brandee Soria, Lance Lamb, and Marilyn Gerdes.

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

ABSENT: Pat Grass, Molly McGovern and Stephany Hughes.

VISITORS: T.R. Kennedy, Kermit Mitchell, Ralph Eames, and Martha Buckman.

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

Item 2: APPROVAL OF MINUTES: September 24, 2014

Commissioner Gerdes had one question before they voted on the minutes. She was concerned with the repair work that needs to be done before the mural is painted on the building. She wondered who will make sure the repairs are done. Larry Murry stated he will talk with David Rhodus and keep an eye on the building.

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

Item 3: COA: Renovations, 108 S. Thompson (HOW)

Applicant will be replacing existing exterior doors and windows on building. No opening dimensions will be altered on any of the doors or windows. The project will be done in phases as funding is available. In the first phase, the plan is to replace the main entrance doors facing Broadway and one single door along the side of Broadway Bargains. The commissioners had no questions.

Commissioner Gerdes made a motion to approve renovations on doors and windows. Commissioner Lamb seconded. Motion carried.

Item 4: COA: Chain-link fence, 508 Isley Blvd (BH)

Applicant requesting a chain-link fence on property. Property owner was issued a Stop Work by Code Enforcement due to home being in

Historical District. Staff recommended denial of COA due to the sight triangle on the corner of Isley and Temple. The fence should be 20 ft. off the pavement on the short triangle and 140 ft. from the longer part of the triangle back off the street. Chairman Bohnert told the applicant that he would need to be compliant with the City Codes on the sight triangle for a fence. The applicant stated it was a chain-link fence and could be seen through it. The applicant had a representative from Gueir Fence at the meeting that said they came up with a plan that would make the both sides happy with the sight triangle distance issue. He explained his plan to the commission and to the City officials. He had a plan to set the fence back 24 ft. instead of 20 ft. to line up with the front fascia of applicants house and 45 degree angle. Chairman Bohnert asked if there was a way to get a layout of the purposed fence and come back with the COA to the next meeting. Commissioner Gerdes wondered what the guidelines are for chain-link fencing. Sonya Morgan said they frown upon it. Commissioner Lamb has no problem with the fence as long as it was good with the sight triangle.

Commissioner Lamb motioned to approve the chain-link fence on the Isley and Temple side with the final placement to be determined by the City and the applicant. Commissioner Gerdes seconded. Motion carried.

Larry Murry, Building Official was going to meet the property owner and fence representative at the site after the meeting.

Item 5: COMMENTS OF VISITORS

No comments.

Item 6: COMMENTS OF COMMISSIONERS

Sonya Morgan said the final engineer report on the Hall of Waters was ready. Susan Richards-Johnson will be meeting with the Hall of Waters Steering Committee in couple of weeks to go over the final report. A university in St. Louis is interested in doing a two week archeological event in Excelsior Springs. There is a workshop coming up in Lexington on November 1st that you might consider attending. You are required to attend an event once per year as a commission member.

Item 7: ADJOURN

Commissioner Lamb motioned to adjourn meeting. Commissioner Gerdes seconded. The meeting was adjourned at 4:30 p.m.

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

November 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, Molly McGovern, Marilyn Gerdes, Stephany Hughes, and Brandee Soria.

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

ABSENT: Pat Grass and Lance Lamb.

VISITORS: Courtney Cole and Steve Rudy.

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

Item 2: APPROVAL OF MINUTES: October 22, 2014

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

Item 3: COMMENTS OF VISITORS

No comments.

Item 4: COA: Changing trim color and sign, 453 S Thompson Ave (HOW)

Commissioner Gerdes motioned to table COA until owner can be present. Commissioner Soria seconded. Motion carried.

Item 5: COA: Changing trim color, retaining wall, doors, 103 Temple Ave (BH)

The owner was not present at the meeting, but her boyfriend was there to answer questions. There were three items on the COA, reconstructing the retaining wall, adding two steel doors to the front, and painting the exterior trim India ink. Owner was to bring the color samples to the meeting. He had pictures on his smartphone. Chairman Bohnert told the Commission to take each bullet point and discuss each item.

Commissioner McGovern asked if the wall was on the side or the front of the house. Mr. Ruby said they plan to fix the wall on the side of the house and tie into the front wall. There was no plan showing how the owner was going to tie into the front wall. Commissioner Gerdes stated the commission needed an absolute plan. The commission needs to know how the walls will tie into each other. Commissioner Hughes stated the owner has been back to HPC several times and nothing has changed and would like to see a plan. Chairman Bohnert told Mr. Ruby the Commission needed a finer detail on the wall and how it will tie into the front wall. Commissioner McGovern stated she likes the material they want to use. Commissioner Gerdes wondered who will be doing the work on the wall. Mr. Ruby did not know who was going to do the work. Mr. Ruby stated Ms. Burlington wanted to get the okay first and then look for someone to put in the wall. There was a discussion on the old doors that were on the house. Cory with Code Enforcement stated Michelle took the old doors off. Mr. Rudy was under the impression that the Commission wanted the front doors to match. No one from the Commission said the doors need to match. The Commissioners had no issues with the exterior trim color. The approval was already done on April 2, 2013.

1: Commissioner McGovern made a motion to approve material and scope of project on side wall to front wall. Commissioner Gerdes seconded. Motioned carried.

2: Commissioner McGovern made motion to approve steel doors as submitted. She would like the transoms to be restored. Commissioner Gerdes seconded. Motion carried.

3: Exterior trim color was approved on the last meeting with Michelle Burlington on April 2, 2013. No motion was made.

Code Enforcement is still waiting on a plan to be made on the property. Commission told Mr. Rudy they would like to see a diagram showing where the wall starts and stops and how it will tie into the existing wall. Mr. Rudy understood.

Item 6: Discussion with Sonya Morgan on presentation from Bob Yapp

Courtney Cole gave a presentation about the Lexington workshop Sonya Morgan and Courtney attended. They learned a lot of great tips on upkeep of homes, neighborhood revitalization strategies to help homes get grants for a whole street. They also learned about utilizing the existing windows. People think it is cheaper to change to a new energy efficient window but he showed how it does not save you money. He stated using material from torn down homes or salvage can help rebuild homes in the historic districts. Sonya is hoping to get Mr. Yapp to come to Excelsior Springs with guidelines in the second grant phase. They came home with some very helpful information. There was a great discussion on ideas to educate ourselves to help the neighborhoods.

Item 7: ADJOURN

Commissioner Gerdes motioned to adjourn meeting. Commissioner McGovern seconded. The meeting was adjourned at 5:22 p.m.

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

December 10, 2014, 4:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

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

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

ABSENT: Pat Grass and Brandee Soria.

VISITORS: Ken Fousek, Eric Copeland; Standard Newspaper, Shawna Mull, Renae Oliver, Betty Bissell and Janet Blauvelt.

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

Item 2: APPROVAL OF MINUTES: November 12, 2014

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

Item 3: COMMENTS OF VISITORS

Ken Fousek came to the Commission to discuss the color of paint on his house. He stated the color was to be Twinkle, Twinkle and handed the Commission a color sample. He stated he went to Bill, former Historic Preservation administrator, told him he was getting a new roof and painting his house. He asked what he needed to do and asked if he could paint his house white. Ken stated Bill said white was not a historic color. Ken asked if he needed to apply and never heard from Bill again. He does not plan on changing the color and has spent enough money. Cory Wartner with Code Enforcement stated he was in the meeting with Bill and Ken and Bill told Ken if he wanted to paint the house white he could try to get it approved administratively. The Commission was glad he came down to explain what happened. Shawna Mull asked if the Commission had standard color chart to go by for historical colors. Sonya explained we don't want to limit what color they can use. We ask for a color sample to be brought to the meeting for the Commission to see.

Item 4: COA: Changing trim color and sign, 453 S Thompson Ave (HOW)

Applicant would like to paint the exterior trim of store front and add a new sign to the building. Ms. Oliver would like to get the sign up and do the painting at a later time and add the accessories later also. The sign will be 3' x 6' sign and is about the same size as

Brownstone's sign. Commissioner Gerdes would like to see a drawing to scale so they can see what it will look like on the building. The Commission showed the applicant what they would like to see on paper. The Commission questioned the size of the accessories applicant wanted to add. Commissioner Hughes stated the sign would look great without all the extras. Commissioner McGovern said a visual will help. Commissioner McGovern explained making a drawing to scale so they can view the building. Need clarification of weight of sign. Chairman Bohnert said the COA is good for a year and you can come back about the accessories.

Commissioner Lamb motioned to approve trim color and the sign for now and come back in the spring with a drawing of what the sign will look like with the accessories. Commissioner Gerdes seconded. Motion carried.

Item 5: COA: Sign, 101 W Broadway Ave (HOW)

Shawna Mull of Ambassador Signs is here if anyone has questions on the new sign for the Mexican restaurant.

Commissioner Hughes motioned to approve sign. Commissioner Gerdes seconded. Motion carried.

Item 6: Friends of the Wells Committee, discussion on Superior Well and Roosevelt projects

Janet Blauvelt was recently recruited to head Downtown Excelsior Partner Wells Committee. She stated she came to the Historic Preservation Committee seeking assistance with items DEP would like to do. They plan on developing Friends of the Wells membership to help rebuild the wells. The first project is the Superior Well. Janet attended the last City Council meeting and asked to partner with the City and come up with a plan to get it restored. They would like the Historic Preservation Committee's help. They want to use HPC's authority to have a public meeting to come up with a plan. They think being a City Commission; you would have more authority than DEP in order to invite anyone and everyone that might have an idea and what it might take to do it. It could be restrooms or available to host events, they do not know but the Friends of the Wells would like to come to an HPC meeting in mid-January to February to start coming up with a plan. We will have time to publicize and it is not fair to the Council or Staff to not have input from the citizens for ideas, volunteering or energy. Try to get key people involved. We want everyone's support and would like to move forward. Commissioners agreed to help the DEP Wells Committee and projects they plan on doing. Commissioner Hughes suggested letting the community see the project before and after its complete. Janet stated that would hate to lose the only existing ticket house in existence out of 46. If we have to wait until spring, we can still develop a plan of what the public meeting would be like. Chairman Bohnert said the Commission enthusiastically agrees. Janet thanked the Commission for the support.

Item 7: 2015 Grant Applications Round II, Training and Outreach Projects

This is open to all 501(c)(3) cities in the State of Missouri, but priority will go to Certified Local Governments. These grants are for training, pre-development and development. There will be no funding for surveys or National Registry applications. Sonya stated she was not sure what the Commission would like to do with this grant application. She had talked about training and the Bob Yapp program that was in Lexington last month. Sonya spoke with Rebecca and she stated she would be happy to share the grant information from the Yapp training

if we are interested. This would be an opportunity to get our CLG requirements and would encourage businesses and homeowners to participate. The State will help publicize any event we chose to do with this grant. It is a 60/40 grant meaning the State covers 60% and we cover 40% and we can charge something to offset the cost of the event. As a commission you can figure out what would benefit you. We need to educate our commission and the public about Historic Preservation and why it is important. This will be a starting place. So we can go ahead and get the grant started and ready to turn in by February. The Commission was very interested in applying for this grant.

Item 8: COMMENTS OF COMMISSIONERS

Sonya mentioned we need to add elections to the next meeting agenda. Also, add Kevin Morgan to agenda. He would like to discuss the Archeology event in the works for next year.

Chairman Bohnert was speaking for Lance, who had to leave early, about the mural on the Ventana wall. The colors do not pop like the drawing that was brought to the Commission. He wondered if they were finished or not.

Commissioner Gerdes suggested we maybe ask more questions next time.

Item 9: ADJOURN

Commissioner Gerdes motioned to adjourn meeting. Commissioner McGovern seconded. The meeting was adjourned at 5:03 p.m.

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

January 28, 2015, 4:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Pat Grass, Stephany Hughes, Craig Bohnert, Lance Lamb, Marilyn Gerdes and Brandi Soria.

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

ABSENT: Molly McGovern.

VISITORS: Eric Copeland, the Standard Newspaper; Betty Bissell, Lyndsey Baxter, DEP; Mark and Anna Spohn, Bob Gerdes and Julie Garvey.

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

Item 2: APPROVAL OF MINUTES: December 10, 2014

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

Item 3: COMMENTS OF VISITORS

Julie Garvey with Susan Richards Johnson & Associates was here to discuss the Boardinghouse District Guidelines. She had several questions for the Commissioners and Staff. This is in the final draft stage.

Item 4: COA: Renovation, 426 Concourse Ave (HOW)

Mark Spohn presented his COA for 426 Concourse to the Commission. He started with stating he wanted a red roof like what is on the house but they do not sell red roofing materials anywhere. He said the roof will be Weather Wood or a GAF shingle Pewter Heather. Also, on the COA he stated he was going to keep the windows on the back building, but he would like the Commissions blessing to go with a vinyl windows on the back building only. The back building was actually built for Bill Payne's police car and in the fifty's the second story was added. Spohn will be reworking the sash on the original windows and will have help from Weston Millworks. He will be adding aluminum storm windows but will paint the aluminum to match the house. Eventually he would like to add storm windows that are installed inside and not on the outside. Commissioner Hughes asked if he priced windows with other companies before he decided to use vinyl. Mr.

Spohn said he did price Marvin Windows, but they are the Cadillac of all window replacement companies. Commissioner Grass stated Anderson Millwright would be a good place to look for replacement windows. The windows on the main house will be the same and the back building will be changed to vinyl.

Commissioner Lamb motioned to approve the COA. Commissioner Hughes seconded. Motion carried. The commission also appreciated the detailed COA application.

Item 5: Superior Well Site

Commissioner Bohnert, Gerdes and Hughes were at the Friends of the Wells Committee meeting earlier in the day. They discussed what they could do with the building. This is the only structure left in the community of its kind. One idea was preserving the front facade and fireplace structure and removing the rest. They also discussed who or how it would be maintained. Other ideas were to get a do it yourself home improvement T.V. show interested in coming to our town to help rehab. They would like to have an open house in May or June to show the community the Depot and get ideas from the community. Commissioner Bohnert is hopeful that this Commission can come up with a plan to keep this piece of history. Commissioner Grass asked if the project has been put out for bid. Councilwoman Morgan said it has not been sent out for bid.

Item 6: Election of chairperson and co-chairperson

Commissioner Gerdes made a motion to keep Commissioner Bohnert as chairperson for the Commission. Commissioner Hughes seconded. Motion carried.

Commissioner Gerdes made a motion to add Commissioner Lamb as cochairperson. Commissioner Hughes seconded. Motion carried.

Item 7: COMMENTS OF COMMISSIONERS

Councilperson Morgan stated we needed the Commission's approval for the Outreach Project Grant Application for the State. Commissioner Gerdes made a motion to approve signing the grant. Commissioner Lamb seconded. Motion carried.

Item 8: ADJOURN

Commissioner Hughes motioned to adjourn meeting. Commissioner Gerdes seconded. The meeting was adjourned at 5:55 p.m.

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

February 11, 2015, 4:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

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

OTHERS PRESENT: Larry Murry, Building Official and Jaime Blackburn, Secretary to the Commission.

ABSENT: Brandie Soria and Sonya Morgan, Councilwoman Liaison.

VISITORS: Eric Copeland, the Standard Newspaper, Lyndsey Baxter, DEP, Stephen Dennis.

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

Item 2: APPROVAL OF MINUTES: January 28, 2015

Commissioner Gerdes noticed under Roll Call her name was not mentioned and her husband Bob Gerdes was a visitor.

Commissioner Lamb motioned to approve amended minutes. Commissioner Grass seconded. Motion carried.

Item 3: CONSIDERATION OF AGENDA

This was added to the agenda as a housekeeping item. This will allow some flexibility with the agenda for others to come forward with items of significates if we want to consider during the meeting.

Item 4: COMMENTS OF VISITORS

No comments.

Item 5: COA: Exterior Alterations, 412 South St. (HOW)

Larry Murry, Building Official, presented the COA to the Commission. Staff is recommending denial of the exterior alterations proposed by Mr. Dennis. The Design Guidelines for the Hall of Waters District clearly state doors and windows are very important features to a historic building. New doors and windows should be appropriate to the style of the building. Original doors and windows were crafted with

materials and detailing that is difficult to replace. Storefronts are part of the character defining elements of a building and should remain as much historic fabric as possible. The Albany Hotel was the only hotel for black people in the early 1900s in Excelsior Springs. Mr. Dennis did not give any details on the decks he would like to build. The tuck pointing and sign repainting was approved already. Commissioner Lamb asked if the City was against the doors and windows only. He stated the applicant has already been approved to remove the graffiti on the building, repair/repaint the signage and tuck pointing the bricks at an earlier meeting. Commissioner Lamb wanted to make sure he was voting on the doors and windows issue only at this meeting. Mr. Murry said we are denying the storefront plans only. Mr. Dennis stated he put three different options for the left side of the storefront. He would like to remove the garage door that someone added and put aluminum doors that are ADA compliant. Another option was aluminum on both sides of the building. His goal is to still open an arcade eventually. He wants to make sure the doors are ADA compliant. Commissioner Gerdes wondered if there was a way to match the right side storefront. Mr. Dennis stated he has already purchased aluminum doors. The Commissioner was not in favor of the aluminum doors for the storefront. Commissioner Gerdes wanted to know if the City could give Mr. Dennis a list of places that can help him find the materials to use to replicate the storefront. Commissioner Grass said a lot of places do workshops and you can participate. Julie Garvey could help with a list.

Commissioner Gerdes motioned to deny replacement on storefront with nonproposed materials and approve proposed materials for the back door on the building. Commissioner McGovern seconded. Motion carried.

Commissioner Lance motioned to table replacement of deck on the side and the additional deck to the rear of the building pending for more detailed plans. Commissioner Gerdes seconded. Motion carried.

Commissioner McGovern motioned to table replacement of side door and upstairs side door on the building until material and picture can be presented. Commissioner Lamb seconded. Motion carried.

Commissioner Lamb made a motion to approve sidewalk replacement and driveway. Commissioner McGovern seconded. Motion carried.

Item 6: COMMENTS OF COMMISSIONERS

Commissioner Gerdes discussed the Wells Committee meeting she attended earlier that day. She stated she was under the impression that the Commission agreed to help with the planning for the Superior Well ticket office. The next Wells Committee meeting is March 11, 2015 at 11:30am. Chairman Bohnert proposed the Commissioners come up with a subcommittee to help with the Superior Well Ticket Office project. They would work in conjunction with the Wells Committee. Chairman Bohnert, Gerdes and Lamb will serve on the subcommittee on the Superior Well Ticket Office project.

Mr. Murry asked the Commission if they have had time to review the Boardinghouse Guidelines. Please get the feedback to Julie Garvey ASAP. The deadline is next week.

Item 8: ADJOURN

Commissioner Gerdes motioned to adjourn meeting. Commissioner Lamb seconded. The meeting was adjourned at 4:30 p.m.

The next meeting of the Commission is scheduled for 4:00 pm., Wednesday, March 11, 2015 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 11, 2015, 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: Larry Murry, Building Official, Sonya Morgan, Council Liaison, and Jaime Blackburn, Secretary to the Commission.

ABSENT: Pat Grass and Brandi Soria.

VISITORS: Eric Copeland, the Standard Newspaper □ Jennifer Padgett, owner of The Farm House □ Dennis Hartman, and Janet Blauvelt.

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

Item 2: APPROVAL OF MINUTES: February 11, 2015

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

Item 3: CONSIDERATION OF AGENDA

None

Item 4: COMMENTS OF VISITORS

No comments.

Item 5: COA: HPC15003, Signage, Trim and Door Paint at 449 S Thompson

Applicants are asking for approval of new signage and paint for trim and door at 449 S. Thompson. Commissioner Lamb asked for dimension of signage. Jennifer Padgett was present to answer any questions the Commission had. The sign is being installed in same spot as what has been removed from building. Commissioner Lamb and Gerdes would also like to see an antique white or off white background instead of white. Jennifer said they could make it white chocolate color if the Commission would like. Commissioners had no problems with the color choices from the National Trust for Historic Preservation color chart submitted for the door and trim.

Commissioner Lamb motioned to approve COA on signage and paint colors. Commissioner Hughes seconded. Motion carried.

Item 6: DISSCUSSION: State CLG Forum in Jefferson City in April

Councilperson Morgan encouraged all the Commission to fill out registration form for the 2015 Missouri CLG Forum and hand them into Jaime Blackburn as soon as possible. The Commission is required to attend at least one Forum per year.

Item 7: DISSCUSSION: Boardinghouse District Guidelines

Councilperson Morgan stated the Commission needs to get all comments they have on the Boardinghouse District Guidelines so Julie Garvey can get this turned in before May. Also, at HPC April meeting the Commission needs to discuss what we plan on doing with the grant money we have just been approved for by the State.

Item 8: COMMITTEE REPORTS: Superior Well House Project

Chairman Bohnert discussed the well committee is building a coalition of local groups. The Well Committee all agree that this is a “complete setup” with a well and ticket office still intact. The Committee is looking at costs suggesting about \$50,000 in private contributions. Bohnert has reached out to Nicole Curtis “Rehab Addict producers and others have reached out to the community. They talked about adding it to Endangered Historic Site by April 1st. Janet Blauvelt stated adding a public meeting in April to show site. She suggested starting a GoFundMe account for the Superior Well. Commissioner Hughes asked what the City has allotted for the project. Councilperson Morgan stated \$100,000 for the retaining wall. She also stated the Well Committee needs to have a plan and have stages identified. Chairman Bohnert stated starting with Social Media opening a Facebook account for the site. Janet also invited the HPC commission to get involved with the discussion of well site. She would like to be able to go to Council with a plan and people backing the project as well. Councilperson Morgan stated they need to get a date set in April for a public meeting.

Item 9: COMMENTS OF COMMISSIONERS

No comments.

Item 10: ADJOURN

Commissioner Gerdes motioned to adjourn meeting. Commissioner Lamb seconded. The meeting was adjourned at 4:47 p.m.

The next meeting of the Commission is scheduled for 4:00 pm., Wednesday, April 8, 2015 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**

April 8, 2015, 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, Pat Grass and Stephany Hughes.

OTHERS PRESENT: Larry Murry, Building Official, Sonya Morgan, Council Liaison, and Jaime Blackburn, Secretary to the Commission.

ABSENT: Brandi Soria.

VISITORS: Eric Copeland, the Standard Newspaper, Michelle Burlington, Betty Bissell, Kevin Morgan and several neighbors of the Boarding House District.

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

Item 2: APPROVAL OF MINUTES: March 11, 2015

Commissioner Lamb stated the date on the bottom of minutes was incorrect and there was a spelling error.

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

Item 3: CONSIDERATION OF AGENDA

None

Item 4: COMMENTS OF VISITORS

No comments.

Item 5: COA: HPC15004103 Temple, adding new windows and roof to garage

Applicants are here asking for approval of new single hung windows and new roofing on garage at 103 Temple. This property has been an ongoing Code Enforcement case for over five years. We are still waiting for engineered plans for the retaining wall. A sample of the shingles and windows were presented to the Commission. Commissioner Grass asked what type of windows they were installing. The applicant

stated they were single hung Anderson windows. There were no further questions.

Commissioner McGovern motioned to approve COA on windows and roofing for the garage at 103 Temple. Commissioner Grass seconded. Motion carried.

Item 6: Informational Open House for Boarding House District

Julie Garvey and Elizabeth Rosin were here to conduct an informational meeting with the homeowners of the Boarding House District. They went through the new guidelines for the district. There was a discussion on contributing and noncontributing properties in the district. Residents were able to ask questions. This meeting was held to help the residents in the district understand what it means to live in a Historic District and the also let them know the guidelines for improvements and repairs to their properties and to tell them the steps to go by.

Item 7: COMMENTS OF COMMISSIONERS

No comments.

Item 8: ADJOURN

Commissioner Gerdes motioned to adjourn meeting. Commissioner Hughes seconded. The meeting was adjourned at 5:55 p.m.

The next meeting of the Commission is scheduled for 4:00 pm., Wednesday, May 13, 2015 Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

Minutes prepared by Jaime Blackburn, Secretary to the Commission.

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

June 10, 2015, 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, Pat Grass, Stephany Hughes and Brandee Soria.

OTHERS PRESENT: Larry Murry, Building Official, Sonya Morgan, Council Liaison, Cory Wartner, Code Enforcement and Jaime Blackburn, Secretary to the Commission.

ABSENT: None.

VISITORS: Eric Copeland, the Standard Newspaper, Keith Montague, Andy Starkebaum.

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

Item 2: APPROVAL OF MINUTES: April 8, 2015

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

Item 3: CONSIDERATION OF AGENDA

None.

Item 4: COMMENTS OF VISITORS

No comments.

Item 5: C.O.A.: 104 Temple (BH), installation of deck with area to pull two vehicles under

Larry Murry presented the application to the commission. Applicant was asking for approval of a 16' x 24' deck on the back of property at 104 Temple and have area to pull two vehicles underneath the deck. Staff is recommending the Commission use the Hall of Water Design Guidelines for all approvals and/or disapprovals until the Boarding House District Design Guidelines are approved. Applicant must meet setback requirements by the City Code before any building permit can be issued. Applicant was not able to attend this evenings meeting.

Commissioner McGovern made a motion to table the C.O.A. until the applicant could be present. Commissioner Grass seconded. Motion carried.

Item 6: C.O.A.: 523 Elms Blvd (Elms), replacing garage roof and garage door and windows

Larry Murry presented application to the Commission. Chairman Bohnert asked what kind of roofing material was on the garage originally. Mr. Montague stated there was not a roof, it was in construction mode. He was under the impression from previous HPC meetings that if you could not see it from the sight line of the street then you did not have to come to the Commission. Commissioner McGovern thought the garage was not noticeable. Mr. Montague stated Cory with Code Enforcement stopped by and gave a Stop Work. The roof is a good 6" from sight line of the front. Commissioner McGovern stated you cannot see it from Elms Blvd. Cory Wartner with Code Enforcement stated the garage is visible from Regent Ave. Cory asked for justification if a tree or house came down someday then it would be visible. As Code Enforcement, he stated he was very confused because this property is in a historic district and all the homes that are contributing should follow the guidelines. Commissioner McGovern thinks everyone is supposed to follow the guidelines. Cory reiterated if it is visible or not visible. McGovern said yes. Commissioner Gerdes stated she was not for sure. Her understanding was if it was not visible from the front or side streets that it did not have to be accurate to the materials. Councilperson Morgan stated that it all needs to come to HPC and the property owners still need a Certificate of Appropriateness because the commission go on a case by case basis. Commissioner Gerdes wondered if they had to hold a line on that. Morgan said yes, because this is the original historic garage. Gerdes wondered if the company doing the roofing had another style to use besides metal. They probably used tar roofs. The commissioners viewed photos from the applicant's camera.

Commissioner Lamb wanted to make a motion to approve C.O.A. Chairman Bohnert asked the commission if there are any items that need to be broken down and discussed. Commissioner Grass stated he had a problem with the metal roof. Commissioner McGovern thought we should discuss the roof. Commissioner Grass stated the roof is not going to look good no matter what you put on there. Barn metal definitely did not look good. If you let one person do it then you have to let everyone use metal.

Commissioner Lamb made a motion to approve all improvements except the metal roof. Commissioner Grass seconded. Motion carried.

Homeowner Mr. Montague stated if the HPC would give him some guidelines on the roof then he will tell the contractor. Commissioner Grass said most people would use a membrane roof or rolled roofing material on 3/4" plywood. Commissioner Lamb personally does not have a problem with a metal roof.

Commissioner Grass made a motion to use 3/4" plywood with rolled roofing material in lieu of barn metal roof. Commissioner McGovern seconded. Motion carried. 6Ayes, 1Nay.

Item 7: C.O.A.: 415 Thompson (HW), replacing store front with new doors and windows

Larry Murry read the staff report to the Commission. Commissioner McGovern asked what some of the material the applicant had listed on

on his application meaning like the bronze framing material. Commissioner Grass said it is just the doorframe work. He asked what applicant was doing with the tile on the store front. Andy Starkebaum, applicant, stated the tile was staying until the rest is redone. The windows there now will be the same dimension. The framing and windows are just deteriorating. The wood doors are rotten. Commissioner Gerdes asked if he had looked into replacing with another set of wooden doors. If you look at The Montgomery's front doors were built to look like doors from the time period. That is what is advised in a historic district. Commissioner Lamb does not want the entryway to change and would rather see wood doors. Andy states he wants the building to be secure and have emergency doors. Commissioner Grass said you can have that on wooden doors. Chairman Bohnert said as the building stands now it is a contributing building because of the wooden doors. Commissioner Gerdes stated there are a number of architectural salvage businesses in Kansas City, MO. Councilwoman Morgan asked if the doors were not repairable. The owner did not price that. All the commissioners stated they are not in favor of metal doors at all. Andy stated the wooden doors will not weather well in this part of the country with the snow and ice melt on the sidewalks has deteriorated the wood. The threshold is rotted out and he wants the other doors for security reasons. Chairman Bohnert expressed the reason we are here is to try to help retain the historic value of the building, which will be money in the owners pocket in the long run and that is why the commission is in favor of the wood doors. This will help maintain your status as a contributing building. If you become a noncontributing building it effects you and the district and your bottom line property value.

Commissioner Gerdes made a motion to approve bronze aluminum store front frame with glazed 1" low E tempered insulated glass and brake metal at sills, corners and wrap existing columns as needed. Commissioner Grass seconded. Motion carried.

Commissioner Grass made a motion to table the doors until a more comprehensive plan with material to be brought to the commission. Commissioner Gerdes seconded. Motion carried.

Item 8: DISCUSSION: 1-day Seminar with Bob Yapp

Councilwoman Morgan stated at the May HPC meeting the commission had some decisions to make and we did not have a quorum at the meeting but we came up with some dates for the State. We are looking at having the one-day seminar the first of October. We want to plan for our community, but we also want to invite other CLGs that might want to be involved. In this packet there are several topics Bob Yapp can speak on. Also, we need to come up with a location. We need to come up with a subcommittee. Craig Bohnert, Marilyn Gerdes, Larry Murry, Sonya Morgan and Jaime Blackburn are going to serve on the subcommittee. We will need to discuss location and get decisions made so we can get our publicity in place. A lot will be paid through the state grant and we will be responsible for some. We will need to get businesses to sponsor the event.

We contacted Liberty about their 353 and we are meeting July 7th to discuss what they did in their historic district.

Item 9: Resolution to support preservation of Superior Well Ticket Office

Chairman Bohnert typed up a letter of support to forward to the City Council.

Commissioner Grass made a motion to accept resolution as written. Commissioner McGovern seconded. Motion carried.

Item 10: COMMENTS OF COMMISSIONERS

No comments.

Item 11: ADJOURN

Commissioner Gerdes motioned to adjourn meeting. Commissioner Soria seconded. The meeting was adjourned at 5:19 p.m.

The next meeting of the Commission is scheduled for 4:00 pm., Wednesday, July 22, 2015 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 22, 2015, 4:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Craig Bohnert, Molly McGovern, Marilyn Gerdes, Stephany Hughes and Brandee Soria.

OTHERS PRESENT: Larry Murry, Building Official, Sonya Morgan, Council Liaison, Cory Wartner, Code Enforcement and Jaime Blackburn, Secretary to the Commission.

ABSENT: Pat Grass and Lance Lamb.

VISITORS: Eric Copeland, the Standard Newspaper, Artie True, Barbara Vermillion, Pat Casey, Susan RichardsJohnson, Julie Garvey and Lisa Briscoe.

Chairman Bohnert called the meeting to order at 4:15 p.m. A quorum was present.

Item 2: APPROVAL OF MINUTES: June 10, 2015

A couple of changes on page four on the June 10, 2015 minutes.

Commissioner Gerdes motioned to approve amended minutes. Commissioner Hughes seconded. Motion carried.

Item 3: CONSIDERATION OF AGENDA

None.

Item 4: COMMENTS OF VISITORS

No comments.

Item 5: C.O.A: 104 Temple (BH), installation of deck with area to pull vehicle under

Commissioner McGovern motioned to untable. Commissioner Soria seconded. Motion carried.

Commissioners shared concerns with visibility from the street. Commissioner McGovern stated it is very visible. Commissioner McGovern stated the homeowner was next to a church parking lot and if she had contacted them to see if they would let her use two parking spaces. The homeowner had not thought of contacting the church. Commissioner Hughes stated on the staff report that Larry Murry was recommending the Commission use the Hall of Water Guidelines for all approvals and/or disapprovals until the Boarding House Guidelines are approved. Hughes wondered when that would be and Mr. Murry said when this staff report was typed up the Boarding House District Guidelines had not been approved to use yet and they were in the final drafting stages. The last review has went through the State and should be approved soon. Hughes asked if the homeowner was going to meet the setback requirements. Murry stated this is the property owner's first step for approval. When approved by HPC then they come with a plot plan of the property and the setback requirements will be figured at that time. Commissioner McGovern asked if the homeowner had any alternative suggestions besides a deck of that size. There was a discussion about the deck. Questions about setbacks. Homeowner Pat Casey proceeded to speak to the commission on another problem she has with her insurance company. There is a door on the second floor that leads to a flat roof above front porch area. The insurance company is asking that they add some type of railing. She would like to put up that would be maintenance free. Commissioners told the property owner to come back with what she would like to add to the balcony.

Commissioner Gerdes made a motion to approve the plan as presented with stipulations that the property owner follow the City Codes. Commissioner Soria seconded. 3 Ayes and 1 Nay. Motion carried.

Item 6: DISCUSSION/CLARIFICATION: 412 E Excelsior (BH), front porch

The property owner was uncertain on what the Commission approved at the last meeting she attended over a year ago. This property has been an ongoing case with Code Enforcement and is currently in Clay County court system with property maintenance on the property. The minutes from the August 10, 2014 meeting were included in the packet for the Commissioners to review. Barbara Vermillion decided to add plywood to the front porch. Commissioner Bohnert wondered why the stonework on the foundation had been removed. Vermillion stated the Commission told her to remove the stonework. The Commission did not tell her to remove the stone from the foundation. Vermillion said she was told she could put lattice and screen there. This is not what the Commission stated. Vermillion said lattice and screen is not going to keep out a 40 lb. raccoon. The Commissioners had envisioned a more tightly woven lattice work. The plywood is even higher than it was before. Vermillion stated it keeps the rain from coming on her porch. Commissioner Gerdes said what the commission approved was off a sketch that showed 3 feet of plywood, 66" of screen and lattice above the plywood rather than an equal amount. Vermillion stated she likes it better this way and it keeps the wind, sounds and smells from the street away. Commissioner Gerdes stated in other words you are hoping for more of an enclosed porch. Chairman Bohnert stated it was the Commissions understanding that they approved something and it was their understanding that the homeowner was to go with what was approved by the Commission. There was a discussion on what was approved and what was not approved with the homeowner.

Commissioner Soria made a motion to make the lower part covered with plywood on the porch with height to be 36" and paint color brown. Remove the plywood off the top of the porch. Cover the opening with lattice and screen with it to be painted yellow like the house. Install lattice to cover the opening area in front of the foundation and paint yellow. Commissioner Gerdes seconded. Motion carried.

Item 7: PRESENTATION: Revitalization Plan for Boarding House District with STRATA and Vireo

Susan Richards-Johnson was here to present a PowerPoint kickoff meeting to discuss preservation plans for the Boarding House District. The project team is her firm STRATA Architectural and Lisa LassmanBriscoe with Vireo a firm well known for community planning and engagement. Susan presented the PowerPoint with an approach they recommend and project goals. The project goals include a historic district preservation plan to help neighborhood residents and the City identify neighborhood challenges and opportunities and develop goals for the future together. The project will be initiated by the City and is funded through a State of Missouri grant. Goals we want to accomplish are as follows:

- Raise awareness about neighborhood needs and concerns for the future.
- Promote collaboration and a sense of shared responsibility between the neighborhood and the City. (This will be done through public meetings, neighborhood workshops and community engagements).
- Identify existing neighborhood assets, opportunities and challenges.
- Develop a list of goals for the neighborhood. Focusing on revitalization and preservation of the historic neighborhood.
- Develop potential improvement strategies/options for revitalization and rehabilitation derived from the neighborhood residents' priorities.
- User-friendly plan for Historic Preservation Commission, City Staff and the Public that can be adopted in the future as a part of the City's comprehensive master plan.

Lisa Briscoe discussed milestones for the project. In August, there will possibly be an online questionnaire of neighborhood residents. The following months they will have workshops with the neighborhood residents. The Commissioners each talked about ideas they have for the Boarding House District. The pros and cons of making this successful for the neighborhood.

Item 8: COMMENTS OF COMMISSIONERS

Sonya Morgan discussed the meeting they had with the subcommittee on the 1-day Seminar. The speaker will be Bob Yapp, location will be at the Golf Course, and they have picked three topics for Mr. Yapp to discuss. At the next subcommittee meeting they plan on discussing sponsorships and possibly recognizing a local person on their work preserving a property.

Item 9: ADJOURN

Commissioner Hughes motioned to adjourn meeting. Commissioner Soria seconded. The meeting was adjourned at 6:39 p.m.

The next meeting of the Commission is scheduled for 4:00 pm., Wednesday, August 12, 2015 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 12, 2015, 4:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

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

OTHERS PRESENT: Larry Murry, Building Official, Sonya Morgan, Council Liaison, and Jaime Blackburn, Secretary to the Commission.

ABSENT: Lance Lamb and Brandi Soria.

VISITORS: Betty Bissell, Janet Blauvalt, Ken Fousek, Dennis Hartman, Lyndsey Baxter and Stacy Macy.

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

Item 2: APPROVAL OF MINUTES: July 22, 2015

Commissioner Gerdes made a motion to approve the minutes from July 22, 2015. Commissioner Grass seconded. Motion carried.

Item 3: CONSIDERATION OF AGENDA

None.

Item 4: COMMENTS OF VISITORS

No comments.

Item 5: Discussion on 1-day Seminar

Councilwoman Morgan stated the date of the 1-day seminar has changed from October to November 3, 2015. Bob Yapp, the speaker of the event is in Mt. Vernon helping with a window restoration job and will send a contract when he gets back in Missouri. Morgan talked with the SHPO office telling them we were a little behind on this milestone and they had no problem. The event will still be held at the Golf Course. We need to discuss sponsorships and possibly recognizing a local person in the community for preservation. Please bring a list of names to the next meeting. We need to set up another subcommittee meeting to discuss sponsorships, marketing to CLG and other

other communities. Need to establish some type of price for sponsorship. Get a date set for the marketing information to come out to community and other CLGs. Subcommittee came up with a date and time to meet again for the planning of this event.

Items 6: C.O.A.: HPC-15-008, 418 E. Excelsior St., Demo

Larry Murry was here to represent the City on the demo of 418 E. Excelsior St. The property has been received through 2014 Tax Sale. The property has extensive structural issues. The supporting walls and beams had been removed and the inside is sinking without property support. There has also been several code violations by Code Enforcement on property maintenance to the property. Staff is recommending demo of the property at 418 E. Excelsior St.

Betty Bissell, a neighbor, stated that in the past there has been discussion on trying to salvage items from houses before they are demoed. She stated that she was not talking about 418 E. Excelsior, but some of the other homes. It would be nice to have it for people trying to rehab a home instead of sending it to the landfill. Possibly have an auction like the Police Department has on occasions. Mr. Murry said that Dave Haugland will have to make that decision. Commissioner Gerdes expressed the frustration of people that come to the board and they do not know where to go to find materials.

Commissioner McGovern thought the Commission tabled demolition until there was a plan at past meetings. She meant to say does anyone have an idea or thought of what we are doing when we demolish a historical property. She thinks demolition should be the first step, not the last step to a property. We have never heard what we are planning to do with the properties. She showed a map with properties the City now owns in an area. Murry agreed with her that we need to take those properties as a whole and decide what can be kept and get some investors to buy them as a group. McGovern thinks she has been waiting for the Staff to initiate a direction for it and so maybe that is not the correct way to do it. Councilperson Morgan stated this is something that has to happen during the next grant for a redevelopment plan for the District. We need to have that discussion. Commissioner McGovern thinks you can have that discussion before that process starts. I do not think you have to have an official consultant. I think the conversations can start. Murry stated you get all these out of state people purchasing these homes. McGovern said her point is the City purchased these properties so they should take control and establish the perimeters to get them back into positive use. Commissioner Gerdes said then you want them to set the guidelines? McGovern agree, you set the guidelines, you market this and there are incentives to put these homes back into good use. You package all that so it is real easy for someone to take advantage of it and there can be strings so when they are not compliant with the intentions, then you have the ability to take those properties back. McGovern is concerned that we have never thought about the end and how we are going to get there. We are not taking any further than the demolishing. Mr. Murry agrees that we need builders to look at these properties, like Commissioner Grass he would agree that this house on 418 E. Excelsior needs to be demolished. Commissioner McGovern stated that she completely agrees and trusts that this property is beyond repair.

All Commissioner McGovern had hoped from the last tabled demo was that a meeting would've been set up to have a conversation. Commissioner Hughes asked McGovern what is the end result. McGovern said you marketed the property, you have established what you want and people are interested to buy it and build something on those lots. She stated she would help identify people that would be interested in developing that approach. You do not have to put it in motion, you just need that conversation to start. We need a committee meeting

scheduled with City Manager, demo crew, and Council. This is not something to happen at our next HPC meeting. This needs to be a committee meeting and a discussion. This is where you will find out where the absolute limits are and why you can't do this. You find out it is not everyone's vision to have a house built on a lot. Commissioner McGovern again stated all she wants is the conversation to start. This is not something that will happen by the next meeting. This needs to be a committee meeting and a discussion.

Dennis Hartman stated there were several lots around town for sale and he wondered how many bids were received besides his and the neighbors. Councilperson Morgan has not seen the results of the bids. She did know Dave Haugland was looking at the uses that bidders submitted and deciding if it was in the best interest of the City.

There was a discussion on any lots that were in the historical districts on that list and what needed to be built. Commissioner McGovern stated again all of this could be discussed at the meeting she would like to see happen.

Councilperson Morgan said we need to talk with Mayor Ambrose Buckman and have a joint meeting with the public and start talking about what is happening in our historic neighborhoods.

Commissioner McGovern asked if we had a motion to lift the table. Chairman Bohnert asked Mr. Murry if he considered the existence of that property to be a danger to the citizens of Excelsior Springs. Mr. Murry stated yes. Chairman Bohnert said then if it does create a clear and present danger to the health and wellbeing to the citizens of Excelsior Springs then we've got a moral obligation as well as a legal obligation to address that issue. He thinks therein would be our exemption to moratorium.

Commissioner Hughes made a motion to un-table moratorium until a discussion happens. Commissioner McGovern seconded. Motion carried.

Commissioner Gerdes made a motion per staff recommendation for demolition due to health and safety issues that we approve demo of 418 E. Excelsior St. Commissioner Hughes seconded. Motion carried.

Item 7: C.O.A.: HPC-15-009, 407 E. Broadway Ave., Demo

Commissioner Gerdes stated she is waiting to hear what is wrong with this property. Having gone through it, she felt there was value and it was salvagable. Commissioner McGovern asked how it met the dangerous building ordinance. Building Official Larry Murry stated broken windows, numerous property maintenance violations, building has been altered several times, and it is open to the elements. McGovern asked if City used the checklist for Dangerous Buildings. Murry stated yes. McGovern asked the staff to please include the checklists with the COA for demolitions in the future. Commissioner Gerdes would like to see this building more aggressively marketed for a Bed & Breakfast. She does not think anyone knew this property was for sale and wondered how a person would know.

Larry Murry stated the City has only owned the property for a couple of months. The last owner bought it online sight unseen and it has sit there for two years and nothing had been done with it. Visitor Dennis Hartman stated no one has been interested in the properties. Visitor

Betty Bissell said this particular property has never been single family occupied and she believes that the City is trying to change it back to single family occupancies in these homes.

Commissioner Gerdes made a motion to table any action on 407 E. Broadway until we have a discussion and come up with a plan. Commissioner McGovern seconded. Motion carried.

Item 8: COMMENTS OF COMMISSIONERS

Visitor Dennis Hartman asked how many houses do you have to have to be considered in the Boarding House District. Councilperson Morgan stated she does not think there is an actual number you must have, but there are 80 houses in the Boarding House District contributing.

Item 9: ADJOURN

Commissioner McGovern motioned to adjourn the meeting. Commissioner Hughes seconded. The meeting was adjourned at 4:54 p.m.

The next meeting of the Commission is scheduled for 4:00 p.m., Wednesday, September 9, 2015, Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

Minutes prepared by Jaime Blackburn, Secretary to the Commission.

NO QUORUM, JUST A DISCUSSION

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

September 9, 2015, 4:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Craig Bohnert, Marilyn Gerdes, and Stephany Hughes.

OTHERS PRESENT: Larry Murry, Building Official, Sonya Morgan, Council Liaison, and Jaime Blackburn, Secretary to the Commission.

ABSENT: Pat Grass, Molly McGovern, Lance Lamb and Brandi Soria.

VISITORS: Eric Copeland, Dennis Hartman and T.R. Kennedy.

Chairman Bohnert called the meeting to order at 4:00 p.m. A quorum was not present.

Item 2: APPROVAL OF MINUTES: August 12, 2015

No Vote

Item 3: CONSIDERATION OF AGENDA

None.

Item 4: COMMENTS OF VISITORS

No comments.

Item 5: C.O.A.: HPC-15-009. 407 E. Broadway Ave., Demo

Item 6: Update: Boarding House District Preservation Plan

No discussion at this time.

Item 7: Update: Hall of Waters HVAC Project

T.R. Kennedy, Building Supervisor for the Hall of Waters, was at the meeting to update the Commission on the new HVAC system. He states the new system will use water instead of steam and will be running piping through an old ventilation shaft so we do not destroy the exterior of the building. T.R. went on to explain the areas where the equipment will be installed. We are still in the engineering stages and are in close contact with them. T.R. was there to answer any questions for the Commission. It costs \$35,000.00 to run the boiler we have at the present time. This is an energy efficient system and we applied for a loan through the State.

Items 8: Update: Bob Yapp, one-day Seminar

Chairman Bohnert will get the sponsorship letter ready this week. Sonya Morgan has set up a page for one-day seminar on the City's website for registration and sponsorships. All the Commissioners need to go online and signup for the seminar when you get a chance. The Commissioners job is to volunteer and help at the event. Sonya had a flyer for the event for the Commission to approve. Chairman Bohnert stated we need to add bullet points on Bob Yapp's topics, but other than that it looked great. Chairman Bohnert also asked if we have received Bob Yapp's contract and yes, we have. Sonya also mentioned that we have a grant we need to close out with the State before September 30th. Please sent all the time spent proofreading and/or meetings attended during the Boarding House District Guideline Phase 1.

Item 9: COMMENTS OF COMMISSIONERS

No comment.

Item 10: ADJOURN

There was not a quorum.

The next meeting of the Commission is scheduled for 4:00 p.m., Wednesday, October 14, 2015, Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

Minutes prepared by Jaime Blackburn, Secretary to the Commission.



Appendices

Instructor Daniel Pierce oversees the work of students from the Archaeology Department at the University of Missouri-Saint Louis. The students were part of a field school held in Excelsior Springs during the last week of May.

USE THIS FORM: 1) IF YOU HAVE NOT PREVIOUSLY COMPLETED A BASELINE FORM, 2) IF YOUR PRIOR BASELINE FORM NEEDS CORRECTIONS, OR 3) IF YOU DID NOT SUBMIT AN ANNUAL FORM FOR EACH OF THE YEARS SUBSEQUENT TO YOUR MOST RECENTLY SUBMITTED CUMULATIVE BASELINE QUESTIONNAIRE.

National Park Service
Heritage Preservation Assistance Programs
State, Tribal, and Local Plans and Grants Division

National Park Service Multi-Year Cumulative Baseline Questionnaire for CLGs

LOCAL GOVERNMENT NAME: Excelsior Springs STATE: Missouri
PERSON WHO CAN ANSWER QUESTIONS
ABOUT RESPONSES TO THIS FORM: Larry Murry TELEPHONE: 816-630-0756
BASELINE FEDERAL FISCAL YEAR: 2013 E-MAIL: lmurry@ci.excelsior-springs.mo.us

Please read **Guidance for Completing the National Park Service Cumulative Baseline Questionnaire for CLGs**. This guidance defines terms, explains what to count, answers frequently-asked questions, etc.; e.g., a) the definition of “cumulative” for each question below and b), the “Baseline Federal Fiscal Year” usually is the year before the most recently completed Federal Fiscal Year.

1. CLG Inventory Program

What is the net multi-year cumulative number (or your best estimate of the number) of historic properties in your CLG inventory as of September 30th of the Baseline Year? 328

2. Local Landmarks and/or Historic Districts (a.k.a., Local Register) Program

- a. During the Baseline Year, did your local government have the legal authority to create/amend local landmarks/local historic districts (or a similar list of designations created by local law)? Yes ☒ No ☐
- b. If the answer to question 2a is “No,” please leave question 2b’s blank empty and proceed to question 3a. If the answer is “Yes,” what is the net multi-year cumulative number (or your best estimate of the number) of historic properties (i.e., contributing properties) in local historic districts/landmarks as of September 30th of the Baseline Year? 259

3. Local Tax Incentives Program

- a. During the Baseline Year, did your local community have a tax incentives program/process under local law that could be used to benefit (directly or indirectly) historic properties? Yes ☐ No ☒
- b. If the answer to question 3a is “No,” please leave question 3b’s blank empty and proceed to question 4a. If the answer is “Yes,” what is the multi-year cumulative number (or your best estimate of the number) of historic properties that the local government assisted through those incentives as of September 30th of the Baseline Year? _____

(Continued on next page)

4. Local "Bricks and Mortar" Grants/Loans Program

- a. During the Baseline Year, did your community have a local government-funded grants/loans program that could be used for rehabilitating/restoring/preserving historic properties? Yes ☐ No ☒
- b. If the answer to question 4a is "No," please leave question 4b's blank empty and proceed to question 5a. If the answer is "Yes," what is the multi-year cumulative number (or your best estimate of the number) of historic properties assisted by these Grants/loans as of September 30th of the Baseline Year? _____

5. Local Design Review/Regulatory Compliance Program

- a. During the Baseline Year, did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission/staff review of 1) local government activities and/or 2) changes to or impacts on properties within a local historic district)? Yes ☒ No ☐
- b. If the answer to question 5a is "No," please leave question 5b's blank empty and proceed to question 6a. If the answer is "Yes," what is the multi-year cumulative number (or your best estimate of the number) of historic properties that your local government has reviewed under that process as of September 30th of the Baseline Year? 93

6. Local Property Acquisition Program

- a. During the Baseline Year, aside from eminent domain, did your local government have a program that could be used to acquire (and/or help others to acquire) historic properties in whole or in part through purchase, donation, or other means? Yes ☐ No ☒
- b. If the answer to question 6a is "No," please leave question 6b's blank empty. You have finished the questionnaire. If the answer is "Yes," what is the multi-year cumulative number (or your best estimate of the number) of historic properties that your local government acquired and/or helped other to acquire as of September 30th of the Baseline Year? _____

Notes/Comments:

Last report incorrectly reported 173 inventoried properties, which were already inventoried and included non-contributing. The new inventory includes 40 historic well sites and golf course. It does not include this historic parks and parkway system.

Thank you for filling out this form. For maximum benefit, please send it, no later than July 10, 2015, to:

State, Tribal, and Local Plans & Grants Division Attention: John Renaud
Preservation Assistance Programs
National Park Service
1201 Eye Street NW (Organization Code 2256)
Washington, DC 20005.

Alternatively, feel free to send the report to John Renaud by fax at 202-371-1794 or at John_Renaud@nps.gov by e-mail. If you want an electronic (Word) or other available version of this format and accompanying guidance, please contact John by e-mail. There is also an on-line data entry option that is available for State CLG Program Coordinators and a Google forms option that is available to you. If you have any questions, please contact John by telephone at 202-354-2066, by fax, or by e-mail. Because of its long-term uses, it will never be too late to provide this report's information. For information collection burden language, see the guidance for completing the questionnaire.

National Park Service
Heritage Preservation Assistance Programs
State, Tribal, and Local Plans & Grants Division

National Park Service Annual Products Report for CLGs

LOCAL GOVERNMENT NAME: Excelsior Springs STATE: Missouri

PERSON WHO CAN ANSWER QUESTIONS

ABOUT RESPONSES TO THIS FORM: Larry Murry TELEPHONE: 816-630-0756

FEDERAL

E-MAIL: lmurry@ci.excelsior-springs.mo.us

FISCAL YEAR: 2014 (October 1, 2013, – September 30, 2014)

Please read “Guidance for Completing the National Park Service Annual Products Report for CLGs”. This guidance defines terms, explains what to count, answers frequently-asked questions, etc.; e.g., what is the difference between “CLG Inventory” and “Local Register”?

1. CLG Inventory Program

During the reporting period, how many historic properties did your local government add to your CLG inventory? 23

2. Local Landmarks and/or Historic Districts (a.k.a., Local Register) Program

a. During the reporting period, did your local government have the legal authority to create/amend local landmarks/local historic districts (or a similar list of designations created by local law)? Yes ☒ No ☐

b. If the answer to question 2a is “No,” please leave question 2b’s blank empty and proceed to question 3a. If the answer is “Yes,” during the reporting period, how many historic properties (i.e., contributing properties) in local historic districts/landmarks did your local government add to your local register (or similar list created by local law)? 23

3. Local Tax Incentives Program

a. During the reporting period, did your community have a tax incentives program/process under local law that could be used to benefit (directly or indirectly) historic properties? Yes ☐ No ☒

b. If the answer to question 3a is “No,” please leave question 3b’s blank empty and proceed to question 4a. If the answer is “Yes,” during the reporting period, how many historic properties did your local government assist through the local tax incentives program? _____

(Continued on next page)

4. Local "Bricks and Mortar" Grants/Loans Program

- a. During the reporting period, did your community have a local government-funded grants/loans program that could be used for rehabilitating/restoring/preserving historic properties? Yes ☐ No ☒
- b. If the answer to question 4a is "No," please leave question 4b's blank empty and proceed to question 5a. If the answer is "Yes," during the reporting period, how many historic properties did your local government assist through your local government's program? _____

5. Local Design Review/Regulatory Compliance Program

- a. During the reporting period, did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission/staff review of 1) local government activities and/or 2) changes to, or impacts on, properties within a historic district)? Yes ☒ No ☐
- b. If the answer to question 5a is "No," please leave question 5b's blank empty and proceed to question 6a. If the answer is "Yes," during the reporting period, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s)? 26 _____

6. Local Property Acquisition Program

- a. During the reporting period, aside from eminent domain, did your local government have a program that could be used to acquire (and/or help others to acquire) historic properties in whole or in part through purchase, donation, or other means? Yes ☒ No ☐
- b. If the answer to question 6a is "No," please leave question 6b's blank empty. You have finished the Annual Report. If the answer is "Yes," during the reporting period, how many historic properties did your local government acquire (and/or help others to acquire) in whole or in part through purchase, donation, or other means? 4 _____

Notes/Comments:

The city purchased three properties; another was donated. One of the properties has been demolished, as it was a dangerous building.

Thank you for filling out this form. For maximum benefit, please send it, no later than July 10, 2015, to:

State, Tribal, and Local Plans & Grants Division Attention: John Renaud
Preservation Assistance Programs
National Park Service
1201 Eye Street NW (Organization Code 2256),
Washington, DC 20005

Alternatively, feel free to send the report to John Renaud by fax at 202-371-1794 or at John.Renaud@nps.gov by e-mail. If you want an electronic (Word) or other available version of this format and accompanying guidance, please contact John by e-mail. There is also an on-line data entry option that is available for State CLG Program Coordinators and a Google forms option that is available to you. If you have any questions, please contact John by telephone at 202-354-2066, by fax, or by e-mail.

Because of its long-term uses, it will never be too late to provide this report's information. For information collection burden language, see the guidance for completing the report.

Resolution

WHEREAS, the history of Excelsior Springs is intimately linked to its mineral water springs and the industry which flourished around those springs; and

WHEREAS, many of the historic structures related to the mineral water industry have been lost to neglect, natural or accidental disaster, or intentional destruction; and

WHEREAS, the recently-discovered ticket office structure for the mineral spring known as the Superior Well is the only remaining structure of its kind from the golden era of the mineral water industry in Excelsior Springs; and

WHEREAS, the pairing of the Superior Well ticket office and the adjoining well provide the only complete well and sales complex still in existence within the Excelsior Springs city limits; and

WHEREAS, because this complex is the only one of its kind not lost to destruction, it holds a unique place in the city's historic fabric, one that cannot be recovered if it should be lost;

THEREFORE, be it resolved that the Excelsior Springs Historic Preservation Commission, acting on its mission to preserve the community's historic past through its buildings and architecture, hereby endorses efforts to restore and preserve the structure known as the Superior Well Ticket Office, and through this resolution the Historic Preservation Commission voices its support of the project to the Excelsior Springs City Council and urges it also to endorse and commit its time, energy, and resources to this effort.

This resolution is approved by the Historic Preservation Commission on this, the 10th Day of June, 2015, and entered into the minutes of the Commission.

Respectfully submitted,

Craig Bohnert
Chairman
Excelsior Springs Historic Preservation Commission



September 9, 2015

Katie Graebe, Administrator
Missouri Preservation
320 First Street
Boonville, MO 65233

Phone: (816) 630-0752
Fax: (816) 630-4424
www.cityofesmo.com

Dear Ms. Graebe,

The City of Excelsior Springs was host to the Missouri Preservation Conference in 2014. We were happy to be chosen for this event. It provided an opportunity to showcase our new heritage tourism efforts.

We began by pulling together our own local conference committee. This committee included members of the city staff, representatives from the historic preservation commission, Chamber of Commerce, museum, Elms Hotel staff, a local tour guide, and members of the Downtown Excelsior Partnership (a downtown revitalization organization).

In addition, we drew on the strengths of our regional tourism professionals and invited representatives from the Jesse James Farm Home and Museum and Watkins Mill State Park and Historic Site. Our networking efforts gave us a strong base for planning conference details, meeting deadlines, and visualizing future activities for continued benefit to the greater Excelsior Springs area.

The conference provided a boost to the local economy and renewed a preservation ethic that is vital to restoring our historic downtown. The Legacy Awards presented to residents was warmly appreciated and supported by the community. The Historic Preservation Commission will continue this Legacy Award presentation in October 2015.

The Chamber has invested in a trolley bus to provide historic tours during festivals and for private hire, seeing the need for this type of transportation service. Tours of extended areas of the Hall of Waters are again available to the public by appointment, due in part to the success of the reception and tours held during the conference. Our conference committee has continued to be involved in new ideas for promoting Excelsior Springs tourism by partnering with the Chamber. The Historic Preservation Commission will host its first one-day Historic Preservation Workshop this fall, so that we can continue preservation education in our community.

Thank you to the Missouri Preservation staff, conference committee, and the State Historic Preservation Office for making this possible. We hope to be considered again for hosting this prestigious event.

Sincerely,

Sonya Morgan, Councilwoman
City of Excelsior Springs

PRESERVATION CONFERENCE DRAWS MORE THAN 200

BY ERIC COPELAND
Managing Editor

The Missouri Preservation Conference at The Elms Hotel and Spa this week is believed to have broken records with regard to attendance.

City Councilwoman Sonya Morgan, who serves as the council liaison for the Excelsior Springs Historic Preservation Commission, said her understanding was that, in all, about 240 people attended at least some part of the three-day conference. She said she had heard the previous record

See CONFERENCE, p. 4

RIGHT: Dozens of preservationists from throughout the state took tours of various downtown landmarks, including the Oaks Apartments, on Tuesday.

BELOW: The Excelsior Springs Museum & Archives were among half a dozen Preservation Legacy Award winners honored during a luncheon on Wednesday. From left: Darryl Coutts, Kathy Duncan, Mary Pierson, Earl Humphreys, John Means, Ron Wetzel and Missouri Preservation Board Member Bradley Wolf. In the left background is Missouri Preservation Executive Director Bill Hart. More photos appear on page 13. (Photos by Eric Copeland)



City reverses open-carry prohibition

BY ERIC COPELAND
Managing Editor

A little over two years ago, the Excelsior Springs City Council voted to ban the open carry of firearms inside the city limits.

On Monday night, they backtracked by amending that ordinance to comply with state law.

Police Chief John McGovern said the change was needed because the state legislature this year took action to legalize the open carry of firearms under certain conditions. While Gov. Jay Nixon vetoed the legislation, the Missouri House and Missouri Senate both overrode his veto by a more than two-thirds majority.

It has long been against the law to discharge a firearm in Excelsior Springs, but the open carry of a firearm—that is, in plain sight in the presence of the public—was prohibited in September 2012.

The amended law approved on Monday night allows a person to openly carry a firearm as long as they have a valid concealed-carry permit or endorsement from Missouri or another state whose authority is recognized by state law. The law also requires any person openly carrying a firearm to display his or her concealed-carry permit upon the request of a law enforcement officer.

At the request of Mayor Ambrose Buckman, Representative T.J. Berry—who was at Monday night's meeting for an unrelated reason—confirmed that he was among the lawmakers who

See COUNCIL, p. 3

Mother of Orrick fire victims faces drug charges

BY DAVID KNOPF
The Richmond News

Circuit Court Judge David Miller declined last Wednesday, Oct. 1, to reduce bond for Tamara Dawn Willis, a woman charged with methamphetamine possession now awaiting a hearing on an alleged bond violation.

Willis was returned to custody at Rav County

Conference honors local preservationists at luncheon

Continued from page 1

was about 230.

The conference featured numerous speakers and sessions at the hotel, plus tours of downtown, including a photo scavenger hunt, and a trip to Watkins Mill State Historic Site and the Jesse James Farm.

A highlight of the week was the Preservation Legacy Awards Luncheon on Wednesday. Local honorees included the Excelsior Springs Museum, for its efforts to keep and share local history; Excelsior

Springs Community Theatre, for turning a former church into a theater; The Elms, for their recent \$18 million renovation; Betty Bissell, for her restoration of the former Hiawatha Hotel into her own residence; Kevin and Sonya Morgan, for their efforts to record and preserve local history; and Brent McElwee, for successfully rehabilitating two downtown businesses.



Award winners Sonya and Kevin Morgan (third and fourth from left) were joined for a photo by their daughter, Courtney Cole (right) and their son and his fiancée, Joe Morgan and Darci Houk. (All photos by Eric Copeland)



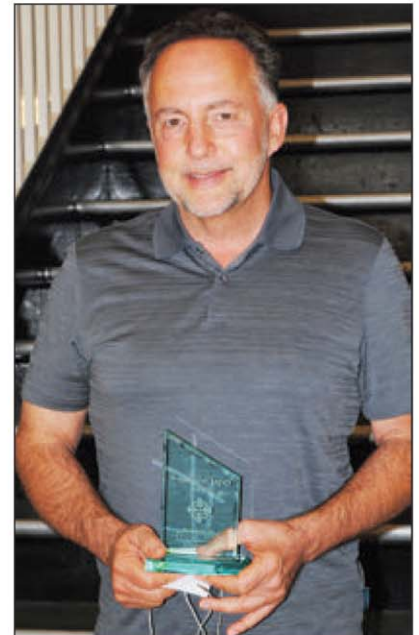
Eric Busick accepted the award for The Elms Hotel and Spa.



Award winner Betty Bissell.



Excelsior Springs Community Theatre received an award for renovations at the Slightly Off Broadway Theatre. From left: Tanya Duncan, Larry Tesar, Sarah Oldham, Donna Frazier, Greg Martin, Jeri Bowen, Colonsay Selby and Kathleen Brintzinghoffer.



Award winner Brent McElwee.



God Bless America

ESStandard.com

Tuesday, October 27, 2015

75 cents

Local black history landmark faces hardships in the present

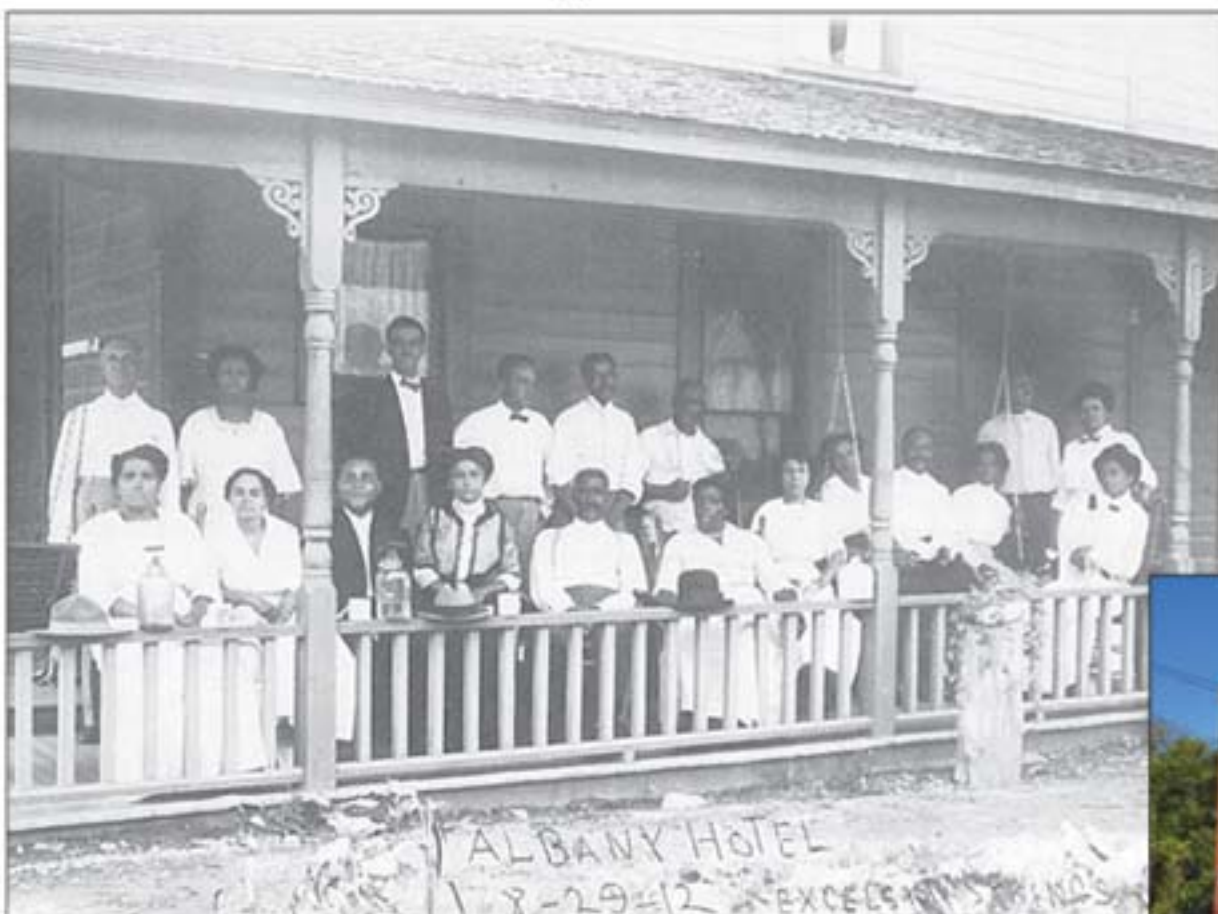
BY JAE JUAREZ
& MIKAYLA GATLIN
Staff Writers

long-term renters, during the booming days of Excelsior's mineral water rush.

Very little remains of a rich piece of Excelsior Springs' history and what was once the only hotel for black guests in Excelsior Springs. The Albany Hotel, located at 408 South Street, once consisted of a two-story frame structure and a two-story brick structure; however, now all that remains is the two-story brick building. Between the two original structures, a total of 25 rooms were available for rent. The majority of the hotel's residents worked in the hotel and clinics, or were

When The Albany was first constructed, the property was owned by Mr. and Mrs. Stanford King, who conducted a household cleaning business on the first floor and used the upper levels as boarding rooms for blacks traveling to Excelsior to work. The Albany Hotel's rooms were once described as "neatly and comfortably furnished." Guests were invited to use the parlor area, piano, veranda, and large lot full of

See ALBANY, p. 12



A Standard file photo dating back to January 8, 1912 shows many of The Albany's guests who occupied the 25 rooms available to rent during the hotel's heyday. The Albany is best known as the first and only "blacks only" hotel during Excelsior's booming days. The photo at right shows The Albany hotel as it stands today. Located at 418 South St., the building is only half of what it once was when the original structure was ruined after a flood in downtown Excelsior Springs. (Photo by Jae Juarez)



THE EXCELSIOR SPRINGS STANDARD



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Friday, January 23, 2015

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City leaders and historic preservationists toured the house that encloses the historic office for the Superior Mineral Water Well site on Tuesday morning, and now will ponder how—or even whether—to try to save the office as the well site next door is rehabilitated. (Photo by Eric Copeland)

Stakeholders visit Superior Well and office site

BY ERIC COPELAND
Managing Editor

More than a dozen and a half people turned out on Tuesday morning, Jan. 20, for an up close and personal look at a project that's been in limbo since at least 2013—and in some ways since 2009.

The Superior Well, the last remaining "old" well structures in Excelsior Springs' mineral water heritage, has been deteriorating for years. Though there are some aspects of the site that aren't original (for example, some of the stones in the tower portion of the site

were poorly repaired quite some time ago), much of the historic fabric still remains.

The historic nature of the site was enhanced when it was determined that the house just to the east of the well site had contained within it, largely intact, the office that once ac-

companied the well.

But that discovery, while it thrilled local historic preservation advocates, also complicated matters.

Five-plus years ago, local builder Pat Grass was ap-

See PRESERVING, p. 3

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CITY WORKERS RAISING THE ROOF AT SUPERIOR WELL

It's been a long time coming—the project was first discussed in 2009—but in the past few weeks, city workers have finally tackled the roof at the Superior Well site, the last remaining "old" mineral water well structure remaining in town. The future of the well site's office, which is contained inside a house just to the east of the well site, is still uncertain; the Downtown Excelsior Partnership's wells committee is exploring some options for a use of the building if it's preserved, and ideas are still being tossed around as to how to pay the significant cost of preserving and rehabilitating the office building. (Photo by Eric Copeland)

See WASTEWATER, p. 3

A love story **one hundred years** in the making

Inn on Crescent Lake celebrates centennial

BY JAE JUAREZ
Staff Writer

When you first meet Beverly and Craig Bohnert, you immediately pick up on their devotion to each other and their desire to better the community in which they live. As innkeepers the Bohnerts are celebrating the 100-year anniversary of their bed and breakfast, the Inn on Crescent Lake. As a couple they are honoring their commitment to manage the bed and breakfast as a romantic getaway for couples looking to fall in love all over again.

The inn, built by lumber baron Douglas Stinson in 1915, is located in the center of 22 acres of beautiful land on the southwest side of Excelsior Springs. The Bohnerts explained that the bed and breakfast began as a private

residence named Crescent Lake Manor prior to receiving its current name in 1997.

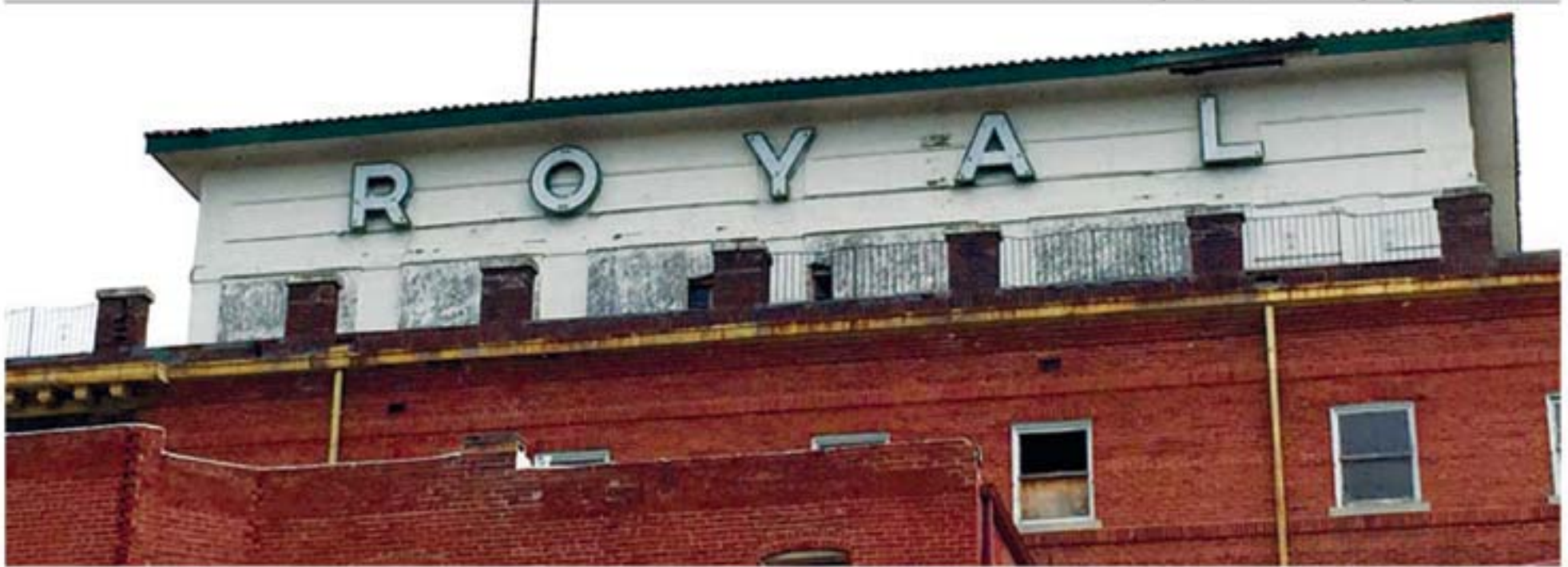
"Dr. Aretus McCleary, whose family lived here more than 60 years, was known for his hospitality," said Beverly. From research performed by the Bohnerts, the couple learned that Dr. McCleary was a caring man who would host Easter egg hunts, ice skating events and would even stage tea parties on the front lawn of the inn for the nearly 200 patients who were transported from his clinic in downtown Excelsior Springs.

"Dr. McCleary provided a place for people to rejuvenate, a place where everyone felt welcome, which is what we continue to provide for our guests," Beverly said. "It took my breath away the first time

See INN, p. 20



Beverly and Craig Bohnert are as devoted to celebrating the 100 year milestone at their bed and breakfast, the Inn on Crescent Lake, as they are to sharing their love for Excelsior Springs with a commitment to their guests. (Photo by Skyla Sullivan)



ROYAL HOTEL DESERVING OF REMODEL

Cont'd from previous page

the true diamond in the rough. This level boasted a 4,000-square-foot ballroom, which was once home to the roof garden, and opens on all sides to a wrap-around deck that overlooks the streets below. Try as we might, we couldn't pry open a door to take advantage of what could have been an outstanding view. The chains and light bulbs from old chandeliers still hung down from the ceiling, some wrapped in brown paper as if to protect them from any

What is your best memory from the Royal Hotel?

The Royal Grille, of course. Great food.

*-Diane C.,
Facebook*

lets from the many rooms above. A hallway stretched back into the length of the hotel, which none of us were brave enough to explore. To the right, a hallway curved around the corner, and a cut-out in the wall allowed us

tain, there is still much to be hopeful for in regards to its restoration. The Royal Hotel's current owner has recently been in negotiations with a prospective investor, and there is an ongoing process to hopefully secure historic tax credits to assist with a restoration. And while it may look as though a complete renovation is out of the question, it was not that long ago that the Oaks Hotel, a building that had been in even worse shape than the Royal is currently, was renovated into senior



Above: From the viewpoint of Thompson Ave. looking upward and to the east, The Royal Hotel signage is still visible but could use a facelift, much like the rest of the historic hotel. (Photo by Jae Juarez) Left: In what was once used as the ballroom of The Royal Hotel, records from the past were discovered and gave the feeling that the old hotel could again be a place for guests to kick up their heels and enjoy making new memories. (Photo by Mikayla Gatlin)



Fall began
September 22!
Happy autumn!

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Wyman: The Past, The Present... The Future?



BY JAE JUAREZ
& MIKAYLA GATLIN
Staff Writers

For over a century now, Wyman School has stood as a guardian over downtown Excelsior Springs, keeping a silent watch over the city, which was founded by its namesake. Located at 100 Dunbar Avenue atop a hill to the west of downtown, the once state of the art school has been allowed to sit vacant for over a decade, passing from owner to owner, and suffering through years of vandalism and neglect.

Originally a sparsely settled valley, the settlement of Viginti was founded by Reverend J.V.B. Flack and A.W. Wyman after a farmer applied the local mineral water to a skin disease and discovered what they believed to be healing properties in the water. The mineral waters soon grew

famous and began drawing large numbers of settlers to the area, and in February of 1881 Viginti was incorporated as the village of Excelsior Springs. Over the next several decades, a booming tourism industry sprang up around the healing mineral waters, and soon thousands were flocking to Excelsior Springs. In a single year during the 1920s, roughly 375,000 train tickets to the town were sold by the Chicago, Milwaukee, and St. Paul railroads and even the Great Depression had little effect on Excelsior.

With the population increase, public education became a growing need. In 1880, a class of around 40 students was taught out of the home of a teacher, and the following year they moved to a commercial building in the downtown area. In 1884, the school

See WYMAN, p. 9

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University students excavate at former Regent Spring site

Kevin Morgan, Local Field School Coordinator



Students from the Archaeology Department at the University of Missouri-Saint Louis were in Excelsior Springs during the last week of May and first week of June for a field school that focused on the former mineral water spring site of Regent Spring. Regent, an iron water, was one of the most prominent spring and pavilion sites in the city and one of the ten waters piped into the Hall of Waters in 1938.

Students were able to unearth remnants of the original stairs that led down to the pavilion, although much of the field school was interrupted by the heavy flooding this past season.

One of the students shared thoughts of her experience:

I think when a group of people are able to directly connect to their past through tangible evidence, they are able to better connect to each other and create a more united future together.

I thoroughly enjoyed integrating myself into the history of the entire town and learning about the local legends. I also enjoyed the fact that our instructor, Daniel (Pierce), asked for opinions about the site itself, regarding theories and hypotheses of what happened to the site's architecture. It was refreshing to see a professor collaborate with students about the research questions of the site.

The city, itself, is immensely full of fascinating history and the people of the area were so incredibly welcoming to a group of strangers. I feel lucky that so many people were happy to have us there.

The most memorable thing about the trip was seeing the staircase emerge right out of the earth. It was easy to imagine past people walking those steps years ago.

-- Amber Smith, Archaeology Lab Assistant