



Certified Local Government Program
ANNUAL REPORT



Historic Preservation Commission Activities
October 1, 2015 - September 30, 2016

Prepared by the City of Excelsior Springs Historic Preservation Commission
201 E. Broadway, Excelsior Springs, MO 64024
For submission to Missouri Dept. of Natural Resources
State Historic Preservation Office, P.O. Box 176, Jefferson City, MO 65102

CONTENTS

- ♦ **Commission Membership**
- ♦ **Meetings Held/
Attendance**
- ♦ **Subcommittees and
Study Groups**
- ♦ **Commission Activities**
- ♦ **Comprehensive Historic
Preservation Plan**
- ♦ **Historic Properties
Inventory Status**
- ♦ **Meeting Minutes**
- ♦ **Appendices**

Introduction by City Manager
Molly McGovern.

Cover photo by Kevin Morgan,
Mermaid relaxing at the Elms
Hotel & Spa swimming pool
during the 2016 Waterfest
celebration.

In the beginning, Excelsior Springs had a clear-cut place in the world. Before the 20th century advances in medical care, epidemics ran rampant. People sought relief from the ravages of disease and old age. The mineral-rich waters of the area could help those suffering from poor nutrition and limited health care. The lovely area was also a refuge from stress and everyday woes. Visitors felt pampered and rejuvenated, and quickly spread the word about the “cure.” The area prospered.

Once the news of the curative powers of the area’s spring waters spread throughout the region, upcoming businesses soon developed ways to capitalize on the increased tourist trade. Independently owned spring pavilions tapped into the seemingly unlimited resource, and street corners and front yards featured drinking pavilions, wells and bottled water.

Excelsior Springs’ development in the late 19th and early 20th centuries was a bit different than that of most small communities in the region. From its inception, the city drew a huge number of visitors, and tourism was key to its growth. Thousands of color postcards extolling the city attractions were mailed to the folks back home, and the worldly flair that would appeal to people from all over the nation. Small buildings were well-designed substantial structures costing thousands of dollars. Others were rapidly and cheaply constructed to take advantage of the tourism boom. A few years later, the downtown evolved as in many small towns in America — with builders incorporating a mix of ornamental details from a variety of styles. The result was an eclectic cityscape buzzing with energy.

Today, many of the early buildings are a memory. Others outlived their usefulness in a modernized world and were converted for other uses or simply demolished.

Beautiful parks and drives were an integral part of Excelsior Springs’ early growth. But in addition to enjoying lovely green spaces, townspeople and visitors wanted to have fun!

In the spirit of fun, Excelsior Springs is finding its way back into the hearts of day-trippers and those looking for remnants of the past. Among the favorite reasons to visit is a stay at the Elms Resort and Spa, featured on the cover, a destination wedding, the wine trolley tours, good food and game of golf or just shopping for treasures. The wedding business, as it turns out, demands more rooms for guests to stay in and represents a growing interest in bed and breakfast inns. The Historic Boarding House District, which we will be seeking National District Nomination in the coming year will offer a ready supply of structures of various sizes and started as housing for our visitors and just might fill the need again.

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

Historic Preservation Commission Membership

<u>Member</u>	<u>Position</u>	<u>Appointed</u>	<u>Term Expires</u>
Betty Bissell	Member	10/19/15	09/30/19
Craig Bohnert	Chairman	11/19/12	09/30/18
Marilyn Gerdes	Member	08/05/13	09/30/17
Patrick Grass	Member	09/30/10	09/30/19
Dennis Hartman	Member	05/16/16	09/30/17*
Stephany Hughes	Member	01/22/13	Resigned in April
Molly McGovern	Vice Chairwoman	10/15/12	09/30/18
Brandee Soria	Member	10/06/14	09/30/16

* Replaced Stephany Hughes

Scheduled Meetings Held and Attendance

October 14, 2015

Present: Craig Bohnert, Molly McGovern, Marilyn Gerdes, Brandee Soria

Absent: Pat Grass, Stephany Hughes

November 2015

No meeting was held.

December 9, 2015

Present: Craig Bohnert, Pat Grass, Betty Bissell, Marilyn Gerdes, Brandee Soria

Absent: Molly McGovern, Stephany Hughes

January 13, 2016

Present: Molly McGovern, Stephany Hughes, Betty Bissell, Marilyn Gerdes

Absent: Craig Bohnert, Pat Grass, Brandee Soria

February 10, 2016

Present: Pat Grass, Molly McGovern, Craig Bohnert, Betty Bissell, Marilyn Gerdes

Absent: Stephany Hughes, Brandee Soria

March 9, 2016

Present: Craig Bohnert, Betty Bissell, Marilyn Gerdes, Stephany Hughes, Brandee Soria

Absent: Pat Grass, Molly McGovern

April 13, 2016

Present: Craig Bohnert, Betty Bissell, Marilyn Gerdes, Stephany Hughes, Molly McGovern

Absent: Pat Grass, Brandee Soria

May 11, 2016

Present: Craig Bohnert, Betty Bissell, Marilyn Gerdes, Brandee Soria, Molly McGovern

Absent: Pat Grass

Scheduled Meetings Held and Attendance *continued*

June 8, 2016

Present: Molly McGovern, Craig Bohnert, Betty Bissell, Marilyn Gerdes, Dennis Hartman

Absent: Brandee Soria, Pat Grass

July 13, 2016

Present: Molly McGovern, Craig Bohnert, Betty Bissell, Marilyn Gerdes, Dennis Hartman

Absent: Brandee Soria, Pat Grass

August 10, 2016

Present: Pat Grass, Molly McGovern, Betty Bissell, Marilyn Gerdes, Brandee Soria, Dennis Hartman

Absent: Craig Bohnert

September 14, 2016

Present: Pat Grass, Betty Bissell, Marilyn Gerdes, Dennis Hartman

Absent: Craig Bohnert, Molly McGovern, Brandee Soria

Subcommittees and Study Groups

Boarding House Revitalization Subcommittee (Marketing)

A committee was formed to discuss a plan for marketing city-owned and other properties within the Boarding House Historic District. Serving on the committee are Molly McGovern, Marilyn Gerdes, Sonya Morgan, council liaison, and Jaime Blackburn, city staff. The first meeting was held November 5, 2015. Ongoing discussion will include zoning requirements, parking, house plans, setbacks, and incentives for property renovation vs demolition.

Historic Preservation Workshop

The ESHPC hosted a Historic Preservation Workshop on Monday, November 2, 2015 featuring speaker Bob Yapp, Preservation Resources, Inc. The workshop was held at the historic Excelsior Springs Golf Course from 9 a.m. to 3 p.m. Three presentations were: Preservation Doesn't Cost -- It Pays!; Creating a Preservation Ethic in your Community; and Neighborhood Revitalization Strategies. The workshop was funded in part by a grant from the Missouri Dept. of Natural Resources, State Historic Preservation Office and the National Park Service, U.S. Dept. of Interior. Local Preservation Awards were presented at the same event.

Commission Activities

Landmark Designations

None

District Designations

None

National Register Nominations Reviewed

None

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

Cases Reviewed and Decisions

<u>Date</u>	<u>Property Address</u>	<u>Recommendations/Decisions</u>
January 13, 2016	235 E. Broadway	A COA for various repairs to front and back of property. Approved were request to fix step to main entrance for handicap access; remove cinderblock in windows on rear of building and replace with brick; installation of security cameras on rear of building; and replace plywood on rear ground level doorway with a steel security door. Tabled were repainting of facade building trim and door as paint colors were not decided on, and lettering on front window as design was not complete.
February 10, 2016	115 E. Broadway	A COA was approved for a new store sign.
March 9, 2016	217 E. Broadway	A COA was approved for a new store sign.
April 13, 2016	104 Temple	A COA was approved for property owner to install a fence to provide a secure area for their Great Dane. The fence will be in the rear yard and have the appearance of gray stacked stone.
July 13, 2016	235/233 Broadway	A COA was approved for trim paint color and window sign lettering.
	515 Benton Ave.	A COA was approved for new paint colors for house and trim, repairs with like materials to the porch, door replacement in Craftsman style (original is missing/unknown), and a boarded up window will be replaced.
	512 Isley Blvd.	A COA to install a new carport over an existing concrete pad in rear of house was approved. It is not visible from a major street and accessible from an alley.
August 10, 2016	Broadway & Marietta	A COA was approved for a mural at the new Carolyn Schutte Pocket Park. The building side that it will be painted on is the Bross-Spidle Funeral Monument building.
September 14, 2016	517 Benton Ave.	A COA was approved for repairs and renovation to a house including exterior paint colors, replacing damaged siding and trim with like materials, and replacing damaged and rotted windows in original size. Original window

Cases Reviewed and Decisions (cont.)

<u>Date</u>	<u>Property Address</u>	<u>Recommendations/Decisions</u>
September 14, 2016	517 Benton Ave. (cont.)	stops and casings will be kept. A new roof of asphalt shingles in weathered wood color was also approved.

Training and Conferences

October 21-23, 2015	2015 Missouri Preservation Conference in Cape Girardeau, Mo., was attended by Commissioner Marilyn Gerdes and her husband, Bob, and City Councilwoman Sonya Morgan.	
January 25, 2016	City Councilwoman Sonya Morgan, City Planner Shannon McGuire, and Community Development Administrative Assistant Jaime Blackburn traveled to Jefferson City to hear a presentation by Royce Yeater of the Jeffris Foundation. The presentation was hosted by the State Historic Preservation Office.	
February 27, 2016	Commissioner Marilyn Gerdes attended the Historic Preservation Conference in Washington, Mo.	
May 13, 2016	CLG Forum in Jefferson City, Mo., was attended by Commissioners Molly McGovern, Betty Bissell and Marilyn Gerdes, Shannon McGuire, Planning & Zoning, Sonya Morgan, City Council, and Bob Gerdes. Sonya Morgan presented a slide presentation of creating the Boarding House Historic District Preservation Plan.	
August 5, 2016	Commissioner Marilyn Gerdes and her husband, Bob, attended the Places in Peril event hosted by Missouri Preservation. The Superior Well Ticket office in Excelsior Springs continues to be on the "Watch List".	

Public Education and Outreach

November 21, 2015	The first neighborhood meeting for the Boarding House Historic District was held as a workshop to assess needs and develop a vision for a preservation plan.	
February 10, 2016	The second neighborhood meeting was held for the Boarding House Historic District Preservation Plan with those attending participating in a review and discussion of the plan.	
March 4, 2016	Commissioner Molly McGovern and Council Liaison Sonya Morgan attended a regional meeting in Richmond, Mo., hosted by the Missouri Main Street organization. Morgan spoke on what is being done in Excelsior Springs through Downtown Excelsior Partnership.	
March 24, 2016	A third public meeting was held to review the final draft of the Boarding House Historic District Preservation Plan.	

Public Education and Outreach (cont.)

April 1, 2016	The finished Boarding House Historic District Preservation Plan was made available on the commission website, eshpc.org . The plan was prepared for the City of Excelsior Springs by STRATA and VIREO and funded in part by a grant from the Missouri Dept. of Natural Resources, State Historic Preservation Office and National Park Service.
September 10, 2016	Commission members helped in the planning of Diamonds in the Rough, a historic properties tour that included homes in need of renovation, some in the process of renovation and finished projects. The event was a fundraiser of Friends of the Wells to help support renovation of the Superior Well Ticket Office.

Comprehensive Historic Preservation Plan

The Boarding House Historic District Preservation Plan was completed in April 1, 2016, funded in part by a grant from the Missouri Department of Natural Resources, State Historic Preservation Office and the National Park Service, U.S. Department of the Interior. This Preservation Plan is the Boarding House Historic District neighborhood's recommendation to the City for implementation. It was developed through several planning workshops with the facilitation of Vireo and Strata Preservationists.

While these strategies reflect the understanding of the first steps to implement the plan, the City Staff will evaluate these recommendations, present priorities and objectives to the City Council, and make funding recommendations to City Council on how to meet the needs for achieving these priorities and objectives.

The Boarding House Historic District Preservation Plan is available online at <http://www.eshpc.org>.

Historic Properties Inventory Status

No new properties surveyed.

In August 2016, the City of Excelsior Springs began work on milestones for a CLG grant to provide a consultant to conduct a reconnaissance level architectural survey of the Isley Boulevard District. This area is roughly bounded by Isley Boulevard to the north, Calhoun Street to the east, Temple Avenue to the west, and Park Avenue/Roosevelt Avenue to the south. The survey area is approximately 16 acres and contains approximately 75 residential properties from the late nineteenth to early twentieth century. The selected area was identified in the 1991 Survey Plan for Excelsior Springs authored by Three Gables Preservation as a recommended area of survey. Rhonda Chalfant has been retained to provide the professional assistance for the project.

Also, Angie Gaebler of Strata has been working with the city to advise on repairs needed for a historic mausoleum located in the city-managed Crown Hill Cemetery. The building has not been surveyed, however, it may be potentially eligible for National Register status if more information can be determined.



Excelsior Springs is becoming a destination for weddings, providing beautiful historic churches, Elms Hotel, and fun activities designed for those special memories. Photo by Kevin Morgan

MINUTES

October 2015 - September 2016

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

October 14, 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, and Brandee Soria.

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

ABSENT: Pat Grass and Stephany Hughes.

VISITORS: Jennifer Sandy from National Trust in Chicago, Betty Bissell, Courtney Cole, Kevin Morgan, Janet Blauvelt, Dennis Hartman, Cory Wimberly, Bob Nance, Stacy Macy and Eric Copeland, The Standard Newspaper.

Chairman Bohnert called the meeting to order at 4:04 p.m. A quorum was present.

Item 2: APPROVAL OF MINUTES- August 12, 2015:

Commissioner Gerdes made a motion to approve the minutes from August 12, 2015. Commissioner McGovern seconded. Motion carried.

Item 3: CONSIDERATION OF AGENDA:

None.

Item 4: COMMENTS OF VISITORS

Sonya Morgan introduced Jennifer Sandy from the National Trust for Historic Preservation. She gave a recap on her day here at the Hall of Waters and the Downtown area. She discussed that the National Trust is a non-profit organization and their focus is on saving America's historical properties.

Larry Murry, Building Official introduced Shannon McGuire our new Planning and Zoning Administrator and Administrator to the Historic Preservation Committee.

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

This property has been added on the agenda again this month for demolition. Commissioner McGovern asked for a Demo Checklist and Larry Murry said he did not have that with him today. Commissioner McGovern wanted to know what the overriding reason for demolition. Mr. Murry stated the City is asking for this property to be demoed. Commissioner McGovern wondered why the home could not be moth balled for another day. Mr. Murry stated if that is what the Commission decides to do that then he can let the Council know. McGovern said the City brought it to them and she just wanted to know the reason behind demo. Mr. Murry said the Commission just needs to make a decision.

Commissioner Gerdes said a few months ago the commission discussed asking for there to be some sort of plan and/or use for the property. Mr. Murry stated the Commission should be working on a plan and commission could discuss it now. Councilwoman Morgan believes a lot of planning should begin at this level and this is coming from the top down, not from Mr. Murry. Gerdes wondered if there was any funding to do something with the property and Mr. Murry stated not at this time. Plans for 353 are in the works but not at this time.

Betty Bissell asked for the time being if the house was torn down will the City retain ownership and not open it up for bids.

Councilwoman Morgan stated as far as she knew the city will retain this lot.

Mr. Murry also mentioned that the city lots that were open for bids were looked at as to who had the best plan for the lot and not the cheapest bid.

Commissioner Gerdes was under the impression that the houses were for sale. Mr. Murry stated the city only had empty lots available for sale. The City is not selling homes until there is a plan for the homes.

Commissioner McGovern wondered if it was possible to provide the dimensions of what can be built on the lots and what zoning is permitted. To her this is also something that needs to be part of the plan. Mr. Murry stated this is all in the code book. McGovern said you cannot marketed the property by just saying to look in the code book. Cory Wartner stated if you make this a planned district then you can determine what setbacks you want in the district. Mr. Murry stated developers bring the plans to us. Commissioner McGovern wondered if the commission should start with a sketch for the city's approval. Mr. Murry stated the city does not develop. The builder comes to us with a plan to review. Commissioner Gerdes wondered if off street parking was required on Broadway today. Mr. Murry stated that it was required today, but that could be changed by going to BZA. As a planner, we could not allow it. Mr. Murry continued stating you have to look at the town as a whole. If the City allows no off-street parking downtown then we have to approve no off-street parking all over the town. If you make this a planned district then then can plan for the district to not require off-

street parking.

Betty Bissell asked if historic districts are an overlay district. McGovern stated they usually are but this commission did not set it up that way and thought the commission could not make a person build a certain way.

Mr. Wartner stated the Commission has a say in a planned district on what can be built.

Commissioner McGovern wondered if it would be reasonable to create a subcommittee to try and create the lot plans to see if these individual lots would be marketed.

Commissioner Gerdes still wondered if they needed to make a motion to hold off until they had a plan in place.

Mr. Murry said the city is looking for a yes or no answer today.

Chairman Bohnert stated this has been tabled long enough.

Commissioner Gerdes made a motion to move that the commission says no to the demolition until after a plan has been submitted. Commissioner McGovern defined the plan as an illustration of the lot, setbacks and dimensions of buildings to be acceptable and approved by the City. In one way to forward advance this would be for the commission to prepare such an illustration to provide for the city to approve. Commissioner Gerdes wondered what if the city does not accept plans and tear down anyway. Mr. Wartner stated the commission will get a say in whether something stays or goes in a planned district. Commissioner McGovern asked if would be reasonable for the commission to create a subcommittee. Chairman Bohnert said to make a separate motion.

Chairman Bohnert said now we move to discussion phase according to Roberts Rule of Order. He said the question that comes to his mind is whether or not this means for every demo that comes forward now this subcommittee will put together in a separate motion. McGovern's thoughts are most of our area has the same zoning and if it is residential lots, they are either sub below the zoning category size or not. So, we can have a plan for those that meet smaller and those that meet their ordinance with Plan A and Plan B. You can have that conversation as "we were thinking that Plan A fits this circumstance". Then we would have a couple that would have to be considered.

Betty Bissell stated the hopes would be that we get to the point that we do not have demo requests.

Chairman Bohnert states the subcommittee will come up with generic sub-guidelines for consideration of demos. The next question that comes to mind is what will be the deadline. The city wants to move on this house now.

Commissioner McGovern thinks the city is going to take action on this regardless of our choice today. Their intention is to take action. Chairman Bohnert said so can we go ahead and approve the demo of this property with the intent of creating a subcommittee and putting together these guidelines and moving forward. Commissioner McGovern liked both of these plans.

Commissioner Gerdes is just concerned that we are slowly turning East Broadway into a copy of suburban landscape and/or greenspace.

Mr. Wartner states East Broadway has been dilapidated for 15-20 years and the sad thing is that no one has been proactive until the City purchased the properties. The city has been working behind the scenes for 5-6 years, 408, 409 and 410 E Broadway are gorgeous homes. He does not think 407 E Broadway is one that is worth saving. The cost to just board homes up and mowing the properties is astronomical.

Chairman Bohnert says the city wants to deal with 407 E Broadway now. We had to table this last month because we did not have a quorum for the commission. The plan needs to be solid so we can move forward. He feels that this property is so far gone that the commission needs to cut their losses and move forward.

Betty Bissell wondered if there was any pressure on tearing down the rest of the homes on E. Broadway.

Mr. Murry and Mr. Wartner said there was not intentions to tear down E. Broadway. They would like to see a development plan for the rest of homes.

Commissioner McGovern withdrew her seconded motion on Commissioner Gerdes motion. McGovern would like to act on 407 E Broadway only. Commissioner Gerdes motion died for lack of a second.

Commissioner McGovern made a motion to deny demolition of 407 E. Broadway. Commissioner Gerdes seconded.

Commissioner Soria stated from a realtor's point of view she would rather see an empty lot than a boarded up house.

All Commissioners opposed motion to deny demo of 407 E Broadway.

Chairman Bohnert stated Commissioner McGovern was trying to entertain a motion to demo 407 E Broadway.

Commissioner McGovern made a motion to approve demo of 407 E Broadway. Commissioner Soria seconded. Motion carried.

Item 6: C.O.A.-HPC-15-010, 401 St. Louis Ave, Adding portable building sales

Derksen Portable Buildings came to HPC because it is in the Elms District but per code they are allowed in C-3 zoning. They are not a permanently attached building and are display only.

Commissioner Gerdes wondered if it would protrude out into the Right of Way.

Mr. Wartner stated there are no sight triangle issues at all.

Commissioner McGovern wanted to know what the guidelines are for merchandise sold outside.

Mr. Murry said there are no guidelines for selling items outdoors.

Commissioner Soria made a motion to approve recognizing the buildings are portable and this is a commercial property. Commissioner Gerdes would like to amend the motion with the company positioning the buildings differently. She would like to see the longest building positioned in the most southern end. Commissioner McGovern seconded. Motion carried.

Item 7: C.O.A.-HPC-15-011, 103 Saratoga Ave, Added cement block wall

This item was tabled due to no representative.

Item 8: C.O.A.-HPC-15-012, 501 St. Louis Ave, demolition of attached building

Nance's Auto shop was able to purchase the building and would like to demo the east building for a parking lot and in the future possibly two more bays for the shop. There were several pictures showing the decay of the beams and headers in the building.

Commissioner Gerdes made a motion to approve demolition of the east building at 501 St. Louis Ave. Commissioner Soria seconded. Motion carried.

Item 9: Update: Boarding House District Preservation Plan

There will be conference call each Wednesday at 9am with Sonya, Larry, Shannon, Molly and STRATA to plan the next community meeting on November 21, 2015 at 9:00 am to Noon.

Item 10: Update: Bob Yapp, one-day seminar

There are at least 25 people registered for the seminar. Sonya would like everyone to share flyer on social media. Jaime Blackburn is the point of contact for the seminar. The recipients for the awards are Dennis Hartman, homeowner, for his efforts of restoring The Antlers Boarding House on East Broadway. As a business, we are going to recognize Kim and Gary Sanson for their restoration and opening of Sunnyside Cottage and we are going to recognize The Standard as an educational partner with sharing information about historic preservation.

Item 11: COMMENTS OF COMMISSIONERS

Commissioner McGovern would like to have a meeting before next month's regular meeting with the subcommittee to start working on setbacks, lot sizes, dimensions to come up with a plan. Commissioner McGovern, Gerdes and Bohnert will meet at The Mug at 1pm.

Chairman Bohnert brought up a suggestion of changing the meeting time from 4:00 p.m. to 5:00 p.m. to try and increase attendance.

Item 12: ADJOURN

Commissioner Gerdes motioned to adjoin meeting. Commissioner Soria seconded. The meeting was adjourned at 4:54 p.m.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, December 9, 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 SUBCOMMITTEE
BOARDING HOUSE DISTRICT PLANS
MINUTES OF MEETING

November 5, 2015, 1:00 p.m. The Mug, 118 E Broadway Ave, Excelsior Springs, MO

PRESENT: Molly McGovern, Marilyn Gerdes, Sonya Morgan and Jaime Blackburn

The purpose of the meeting was to come up with a plan for houses in the Boarding House District that were in disrepair. The commission wanted to come up with a plan for the city to review for future properties in the area. The goal was to discuss zoning requirements, parking, house plans, setbacks, and also incentives for keeping the home rather than tearing it down.

The subcommittee went over the opportunities for investing into the district. There was a discussion on funding available for historic properties. It was great to learn that there are more funds available to someone if they keep the house verses tearing the home down and just having an empty lot. Molly McGovern went over the values using a chart showing the advantages on paper using historic tax credits, Chapter 353, and NPA. It was amazing to see how much free money you get to invest back into the historic home. She also discussed the disadvantages of tearing down a historic home. It is a total waste of free money if there isn't a home on the lot.

The subcommittee had examples of house plans for Larry Murry, Building Official to approve. This was the first step the subcommittee wanted to get accomplished with the city. We did not discuss a date for the next subcommittee meeting but feel like we accomplished a lot at the first meeting. Thank you Molly for all of your hard work preparing for this.

Minutes prepared by Jaime Blackburn, Secretary to the Commission.

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

December 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, Pat Grass, Betty Bissell, Marilyn Gerdes, and Brandee Soria.

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

ABSENT: Molly McGovern and Stephany Hughes.

VISITORS: Dennis Hartman and Ramon Robles.

Chairman Bohnert called the meeting to order at 5:02 p.m. A quorum was present.

Item 2: APPROVAL OF MINUTES- October 14, 2015:

Commissioner Bissell made a motion to approve the minutes from October 14, 2015. Commissioner Grass seconded. Motion carried.

Item 3: COA: 103 Saratoga (BH) Applicant requesting approval of a COA for rebuilding back porch on the south side of the building. Mr. Robles stated the railing was rotted and a danger to the residents. The wall will be constructed of 4x8x16 cement blocks. Since the property is a non-contributing, non-conforming and the material he is using to replace are non-historic as well and there is no historical work being done prior so Shannon recommended the commission approve the COA. Any questions can be to the applicant, Ramon Robles. Commissioner Bissell wanted to know the location of the wall. Shannon stated it was next to the alley side and they plan to paint it the same color as the brick. Bissell also wondered if there was going to a handrail or not. Larry Murry, Building Official, said codes will require a handrail. Commissioner Grass asked the applicant if he had a permit for the wall. Mr. Robles thought he did have a permit, but Secretary Jaime Blackburn stated he got a Stop Work order on the wall because he did not have a permit. Commissioner Grass also asked if the block was hollow or solid. Mr. Robles said it was solid blocks. Grass said then the wall will have no strength to it structurally. Mr. Robles stated wall was collapsing so he started to rebuild it stronger so no one will sue if they fall. Commissioner Grass said the wall will have no strength and will collapse anyway

and if you got a permit the inspector would not have passed the wall. Mr. Robles changed the block for being solid to being hollow with rock and rebar. The building inspector will inspect the wall to make sure it is built per code and has a handrail.

Commissioner Gerdes motioned to approve wall if it is inspected and has a handrail. Commissioner Grass seconded. Motion carried.

Item 4: Update/discussion- One-day seminar with Bob Yapp: We had 40+ attendees for the one-day seminar. Bob Yapp will be a great resource in the future. We will work on bringing him back to work with the residents on a project. Councilwoman Morgan also thought it would be a good idea to continue giving out awards to individuals in the community preserving historic homes.

Item 5: Update/discussion- Boardinghouse Historic District neighborhood meeting: We had a very good turnout for the neighborhood meeting. At least 20 residents attended the meeting on November 21, 2015. The residents were able to air their grievances with the City and in turn came up with some really good ideas they could do themselves. All the data from the meeting will be combined in a report and we hope to see the end results by the first of the year. The second meeting will be held after the holidays. Sonya stated there is a Facebook page just for the Boardinghouse District Neighbors. Mr. McGuire did not have any updates at the time of this meeting. Commissioner Bissell said Lisa did a great job controlling the meeting. The neighbors came up with ideas on things they could do themselves. Such as cleaning up trash around the neighborhood.

Item 6: Update/discussion- HPC Annual Report: HPC annual report was accepted by the State. Councilwoman Morgan will get the report posted on the website for the commission to view.

Item 7: Comments of Visitors

No comments.

Item 8: Comments of Commissioners

Discussion on survey done in 1994 on the historic inventory and recommendations. Per Sonya, in the future with grant opportunities to continue property surveys. Example is the south side of Isley Boulevard would be a great place to start with it being what people see coming into town. We are looking at Chapter 353 for Boardinghouse neighborhood. We can go ahead and move up survey of area for redevelopment plan. Take the survey home and research the neighborhoods. Come back to the next meeting with a plan. You can also add the Golf Course properties if you would like. This all can be discussed at the next meeting.

There was a discussion on the subcommittee meeting with Sonya Morgan, Molly

McGovern, Marilyn Gerdes and Jaime Blackburn. Commissioner Gerdes thought it was a great meeting and it opened her mind to the amount of money waiting to be used to preserve buildings. We need educate the commission, homeowners and the city council members so they are made aware of the funds that are available. The subcommittee put together sample house plans for the size of lots available for potential homebuyers. We wanted to thank Molly McGovern for all of her hard work.

Item 9: ADJOURN

Commissioner Bissell motioned to adjourn meeting. Commissioner Grass seconded. The meeting was adjourned at 5:45 p.m.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, January 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**

January 13, 2016 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Molly McGovern, Stephany Hughes, Betty Bissell, and Marilyn Gerdes.

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

ABSENT: Craig Bohnert, Pat Grass and Brandee Soria

VISITORS: Lyndsey Baxter and Scott Adams

Commissioner McGovern called the meeting to order at 5:00 p.m. A quorum was present.

Item 2: APPROVAL OF MINUTES- December 9, 2015:

Commissioner Bissell made a motion to approve the minutes from December 9, 2015. Commissioner Hughes seconded. Motion carried.

Item 3: COA- 235 E. Broadway exterior changes to comply with insurance company regulations:

Scott Adams recently purchased 235 E. Broadway. His plans are to rehab the building for his law office. He is requesting approval of a Certificate of Appropriateness (COA) for various repairs he wishes to make to the front and back of his property including;

1. Fix step to main entrance by removing the unsealed, delaminating plywood that is currently there and replacing it with a zero entry concrete ramp.
2. Brick in the windows (currently cinderblock) on the back of the building.
3. Remove and repaint chipping and peeling paint on the front building trim. Mr. Adams would like to return the color to the original and is conducting research.
4. Install stenciled lettering on the front window.
5. Install security cameras on rear of the building.
6. Replace plywood on rear ground level door with a steel security door.

Commissioner McGovern suggested the commission tackle the questions the staff has recommended approval which are #1, 2 and 6.

Mr. Adams stated his place must be ADA compliant for his clients and this is why they need to replace plywood floor at entrance with a zero entry concrete ramp.

In regards to #2 question, Commissioner Bissell, stated the brick would look better than the cinderblock that is there currently. She said it is too bad the windows are gone.

Regarding #6 about the security door. Commissioner Bissell agrees that a steel door is needed to be put into place for security reasons.

Now there was a discussion on #3, 4 and 5 that staff recommended tabling until more information is provided.

Commissioner Bissell would like to see the applicant use paint colors from their design guidelines. Bissell would also like to see what applicant is going to paint on the windows for signage. Bissell does not want the applicant to wait another month to get security cameras on the building. She stated they are not a permanent structure on a building and does not want to deny him of security. Security is very important.

Commissioner Gerdes made a motion to approve #1, 2, 5 and 6 with applicant using security cameras that are commonly used on buildings. Commissioner Bissell seconded motion. 3 ayes and 1 nay. Motioned carried.

Commissioner Bissell made a motion to table # 3 and 4 until applicant can provide color samples of paint. Commissioner Hughes seconded. Motion carried.

Item 4: Update/discussion- SHPO, Round 2 of grant funds:

Discussed surveying the south side of Isley Blvd. Commissioner Bissell stated they should survey Park Ave also and use the river as a natural boundary. McGovern read the plan from the survey back in 1990's that listed the areas Deon thought should be surveyed. Isley Blvd and Main St. were on the list for Phase 4. Most of Main St. was demoed after the Flood of 93'. Councilwoman Morgan agreed that Isley would be a great place to start.

Commissioner Bissell made a motion to apply for grants when available and continue the survey on the south side of Isley Blvd. Commissioner Gerdes seconded. Motion carried.

Item 5: Update/discussion- Boarding House District neighborhood meeting

report:

We never discussed Item 5.

Item 6: Update/discussion- Boarding House Revitalization Sub-committee with Molly McGovern:

Commissioner McGovern discussed zoning and setbacks and exceptions in the building codes. She explained how she looked for home plans online with setbacks that would work downtown. Discussed what zoning would permit in the district.

Item 7: Officers elections:

Tabled until the next meeting due to missing commissioners.

Item 8: Comments of Visitors:

None.

Item 9: Comments of Commissioners;

Sonya Morgan discussed the next grant opportunities.

Item 10: ADJOURN

Commissioner Bissell motioned to adjourn meeting. Commissioner Gerdes seconded. The meeting was adjourned at 6:23 p.m.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, February 10, 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**

February 10, 2016 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Pat Grass, Molly McGovern, Craig Bohnert, Betty Bissell and Marilyn Gerdes.

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

ABSENT: Stephany Hughes and Brandee Soria.

VISITORS: Shawna Mull, Shannon Good, Roger Good, Dennis Hartman, Cathy Johnson, Joseph Ruckman, Lisa Lassman-Briscoe with Vireo, Susan Richards-Johnson with STRATA and Angie Geist-Gaebler with STRATA.

Chairman Bohnert called the meeting to order at 5:00 p.m. A quorum was present.

Item 2: APPROVAL OF MINUTES- January 13, 2016:

Commissioner Bissell made a motion to approve the minutes from January 13, 2016. Commissioner Gerdes seconded. Motion carried.

Item 3: COA- Shannon Good, application to install sign at 115 E Broadway:

Shannon Good, owner of Mod-i-fyd Goods, is requesting approval of a Certificate of Appropriateness (COA) to install a new sign at 115 E Broadway. The proposed sign will be installed on the existing steel bracket. The new sign will be a 4 x 4 double sided flag style sign. Staff is recommending the Commission approve the application for COA.

Commissioner Gerdes made a motion to approve sign. Commissioner Bissell seconded. Motion carried.

Item 4: Boarding House District Report Update- Angie Geist Gaebler, STRATA

Lisa Briscoe, Vireo, discussed the findings from the meeting on November 21, 2015 with residents and members of the Boarding House District Neighborhood

gathered at the Good Samaritan Center. There was a slide show discussing all the data from the Neighborhood meeting. The commission was given deadline of February 22nd to get rough plan of action draft to Shannon McGuire. Vireo and STRATA plan to have the final draft sent to SHPO on March 7, 2016 and the next Boarding House District meeting will be set for March 24th at Senior Center, time to be determined.

Angie with STRATA had the opportunity to tour a couple of house with Larry and Shannon a few weeks ago. There was a discussion with the Commission on a few items below:

- City vision for the district.
- Landlord Issue
- Downsizing
- Verify Name

Angie shared a sample property for the report. Their idea here was to put a picture in the report to entice someone to look at a little bit further. This house has a lot of charm left. Her firm is looking at what makes someone want to buy and what are the incentives to help someone do that.

- Tangible incentives- feel good, historic neighborhood, a lot of charm and wonderful neighbors.
- Financial incentives- can help get to the tangible incentives and what incentives can you use to rehab this particular house. There are incentives for homeowners, developers and they are not all one in the same. If you are a homeowner coming into purchase then that purchase price is quite low. Whether it's a house that is vacant or an empty lot that could be developed on the purchase price could be as low as \$250-\$500 if you come up with a financial plan and/or work with the city so we are showing that as an option.

There is also future tax abatement. This neighborhood is available for NPA credit which are issued the Missouri Department of Economic Development and this is a lottery system. At some point if this neighborhood is expanded to the south and this area will be able to be put on National Register and could be eligible for Missouri tax and federal tax credits. We will go through this in the report showing what that means to the renovation of a property. Another thing we talked to the city about was Brownfield grants to help get the properties abated and ready for a developer or homeowner to come in and not have to worry about those issues. Angie also said they only have a couple of things to discuss with the Commission and now open for comments.

City vision for the district. Lisa from Vireo has some great ideas for the landlord issues. If there are other things you want to incorporate into the report we would love to hear that this evening.

Commissioner McGovern stated the commission never had time to discuss the

vision before they went in front of the Council. She had prepared notes and wanted the commission to refine and make it the commission's vision today. Commission's purpose was to ask the City Council for their vision for this area that we are responsible for revitalizing. We want to improve the application process, submittal process, review process and help people make investments that meet our design guidelines rather than having applicants come in and always compromising design guidelines because we are not in this conversation mode with the neighborhood. This will hopefully address property maintenance issues that we have in the district and we wanted to participate in the process of marketing properties and could help with house plans that would meet city codes and scale density, setback requirements and include incentives for the property owners. This is what we wanted to do to be on the same page as City Council.

Commissioner Bohnert said this district is very important first impression of our town. It is basically the eastern gateway to downtown. Getting it cleaned up is critical to the overall economic development of the city. Commissioner Gerdes said it bothers her that we are getting more empty lots in this district and she thinks it takes away from the charm and doesn't tie in with the commercial part of Broadway. She doesn't want us to lose more houses along the way. Commissioner Grass said the bottom line is very critical. These houses are in such need of repair. Commissioner McGovern added that it sounded like a spirit of supporting the retaining of existing houses stock. She wondered how the commission felt about infill. Commissioner Bissell said as a historic commission it should be our #1 priority to save existing stock for preservation. We have to create a desire for people to want to live in the district. There are probably many that have the money but do they have the willingness to do it and how do we create that excitement to want to live in the district. That has always been our stumbling block. The money will come if there is a desire to fix the house. The perception is that no one wants to live downtown. This goes along with DEP's vision of more shops, restaurants and other businesses. Commissioner Bohnert stated the city only provides streets, sidewalks and curbs. That is not desirable downtown it creates a mental framework of "the city doesn't care about it, why should we. Commissioner Gerdes has talked to people that have an interest but it looks like such a big job. People don't know the resources or where to start more information on properties will be helpful to market them. Commissioner McGovern stated we are all in agreement with those large comments. Definite preservation and/or in fill and public infrastructure needs to be brought up to code. Cathy Johnson, district resident, wants the city to do more to make it attractive but right now we are in a deconstruction phase and tearing things up so we can have new water lines and we cannot expect it to look great right now but it is an improvement. She thinks we are headed in the right direction. She would love to see them bring the entrance to downtown like that have been in the plans. She knows it's not going to happen immediately. The new bridges are much more inviting. She looks at what the city has done, not what they aren't doing.

Lisa from Vireo brought up landlord issues. She wondered if someone was

currently working on going through the ordinances. Commissioner McGovern stated she did not know how if anything has changed but she assumes landlords are still required to get a business license and annual rental inspections. Mr. Murry said all of this is working well. McGovern states the absentee landlords are the ones that are really hard to nail down. They will sell houses in lots and keep the ones they want and neglect the others.

Angie with STRATA asked about downsizing is here because it was on the RFP. We haven't had any direction on how you all want to handle this. McGovern said HPC doesn't really have an overlay. She discussed square footage, lot size and how many bedrooms. There is no parking for units and was like a war zone or even room for trash cans. So the city lowered the density and that caused demolition of buildings to make room for parking and some aspects it became downzoning. So now you lose grandfather rights when it's been vacant. But none of this matches up with our historic guidelines in a way that we would like to see it. We could have a suburban neighborhood if we don't change. Susan Richard-Johnson said people will become extremely interested in this neighborhood if there are financial incentives. Commissioner McGovern said the question on current zoning necessarily does not need to be changed.

Last item they wanted answered was verifying if Boarding House was two words or just one. The commission said two words.

Item 5: Update/discussion- Jeffries Foundation meeting- Shannon McGuire

Shannon, Planning and Zoning Director, discussed Jeffries Foundation meeting he attended at SHPO in Jefferson City, MO. The foundation has strict criteria for grants. Discussed how to apply for grants through the foundation.

Item 6: Update/discussion- Boarding House Revitalization Subcommittee- Molly McGovern

The subcommittee was trying to define a purpose so when we went to the City Council we could at least establish being on the same page and work together and we need to continue the conversation one time in and out is not enough to be of one mind. Opportunities exist in this neighborhood. There are incentives for the district. We've had some conversations about those incentives. Molly thinks some of the demolition money could be used to save the property or at least board them up so they are ready for marketing. We are getting to a marketing point and that is what this all leads to and hope the commission supports council for what the vision is and because we study historic preservation a lot more than they do then you can expect the council to learn more and encourage that desire. We need to educate and they need to meet us.

The city owns 21 houses/lots in this district. Molly showed maps of the city owned properties. She discussed the amount and percentage a property can get with tax abatements and tax credits.

Molly would like to see staff draw building lines on the lots.

Item 7: Update/discussion- Officer Elections, Vice-Chair

Chairman will continue to be Craig Bohnert and Vice-Chairperson will be Molly McGovern.

Commissioner Bissell made a motion to approve election. Commissioner Grass seconded. Motion carried.

Item 8: Comments of Visitors:

None.

Item 9: Comments of Commissioners:

Sonya Morgan mentioned training opportunity in Washington, MO on February 26 and 27.

Item 10: Adjourn:

Commissioner Bissell made a motion to adjourn meeting. Commissioner Gerdes seconded. The meeting ended at 7:12 p.m.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, March 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**

March 9, 2016 5:02 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Craig Bohnert, Betty Bissell, Marilyn Gerdes, Stephany Hughes, and Brandee Soria.

OTHERS PRESENT: Shannon McGuire, Planning and Zoning Administrator, Sonya Morgan, Council Liaison, and Jaime Blackburn, Secretary to the Commission.

ABSENT: Larry Murry, Building Official, Pat Grass and Molly McGovern.

VISITORS: Bob Gerdes and Lyndsey Baxter.

Chairman Bohnert called the meeting to order at 5:02 p.m. A quorum was present.

Item 2: APPROVAL OF MINUTES- February 10, 2016:

Chairman Bohnert stated he brought the meeting to order and not Commissioner McGovern. Commissioner Bissell made a motion to approve the amended minutes from February 10, 2016. Commissioner Hughes seconded. Motion carried.

Item 3: COA- Amy Iman Bellis, application to install sign at 217 E Broadway

Shannon presented Amy Bellis, owner of Bliss COA to the commission. He stated they are using the existing steel panels and to be installed using existing 5x7 frame. Lyndsey Baxter, DEP was on hand to answer any questions the commission had regarding the new Bliss sign. The only question the commissioners asked was if it was going to be illuminated. Shannon stated it could be illuminated but there is no light switch to the actual sign per store owner.

Commissioner Gerdes made a motion to approve the sign. Commissioner Bissell seconded. Motion carried.

Item 4: Update/discussion- Economic Development through Historic Preservation- Washington, MO 2/26-2/27- Shannon McGuire/Marilyn Gerdes

Commissioner Gerdes attended the second day of event. Keith Winge was a

presenter. He discussed CLG grants and what they can do for a community. He said there are 175 Main Street Downtown partnership communities in Missouri and many do not take advantage of the grants but mentioned that Excelsior Springs does in fact use the grant money. Another speaker talked about Cape Girardeau achieving a great change in their downtown in just five years. They went from 40% vacancy of retail to a current waiting list for retail space. Experienced volunteers make a significant contribution to preservation work. Shannon added not to get discouraged that preservation takes time. Marilyn said they picked up some great brochures and Shannon will make copies for the Commission. Commissioner Bissell asked if they discussed defensible decision making. Shannon said they did talk about it. Councilwoman Morgan stated she would like to update the Commissioners packets and it is a good time to refresh on what our CLG partnership requires since we are so heavily using grant money.

Item 5: Update/discussion- Boarding House Neighborhood Meeting- Sonya Morgan

Councilwoman Morgan discussed the flyers for the next neighborhood meeting for March 24, 2016 at 6pm at the Senior Center. She asked Jaime to make copies for Joseph Ruckman and her to go out and invite their neighbors to attend. Jaime mailed out a flyer to property owners that own rental property in the district. Shannon emailed the commissioners the 95% draft and it is on the website. John McGovern will have officers at the neighborhood meeting. Discussed inviting realtors and others to help with redevelopment.

Item 6: Comments of Visitors

Sonya discussed a meeting she attended in Richmond last week. She met a few new faces that are excited about preservation. We received Round II CLG grants today and the deadline is April 8, 2016. Gary and Kim Sanson are interested in redevelopment on Broadway. She stated Kim called Bob Yapp and is working on getting him back in town. We have leftover money from the last grant with Bob Yapp that we could use to get him here to do an educational workshop. Discussed surveying the south side of Isley Blvd and Park Ave to get that area in the Boarding House District with the next line of grant money. Commissioner Bissell noted that the house at 418 E Excelsior was demolished today. She stated she is worried that they are going to tear down 407 E Broadway next. We assured her that demolition has been put on hold for this property.

Item 7: Comments of Commissioners

Chairman Bohnert stated he and Beverly went to Hannibal and stayed at Bob Yapp's Bed and Breakfast. They can't wait to go back.

Item 8: Adjourn

Commissioner Bissell adjourned meeting at 5:40 pm. Commissioner Gerdes seconded. Motion carried.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, April 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**

April 13, 2016 5:24 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Craig Bohnert, Betty Bissell, Marilyn Gerdes, Stephany Hughes, and Molly McGovern.

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

ABSENT: Pat Grass and Brandee Soria.

VISITORS: T.R. Kennedy, Dennis Hartman, Pat Casey and husband.

Chairman Bohnert called the meeting to order at 5:24 p.m. A quorum was present.

Item 2: APPROVAL OF MINUTES- March 9, 2016:

Commissioner Bissell made a motion to approve March 9, 2016 minutes. Commissioner Gerdes seconded. Motion carried.

Item 3: COA- Pat Casey, application for COA to install a fence

Shannon McGuire, Planning and Zoning Administrator, presented Certificate of Appropriateness (COA) to install a new fence in the rear of 104 Temple. The fence will be gray in color and have the look of stacked stone. He stated the Boarding House District Design Guidelines are somewhat unclear in this area and people may have different opinions about fencing. Staff is recommending the Commission evaluate the proposed plan and determine if the fence is consistent with the guidelines.

The owner Pat Casey was at the meeting to answer any questions for Commission. She stated she has a Great Dane and looked into vinyl fencing but it just was not going to be durable. She stated this fence has reinforced steel at the top and bottom and will be tough enough for her pet. Commissioner Bissell thought it would have the look of a courtyard. Commissioner McGovern wondered if there were height restrictions in the district. Shannon said a fence can be up to 6ft in the rear. Commissioner Bissell stated she has no problem

with it. Commissioner Gerdes thinks the fence goes along with the district.

Commissioner Bissell made a motion to approve fence at 104 Temple. Commissioner Gerdes seconded. Motion carried.

Item 4: Update/discussion- Boarding House Neighborhood Meeting and final draft

Final meeting and final draft was completed April 1, 2016. We have not had any feedback from citizens. Commissioner McGovern said the hard part starts now. Sonya said we need to continue to get the neighborhood involved and momentum going. Shannon mentioned the CLG Forum coming up on May 13th and letting the commission know we will be able to carpool and might get to go for free since Councilwoman Sonya Morgan will be speaking at the event. We will find out if that is possible. Great opportunity to get your continued education. Shannon discussed the zoning ideas for the district. He's been in discussion with Larry and Planning and Zoning Commission of the two different opinions. One was a complete overhaul and the other was piecemeal approach. We are in the process of updating RFQs and updating the Comprehensive Plan and overhauling the zoning codes at the same time. Maybe we can try to get specific zoning for the area to help with setbacks and required yards.

Item 5: Comments of Visitors

None.

Item 6: Comments of Commissioners

Sonya discussed meeting with the people from the Brownfield group. They have done a "windshield survey" of the community. The one property we wanted to get some help on in the future was left off the list. The Royal Hotel is one that we really want them to survey in the future. The Brownfield group saw the building and wondered why it was not on the list. So they are going to come back. The owner said a Phase I has already been done in 2008 but the group said they can do the Phase II. This must be done to help with any redevelopment of the building but only the City can request this with the consent of the property owner. Commissioner McGovern stated there are grants to help cleanup with pigeon dung and meth now. We normally think of mold and asbestos but there are more things they abate with the funds. Councilwoman Morgan said they will help with bats too, and that is a big problem in that building. Sonya mentioned the RFP sent out last week. She has not heard any comments yet. Betty Bissell mentioned some people came in to the water bar stating the Hall needs to be a restaurant but no serious inquiries yet.

Item 7: Adjourn

Commissioner Gerdes adjourned meeting at 5:49 pm. Commissioner Bissell seconded. Motion carried.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, May 11, 2016 Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

Minutes prepared by Jaime Blackburn, Secretary to the Commission.

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

May 11, 2016 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Craig Bohnert, Betty Bissell, Marilyn Gerdes, Brandee Soria, and Molly McGovern.

OTHERS PRESENT: Shannon McGuire, Planning and Zoning Administrator, Larry Murry, Building Official, Sonya Morgan, Council Liaison, Dave Haugland, City Manager and Jaime Blackburn, Secretary to the Commission.

ABSENT: Pat Grass

VISITORS: Lyndsey Baxter, Kim and Gary Sanson, Melissa Walters, and Anna Sue Spohn.

Chairman Bohnert called the meeting to order at 5:00 p.m. A quorum was present.

Item 2: APPROVAL OF MINUTES- April 13, 2016:

Commissioner Bissell made a motion to approve amended minutes April 13, 2016 minutes. Commissioner Soria seconded. Motion carried.

Item 3: Melissa Walter 216 Spring St, possible B&B

Melissa Walters is looking at purchasing 216 Spring St in the historic district and is possibly looking at turning it into a residential space with a Bed & Breakfast use. She has not secured the property yet. Shannon, Planning & Zoning Administrator, had photos on the projector and Ms. Walters brought a packet to the Commissioners. Ms. Walters stated she would like to remove the "breezeway" and the back alley area to be removed. Commissioner McGovern asked if Ms. Walters knew when that portion was built. Ms. Walters stated she thought 1905 to 1909 the two buildings were not connected. Commissioner McGovern stated so you don't know when they were connected? Ms. Walters said no. Commissioner McGovern asked if she would be keeping the front wall. Ms. Walters said she does not really want to because she wants to make it into an open courtyard. Commissioner McGovern wondered with concrete? And Walters said grass.

Commissioner McGovern discussed the pictures that had been brought by Walters. The commission was confused on what she wanted to keep versus what she wanted to tear down. McGovern wondered what would be seen if the breezeway was removed. Walters said you would see through to the building behind which is the funeral home on Broadway.

Commissioner Bissell suggested taking this a phase at a time to be removed, which she assumed that is what commission was doing. She stated she knew the building had been connected for over 50 years, so that does have some historic significance. You will also notice that the windows and stone all match the building, which also indicates that it has been there for a long time. Bissell stated she is just one voice but she personally would have a problem tearing down a part of a building that has historic significance.

Chairman Bohnert had a question with the fundamental use for Ms. Walters. He stated she is considering it to be a B & B. Ms. Walters said the small building on the east side. Commissioner Gerdes wondered what the square footage was of the buildings. Walters was not for sure. A few commissioners had questions on the garage but the garage is actually behind the old doctor's office on the east side and is a brick facade that has been covered with stucco at some point.

Shannon showed a picture on the projector explaining exactly what Walters is purposing. He discussed where the two buildings are connected and the stones cross the buildings and separating them will be a huge undertaking. This will require an engineer to come look at the building.

Commissioner Gerdes stated you will have to find a stone mason that could match the stone back on the newly exposed building. What is your plan if you remove the breezeway? Ms. Walter stated her plan was to use the stone from the breezeway on the walls. Shannon stated the square footage is not there in front and tearing down the breezeway would leave two exposed walls and there is not enough stone to cover that area.

Commissioner Gerdes asked if Walters could give a more extensive idea of her vision for the two separate buildings. Ms. Walters stated she would reside in the 2-story building, the courtyard would be used for outdoor events and/or receptions and the east building would either be bed and breakfast, honeymoon suite or something like that. She showed a diagram of what she planned to do.

Commissioner Bissell said from a Historic Preservation standpoint all that they are really here to have an opinion on would be the demolition of the breezeway.

Commissioner Gerdes asked if she had done any research as to whether or not she can match the stone. Ms. Walters thought limestone was very easy to come by and did not see a problem.

Chairman Bohnert gave his own vision of trying to preserve as much of the

historic integrity as possible saying he wondered if there might be a compromise in the concept of retaining the front wall or turning the two windows into doorways and provide some sort of separation of your party and the street. That could help with crowd control in and out of the area and would create an archway and you would be retaining the façade and making it useful for your purpose and creating a defined area for your entertainment being a user and having it opened like that to the street makes it not as attractive. Walters stated she would like to put iron gates in the front and back. Commissioner Gerdes said that would be another issue changing the façade of the exterior. Commissioner Bissell asked if they are going to discount any historic value at all to the building. Commissioner McGovern still wondered when the building was built. Bissell said over 50 years ago. Councilwoman Morgan stated a historic survey sheet should have been copied for the commission to review.

Ms. Walters stated she really does not want to do what Craig was suggesting and it might be a deal breaker because she thought she would have a heck of a time growing grass in the dark. Commissioner McGovern said there would be daylight coming down into the area. Walters said it needs to be open for more light. Commissioner McGovern's concern is that it is visually appealing now and if you are going to change it, she would want to make sure it is as visually appealing with the change. She would need to see some pictures and elevation sketches to feel comfortable about the change. That might require some expense in presentation.

Commissioner Gerdes said you can't do a piecemeal and if you are doing iron gates in the front and back. Ms. Walters said that was just a thought and does not have to be and would also be a big expense to her. Commissioner McGovern said she would want to be comfortable about a change as she would be losing some part of the building. Bissell thought if we are going to lose part of the building we might as well lose all of the building because you will destroy the historic integrity when you take out windows and roofs. So it comes down to two things, either it stays or it totally goes. McGovern said you are risking what's left and there is some expense to protect what's left. There was a discussion on having an engineer look at the building to see if it can be separated without damaging what's left. You will need someone qualified with good construction documents to make the change and someone with the right kind of experience to complete the dissection. Commissioner Gerdes stated she would like to see something done with the building but needs more information.

Shannon stated when it comes to the demo part there would need to be plans before a permit could be issued and have a state licensed engineer determine if the walls would be structurally sound.

Commissioner McGovern asked the potential buyer if she was interested in any of the historic tax credits available for the project. Ms. Walters stated she was not interested. McGovern was a little concerned with that because that would be

one protection HPC would have that she would be following a process that would satisfy their needs as a Historic Preservation Commission and it's a financial gain for the homeowner. The time is the least of McGovern's concerns. Having a good result is more of a concern. Walters brought up another idea she had for the breezeway and that was to build a pergola. McGovern's thoughts were if she was applying for historic tax credits then you have SHPO office involved and that protects the building. Ms. Walters stated she does not understand the tax credits. McGovern explains that Walters is in a Historic District that offers tax credits that are intended to preserve the buildings because there might be an additional cost to that and it will cover that additional cost. So if 45% costs are available to you then the project only costs 55%. Walters asked who she would talk to about the credits. McGovern said there are architects that are involved with that and can help you with the applications. Sonya Morgan stated an architect started working the Schutte's building when they bought the property. Susan Richards-Johnson has looked at this building before and would be familiar with it and she also does the applications for the tax credits.

Commissioner Gerdes stated to Walters that now you know where HPC is coming from. Chairman Bohnert wanted to thank her for coming before she purchased and started any work.

Item 4: Update- 2016 MISSOURI CLG FORUM

Shannon discussed the CLG Forum they were attending Friday, May 13, 2016. They were meeting at 6:30a.m. Sonya is a speaker and would like help answering any questions other CLGs might have during the forum.

Item 5: Comments of Visitors

Anna Sue Spohn, DEP Revitalization Economic Committee, came to introduce herself to the commission. She wants them to have a working partnership with new businesses coming downtown and having everyone working together. She explains, when a business comes to the city they aren't prepared or it's still a dream for a new business and what has been working so far for the last couple of months is the city has taken Lyndsey Baxter as a liaison and screening those people being a good prospect and getting them ready for what is expected. Because the city's language and HPC language maybe a language that is not always understood by the prospected business. We appreciate everything HPC does and we want a better working relationship. Kim Sanson stated Melissa Walters is a great example of someone who is trying to do her diligence. She did great coming ahead of time and seeing if what she is wanting to do is even possible. Some folks buy into historic districts and don't even know they did. We are learning that you are part of the process and asked what the commission wants. The drawings, the vision, there is all this information and what would HPC like to see happen. Commissioner McGovern stated they have a staff representative that is here to help with applications. Shannon said this was a

great example, she called him first, then he had a pre-development meeting and next she came to HPC to have their input and/or concerns. Communication is the best, he said. Commissioner McGovern stated some type of improvements are approved by staff and other improvements must come to HPC. We don't necessarily see everything. Shannon said there are historic guidelines on the website and it lays out all the expectations for guidelines on development or redevelopment. We can supply that if asked. Lyndsey stated she has started working with Planning & Zoning office to help with COAs for businesses downtown. Commissioner McGovern said Lyndsey definitely represents the business side and is protecting their interest and makes it easier for everyone. Commissioner Bissell said in the past people have bought a property and they don't even know it's in a historical district and they go in and start to do something to the exterior of a building and of course it got flagged and if they were just aware of it being in a historical district and all we are concerned with is the exterior of the building. Another thing they don't understand is that exterior includes signage and just being aware of the little hurdles before they become problems. Kim Sanson stated some people think HPC has different views on windows, which we have learned that the old windows are worth saving. They say it's easy to come to HPC and put in vinyl windows. Windows happen to be street side for sure. People think HPC has different ideas on the windows. She wonders if it's because the windows are not salvageable. Commissioner McGovern said a lot of times the windows have already been changed in the past and the originals aren't there and might already be vinyl. The commission does not tell them they have to change to wood if they already have a replacement window. If wood is there and they want to change to vinyl, we try not to be so hard if the area is not visible from the road. Commissioner Bissell's biggest concern is when they want to change the opening or size of a window. Commissioner Gerdes thinks people don't realize there are options on building materials to be used that are more authentic. The staff should educate people more and you can find material to salvage. It shouldn't look like plastic like vinyl. It's a balancing act with what you can find and you can get products to make a wooden window function again.

Kim Sanson asked what commissioners think are important in a historic district. Can you think of good information you think would be good to pass on to buyers. Commissioner McGovern thought windows. Commissioner Gerdes said making plans first then coming to the City. Chairman Bohnert explained where we as an organization has gotten into a little hot water is people move forward with projects not knowing they are in a district with restrictions. So we end up being the bad guy telling them they can't do something, where what we are trying to do especially when businesses are concerned and they are coming into an area with specific purpose. This area has definite charm and that's historic charm and we want to maintain that very thing that is attracting them into the area. There is probably this perception that we are just a bunch of people that sit up here tell you no you can't do that. We want to help shape vision to fit what we have here and everybody experience success. Kim Sanson stated she tells potential

buyers that HPC is the best HOA we have in town, it protects the homeowner and helps everyone have a good looking house and preserving what we have. Commissioner McGovern said the goal is to protect the investments people have made and hopefully they are coming into the neighborhood wanting their investment protected but it is a slow process. Commissioner Bissell also states the old saying, "no one is going to tell me what I can or cannot do with my property and that will always happen. Maybe people do see that when they are going into a subdivision because they already know there is a homeowners association and there should be a way to soften the blow to them. No one is telling them what they have to do but if they do the wrong things someone is going to tell them. Shannon asked Kim as a real estate agent you go into certain neighborhoods and there are HOAs. How do we as a city educate realtors that come into a historic district? Kim stated on her own, she sees out of town realtors come in and list a property in the historic district and she sends them a nice email letting them know they are in a historic district. The easiest way is to have a relationship with local realtors in town and educate them when they put a sign in the yard and let them know what district they are in and handing out pamphlets, having conferences and inviting all the realtors and educating the importance of the district. In the past, they might not have been engaged as they would be now, Excelsior Springs is turning a corner. Everyone is getting excited and she thinks realtors are interested in what's going on downtown. Shannon said there maybe a more proactive approach to help educate before they start a project. He could send them a friendly email out to the realtor listing in the historic district. Commissioner Soria stated tonight was nice to have someone come before they purchased a property and tell us what they'd like to do versus someone coming here after they have started a project. They think new is better and new isn't always better. She stated education is a big problem.

There was a discussion on adding signage downtown and/or banners to each district.

Item 6: Comments of Commissioners

Commissioner Gerdes wanted to thank the staff for all the opportunities they have to go to conferences and workshops to help educate her on historic preservation.

Sonya Morgan wanted to discuss marketing with Molly on the plan to be able to do an RFP. Molly stated she does not know who is doing the marketing. The commission had offered to do the marketing but never has received any feedback. Sonya thought we were missing some pieces that were still needed. Sonya wondered who they were waiting on. Molly mentioned Armstrong-Teasdale did RFPs on the Elms neighborhood for commercial and residential properties. Jaime Blackburn found those and they are a perfect example of what could be used. Molly showed RFP from the Elms District to the commissioners. There was a picture of house, a brief description of what the house needed such

as a roof, electric upgrade, upgraded water lines and an estimated cost. This is all basic stuff and on the back there was an asking price and estimated will-be appraisal. Then there was property survey and RFP document that states, in this case, the person who made a proposal has attached their proposal to the agreement with a scope of work and the scope of work became the agreement. In the agreement, the city can take back a property if they don't do what's proposed. If the work gets done then the city signed off on the property. All the properties were put in an LCR name and you didn't have to go with the highest bid. Dave Haugland stated that the city's goal is more of what they plan to do with the property and does it fit the area. He wants to see the area redeveloped. Commissioner McGovern wondered what kind of timeline he was thinking. Sonya stated there is a years' worth of work with expanding the district south of Isley Blvd. The 353 does not have to have the same boundaries as National Historic District. We can do a 353 now. Dave Haugland talked with John, city attorney, about expanding the 353 if MODOT is coming through next year to make the investment to widen Isley, why do we not want to reach the people on the south side of Isley Blvd. Molly stated the entire town is eligible for the Preservation Neighborhood Act and qualify for their program. Dave Haugland said John needs to know the boundaries. Molly stated it's in the city hands to decide where the boundary is and not really being dictated by the state or anything else. Sonya Morgan stated she will bring this up at the closed real estate session Monday with council.

Sonya said we need to get RFPs out and stop putting this off. We want to know who is interested. Sonya wonders if we can develop RFPs in house and not have the city attorney involved. She thinks we just run an ad in the newspaper and have prospects come to the Hall of Waters if interested.

Dave Haugland thinks lumping the properties all together and have one development because we only have six properties with structures and three vacant lots are basically what the city owns. You can put the RFP out and tell us what you are proposing. Commissioner Bissell wondered if there was a time frame. Dave Haugland said when he sold empty lots and they were going to build a home on the property, they were given one year to build but if we lump all the properties together the time frame would be different. Sonya asked if we could develop a time frame. She wondered if 30 days we could proceed with a plan. Dave Haugland stated he hoped so. He thought Molly had gone to a lot more work than he would have done for a RFP. He would make it very simple, like here are the properties, we are looking for a developer and have them tell us their vision and plan. Molly stated she was so detailed because it is mostly infill housing on skinny lots and zoning ordinance requirements require a little bit of looking through.

Item 7: Adjourn

Commissioner Gerdes adjourned meeting at 6:30 pm. Commissioner Soria

seconded. Motion carried.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, June 8, 2016 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 8, 2016, 2016 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Molly McGovern, Craig Bohnert, Betty Bissell, Marilyn Gerdes and Dennis Hartman.

OTHERS PRESENT: Shannon McGuire, Planning and Zoning Administrator; Larry Murry, Building Official; Sonya Morgan, Councilwoman Liaison.

ABSENT: Brandee Soria and Pat Grass

VISITORS: Keith Winge, Missouri Main Street; Lyndsey Baxter, DEP director and Bob Gerdes.

Chairman Bohnert called the meeting to order at 5:01 p.m. A quorum was present.

Item 2: APPROVAL OF MINUTES- May 11, 2016:

Commissioner Bissell approved May 11, 2016 minutes and Commissioner McGovern seconded. Motion carried.

Item 3: Keith Winge, MO Main Street, Pocket Park fountain update

Keith Winge updated the Commission on the Pocket Park. He discussed the pond-less water feature. They tried to make it as maintenance free as possible. The water line is ready to be installed. He discussed furniture that has been purchased for the park. At one time they were going to add benches but have changed to Adirondack chairs that can be moved around because the park is going to be used for different things such as Yoga in the Park, Movies in the Park, concerts, etc. They want to make sure it has many opportunities for uses as possible. A trash can will be added also. The last component is the signage, Sonya had mentioned there really was not anything in the guidelines to address the sign but Keith still felt the Commission should see what signage they are adding and it is more like a monument style sign on 4'x5' rock to tie into the water feature. The commissioners had questions on the maintenance of the fountain and worrying about the chairs being stolen. Keith assured them they are training a dozen people on how to take care of the fountain and they are trusting the community to not bother the furniture. Sonya said it sounds like this will be a shared responsibility with DEP and the City. Keith said it's a true sense of a

downtown community park.

Commissioner McGovern wondered if the commission needed to take action on the signage. Sonya was not sure if a vote for approval was necessary.

Keith wanted to also thank the Commission for attending the CLG Forum in Jefferson City last week.

Item 4: 216 Spring St., Update

Shannon updated the Commissioners on 216 Spring St. After meeting with the Commission last month and having multiple conversations with Melissa Walters. She has decided it was more that she could handle and more intensive that she was able to undertake. Kim McElwee helped her with a budget on the building and the amount of money kept going up. Shannon stated he let her know that there are other projects available and might work for what she would like to do in the community.

Item 5: Broadway RFP update

Shannon handed out Broadway RFP to the commissioners to take home and review. The Broadway RFP is already out on the City's website. There was a discussion on the empty lots and the lots with houses. He handed out two other RFPs that have not been approved by the City Manager. One was for 400 block of Benton with a house and one empty lot and the other was for 328 E Broadway. Please review and get back with Shannon if you have questions. The only marketing is on the city website and local real estate offices were emailed copies.

Item 6: Comments about the 2016 Missouri CLG Forum

Anyone have comments on the CLG Forum they attended last week in Jefferson City. Commissioner McGovern thought it was the how-to and helping community piece together. Excelsior Springs is #1 on CLG funding in the State of Missouri. Sonya asked if we had heard from the Round II grant application. Jaime Blackburn will get with SHPO and find out where they are on this. There was a discussion about applying for National Registry before the revitalization is completed in the Boarding House. Sonya will get with a consultant to see if the area is ready for a National Registry.

Item 7: Training Opportunity- June 16, 2016 in the Fire Training- Intro to the Planning Commission

Shannon McGuire said he is having some training for the Planning and Zoning Commission on June 16, 2016 at 4p.m. at the Fire Station's training room and is inviting HPC to attend if they would like. Please let him know as soon as possible.

Item 8: Comments of Visitors

Commissioner Gerdes discussed a meeting she attended before this meeting on the Superior Well house on Roosevelt. The front of the building has been revealed. The City is trying to get the grading and back of the property. Sonya said Saturday someone was down there tearing down the carport and the front part of building that was covering the original office and she did not know anything was supposed to be started yet. There was a mix up and everything got worked out in the end. Lyndsey Baxter, DEP director, stated Bliss got approved for a facade grant from DEP and the signage should be up soon on the building.

Item 9: Comments of Commissioners

No comments.

Item 10: Adjourn

Commissioner Bissell adjourned meeting at 5:55 pm. Commissioner Gerdes seconded. Motion carried.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, July 13, 2016 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 13, 2016, 2016 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Molly McGovern, Craig Bohnert, Betty Bissell, Marilyn Gerdes and Dennis Hartman.

OTHERS PRESENT: Shannon McGuire, Planning and Zoning Administrator; Jaime Blackburn, Secretary; Sonya Morgan, Councilwoman Liaison.

ABSENT: Brandee Soria and Pat Grass

VISITORS: Naomi Allen, Mark Spohn, Nanci Circo and Scott Adams.

Chairman Bohnert called the meeting to order at 5:01 p.m. A quorum was present.

Item 2: APPROVAL OF MINUTES- June 8, 2016:

Commissioner Bissell approved June 8, 2016 minutes and Commissioner Hartman seconded. Motion carried.

Item 3: COA- 235/233 Broadway-Exterior paint and window lettering

Shannon McGuire, Planning and Zoning Administrator submitted the actual paint chips and lettering color to the Commission to review. Scott Adams, owner of the building, researched old photos, tried scraping to find the original color with no luck. Commissioner Bissell said the building has been altered so many times through the years, which it will be hard to figure out what the original color was.

Commissioner Hartman made a motion to approve the color for the exterior of building at 235 E Broadway. Commissioner Gerdes seconded. Motion carried.

Item 4: COA-515 Benton Ave-Exterior paint and repairs-Nanci Circo

Again, Shannon submitted the actual paint chip colors for the board to look at for the exterior paint of the house at 515 Benton Ave. Commissioner McGovern asked which paint was for body and trim. Ms. Nanci Circo stated the body of the house will be La Fonda Antique Red, Fairmont Penthouse Mosaic Blue will be the trim and two accent colors she was going to play around with Belle Grove Valley Blue and Mark Twain House Tan. The homeowner plans to use

like/salvaged materials for the repairs. Commissioner Bissell wanted to make sure that the homeowner was not changing the size of the window that had been boarded up. Ms. Circo said they will not be changing the size. They are hoping to insert a stained-glass window. Bissell also asked about the front door. She wondered what type of material will the front door. Ms. Circo said they are going with a craftsmen style door that will be a steel door. Bissell did not have a problem since the door on there is not the original door to begin with. Gerdes thought if you can find an original door that would be great but understands that would be hard to find. Commissioner Bissell also asked about the front porch lattice and if it would be the same. Ms. Circo stated they are going to repair the lattice and not change it to something different.

Commissioner Bissell made a motion to approve application. Commissioner Gerdes seconded. Motion carried.

Item 5: COA- 512 Isley Blvd- Carport- Naomi Allen

Naomi Allen is requesting approval to install a new carport over an existing concrete pad in the rear of the property at 512 Isley Blvd. The location will be behind the main house and assessed from the alley. Commissioner McGovern brought in an aerial view for the commissioners to see. Commissioner Bissell stated our design guidelines read, "Do not install metal or fiberglass carports." She does not have a problem with this particular one because of the location. She does not want to see them going up all over the neighborhood like dandelions. Commissioner McGovern also mentioned she does not want to see them in side yards. Commissioner Bissell wanted to make it part of the record that the Commission is looking at this on a case by case basis, which they have the right to do and are approving this one solely due to its location, which is not visible from a major street. Commissioner Gerdes questioned what Planning and Zoning may be addressing in this area. She understood that there may be some changes or tightening up of the city ordinances that pertain to this and asked Shannon to tell the commission if this will affect that in anyway. Shannon McGuire, stated if they do make any kind of ordinance changes, which has been discussed at Planning and Zoning and City Council as well, it would be grandfathered carport, anything that is installed and legal the day before we update our codes will be legal moving forward. If we updated our code it will be for new carports, not existing carports. Planning and Zoning is updating the Master Plan and Comprehensive overhaul of our zoning code down the road. It is a long term process and probably a year out per Shannon. Shannon also stated this is a unique lot because you cannot see it from the road.

Commissioner Bissell made a motion stating, given the unique nature of this location, it is not visible from the main streets. Commissioner Hartman seconded. Motion carried.

Item 6: Comments of Visitors

No Comments.

Item 7: Comments of Commissioners

Sonya Morgan informed the commission that we did receive the grant to continue surveying South end of Isley Blvd.

There was a long discussion on the boundaries. They looked at the Boarding House District map and made boundaries they would like to change for National District. Taking out non-conforming buildings. Discussed different scenarios for borders. Bissell wants the Boarding House District to get on the National Registry to help with funding. They want the area to be able to use the tax credits. Sonya said to figure out the boundaries and we will get moving on the grant that is due July 31st.

Item 8: Adjourn

Commissioner Bissell adjourned meeting at 5:52 pm. Commissioner Gerdes seconded. Motion carried.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, August 10, 2016 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 10, 2016, 2016 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Pat Grass, Molly McGovern, Betty Bissell, Marilyn Gerdes, Brandi Soria and Dennis Hartman.

OTHERS PRESENT: Shannon McGuire, Planning and Zoning Administrator; Larry Murry, Building Official; Jaime Blackburn, Secretary; Sonya Morgan, Councilwoman Liaison.

ABSENT: Craig Bohnert

VISITORS: Lyndsey Baxter, Executive Director, DEP

Vice chairperson Molly McGovern called the meeting to order at 4:59 p.m. A quorum was present.

Item 2: APPROVAL OF MINUTES- July 13, 2016:

Commissioner Bissell approved July 13, 2016 minutes and Commissioner Hartman seconded. Motion carried.

Item 3: COA- Downtown Excelsior Partnership-Mural in the Schutte Pocket Park

Downtown Excelsior Partnership is proposing to paint a mural on the wall of the Bross and Spindle Funeral Home. The board has decided to go with Jacob Duncan's design.

Commissioner Gerdes wondered what the color the building was where the mural will be going. Lyndsey Baxter stated it is an off white color. Commissioner McGovern asked what the bottle in the bottom left corner said. No one could confirm the exact word.

Commissioner McGovern said she liked it. Commissioner Bissell thought it was beautiful and Commissioner Gerdes liked the content and balance but just wishes there was more contrast in color. Commissioner McGovern asked if the mural will be on the whole face of the building because she knew they were going to use the wall for movies. Lyndsey Baxter stated she has been working with Parks and Recreation on partnering together to do movies in the park. They have worked some deals out with the School District and will be able to use

equipment during the evenings that they do plan movies in the park. She went on to state as for as the color scheme, the mural Jacob Duncan put together is based on actual historic photographs, so the colors are appropriate. Commissioner Bissell did mention there was a point of order. She stated that there is a conflict of interest with her and Commissioner Hartman since they work for Downtown Excelsior Partnership. There is enough people here to vote without their vote in case there is a conflict in the future.

Commissioner Grass made a motion to approve the mural in Schutte Pocket Park. Commissioner Gerdes seconded. 3 Ayes and 2 extensions. Motion carried.

Item 4: Grant Updates: Isley Neighborhood Survey and Boarding House National Register District

Shannon McGuire stated there are two grants we are working on. One is the Isley Neighborhood Survey but per Councilwoman Morgan the state has not gotten with us on the milestones for this grant. The state develops the milestones and as soon as they have those in place then they will let us know the information and we will be able to take out an RFQ for someone to contract the work. Shannon stated the second grant is Boarding House National District Registry has been submitted to the state and we are just waiting for comments from them on our pre-application at the end of August and the final application will be due by September 15, 2016. The commission discussed the time frame it would be for us to hear if/when we will receive the grant and it could be well into next year before we have a National District.

Item 5: Comments of Visitors

No Comments.

Item 6: Comments of Commissioners

Councilwoman Morgan reminded the commission of the State Historical Conference in Hannibal coming up in October.

Commissioner Gerdes stated she went to the Places in Peril event in Kansas City last week and toured a home where the old Kansas City Museum was located. She also mentioned the Friends of the Well Committee are having a fundraiser called Diamonds in the Rough Homes Tour on September 10, 2016 at 1-6pm touring some homes in the historical district. People will be touring homes in need of renovations, some in the process of renovation and finished products.

Commissioner McGovern asked what we thought the National District Registry grant will cost. Shannon said \$20,000.

Item 7: Adjourn

Commissioner Hartman adjourned meeting at 5:27 pm. Commissioner Gerdes seconded. Motion carried.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, September 14, 2016 Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

Minutes prepared by Jaime Blackburn, Secretary to the Commission.

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

September 14, 2016, 2016 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Pat Grass, Betty Bissell, Marilyn Gerdes, and Dennis Hartman.

OTHERS PRESENT: Shannon McGuire, Planning and Zoning Administrator; Larry Murry, Building Official; Jaime Blackburn, Secretary; Sonya Morgan, Councilwoman Liaison.

ABSENT: Craig Bohnert, Molly McGovern and Brandee Soria.

VISITORS: Lyndsey Baxter, Executive Director, DEP, Pat Slusher, Brad Eales, Tray Harkins, Kim and Gary Sanson.

Commissioner Bissell called the meeting to order at 5:07 p.m. A quorum was present.

Item 2: APPROVAL OF MINUTES- August 10, 2016:

Commissioner Hartman approved August 10, 2016 minutes and Commissioner Grass seconded. Motion carried.

Item 3: COA- 517 Benton Ave-Painting, roof and window replacement

Pat Slusher is requesting approval of a Certificate of Appropriateness (COA) to complete repairs and renovation to the property at 517 Benton Ave in Boarding House District. The applicant is preparing to complete the following work:

- Paint Exterior
- Replace damaged siding and trim- with like materials.
- Replace damaged or rotted windows

Attached to application are photos of the property and a property located at 206 Dunbar. The same color scheme is being proposed for 517 Benton Ave property. The roof will be replaced with asphalt shingles in weather wood color. The applicant was hoping to re-glaze and repair the existing windows. However, the windows were inspected further and found to be rotted and deteriorated beyond repair. Mr. Slusher is proposing to replace the windows with new vinyl Ellison brand windows. The replacement windows will match the original size, shape, placement and configuration of the originals. The original exterior window stops and casings will be kept to maintain the look, style and appearance of the exterior.

Staff is recommending that the commission approve the COA application.

Commissioner Gerdes asked if the window air conditioners will be removed. Pat Slusher said he is adding central air to the house so the window units will be removed.

There was a discussion on the paint colors and what areas will be applied on the house.

Commissioner Hartman made a motion to approve the paint, roofing and windows at 517 Benton Ave. Commissioner Gerdes seconded. Motion carried.

Item 4: Broadway RFP-Update

Shannon McGuire included a copy of Broadway RFP for the commissioners and to let them know what was submitted and if they had questions the applicant was present.

Commissioner Bissell referred to item #4 410 E. Broadway of Broadway RFP submitted by Gary and Kim Sanson. She stated the commission is applying to get National Registration grant and this address is listed as a contributing property. She hates to see it get torn down. The commissions Design Guidelines for Boarding House Districts it states, "Demolition of a historic building, outbuilding or accessory structure should only be considered only when the building is so deteriorated that it is no longer safe to occupy and cannot be rehabilitated." Commissioner Bissell checked the Preservation Plan they just spent a lot of money developing on page 9, "item 5, the city does not support further demolition of properties within the historic district and is supportive of retaining the existing housing stock. This is a top priority." Then on item 11, "the City is interested in utilizing the current zoning or updating its zoning ordinance to prevent demolition of properties to develop parking lots".

Shannon McGuire stated at this point staff has not sat down and had in-depth conversations and have not really formed an opinion on the submittal. Commissioner Bissell asked if we could look at other avenues of where parking might be available other than tearing down a contributing property. Commissioner Gerdes would like to hear the reasoning so they could all get on the same page. Shannon stated that is a question for the submitter to answer better than he can.

Kim Sanson did not know the Broadway RFP submittal was on the agenda for tonight's meeting. She had not come prepared to present to the commission tonight. Commissioner Bissell stated they will probably have several discussions on a project this big.

Kim Sanson tells the commission in order to save 408 E Broadway, which needs to be saved, we are roughly over \$300,000.00 to make this happen. You will get six units and you will have to get high rents. High rent means you better have good, secured parking close by. No one will pay \$900-\$1000 rent and park on the street or blocks away from the building. Her opinion is in order to save this property at 408 E Broadway, then 410 E Broadway will need to become parking. She wanted to mention she saved 407 E

Broadway from demolition. Also, this was not an easy decision to make. She does not want to see any historic property torn down, but the integrity of 410 E Broadway does not have much left. She is also proposing on the vacant lot next to 410 E Broadway of adding a craftsman style new single-family house. Also have discussed the well lot behind these properties to create a park-like parking lot at this historic well site. They were not stating that this was the answer, it is just an idea but whatever it is, it is not going to be an asphalt parking lot. This all has been done with a lot of thought.

Commissioner Gerdes stated they are thrilled to have this possibility. Gerdes brought up an example of a community in Denver not too far from the capital. There are gorgeous mansions that sit five feet between each house and there is no parking in the back. They have two parking spots in front of their house and that is it. Kim Sanson stated if it was a single family home it would be a different story, but this will be a six unit building.

Commissioner Bissell asked about getting the houses behind to become parking but those are owner occupied and not for sale. Bissell was concerned with the percentage of contributing properties for the National Registry. Kim Sanson stated they have already looked into that and it should not negatively impact a National Register nomination.

Tray Harkins stated for 410 E Broadway you will have to have 1.5 parking spots per bedroom per zoning code and that would be nine spots.

Sanson does not want the commission to look at this as just a parking lot. Bissell stated she just does not want to lose another house.

Sanson mentions that 407 E Broadway was scheduled to be demoed and she asked for the city to hold off because she wanted to save it.

Commissioner Grass asked if they considered covered parking. Sanson stated they have but have not gone down that path with the city yet. The two things she knows if you get high rents, you must have close parking and it needs to be safe and secure to get people to come spend that kind of money in that neighborhood. After all, we are starting right here. It is not changing Benton or Excelsior St. Somehow we have to secure that to show them that it is safe to live here and you have a secure place to park. You are going to have to offer up some things. In the properties listed under the RFP, everything was multi-family and she proposes all single family but 408 E Broadway. Sanson stated it is too big and too perfect to turn it into a single family; it needs to be a multi-family building.

Tray Harkins stated to look at the bigger picture of this whole project and the whole downtown. You have one person that has put in an RFP that is willing to take on this project. Commissioner Bissell appreciates it. Tray said sometimes you have to sacrifice to get the bigger picture done. Tray said if no one steps up and does this there will not be a neighborhood. Bissell said as preservationist, we have to look at it from all angles. Tray said you can lose all five homes or just lose one and save four. Bissell said but we might be able to come up with a plan to save them all.

Kim said if you look at the estimated value of these properties look at what saving that street is going to do for you who live in the neighborhood and do so many things for this community.

Commissioner Gerdes stated if there must be a demolition, is there a way to save items like trim, doors, tubs, sink etc.? Gary Sanson stated if there is anything they can salvage, they would like to put it back into the other houses and that would be their first goal.

Councilwoman Morgan stated that the only thing this commission is looking at is the exterior of the property. The interior needs to meet the needs of a modern family and that way it will be used. Kim Sanson's plan is to presale these properties. There is more opportunity on the south side of Broadway. Kim also said they really want the tax credits to be put in place when they start this project and you will get more investors/banks to look at this area. She wants to make an impact and make a difference and others will follow. Pat Slusher said the only reason he bought 517 Benton was because of what he had heard about the project on Broadway.

Item 5: Grant Updates-Isley Boulevard Survey and Boarding House National Register District

We are still waiting for the milestone dates from SHPO but the draft for an RFP has been sent to SHPO for review. We will have a copy of the RFP once the state approves milestones. The boundaries were set at the last meeting.

Shannon gave the commission a copy of the application for Boarding House National Register District that was submitted today.

Item 6: Comments of Visitors

Brad Eales was there as a visitor. He wanted the commission to keep in mind that the house at 407 E Broadway already has a COA and has been abated for tear down. Their attempts are to save that house. There was a proposal on the table about 7-8 months ago to redo the house at 408 E Broadway if 407 E Broadway was torn down. What they are proposing is a huge step for Broadway and he hates to see 410 E Broadway go away but if they cannot perceive what their vision is for Broadway and of course the historic credit is a huge issue then what they said about doing a couple smaller houses to get them started on part of it. You are going to see a push from him to start tearing down 410 E Broadway. He stated 407 E Broadway has had abatement and Chad Birdsong had go ahead to tear it down. Brad had already had conversations with the school district and Job Corp because he was going to send in the students with an educational grant to start redoing the house at 408 E Broadway with his proposal 7-8 months ago. For the future, please keep in mind that some things will go away if some things do not happen in the near future. We are not going to look at it two years from now the way it is today. Like Tray said a minute ago, losing one is better than losing them all.

Item 7: Comments of Commissioners

Commissioner Gerdes would like to see more commissioners attend the October Conference in Hannibal.

Sonya wanted to remind the commission to take the survey online from the State.

Item 8: Adjourn

Commissioner Hartman adjourned meeting at 5:53 pm. Commissioner Gerdes seconded. Motion carried.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, October 12, 2016 Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

Minutes prepared by Jaime Blackburn, Secretary to the Commission.



Long extolled for its beauty, Excelsior Springs still provides great resources for artists and tourists year-round. Historic bridge on Regent Street in Elms Historic District. Photo by Kevin Morgan

APPENDICES

Historic preservation workshop coming up

Excelsior Springs Standard, October 13, 2015

The Excelsior Springs Historic Preservation Commission will host a Historic Preservation Workshop on Monday, Nov. 2, at the Excelsior Springs Golf Course.

The workshop is open to anyone with an interest in preserving history and will feature Bob Yapp of Preservation Resources Inc. Yapp's presentation will include:

- Preservation Doesn't Cost – It Pays!
- Creating a Preservation Ethic in your Community
- Neighborhood Revitalization Strategies

There is a \$20 fee per person to attend, which includes the presentation, continental breakfast, lunch and handouts. The workshop is funded in part by a grant from the Missouri Department of Natural Resources, the State Historic Preservation Office, the National Park Services and the U.S. Department of Interior.

Sponsorship opportunities for the workshop are available.

The golf course is located at 1201 Golf Hill Drive. Breakfast and registration begin at 8 a.m., with the program from 9 a.m. to 3 p.m. Guests are asked to RSVP by Monday, Oct. 26.

More information can be found at www.eshpc.org.

Local black history landmark faces hardships in the present

by Jae Juarez and Mikayla Gatlin, Staff Writers, Excelsior Springs Standard, October 27, 2015

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

By 1917, ownership of The Albany had changed hands to Marie E. and



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)



H.B. White, who operated a barbershop in the lower level of the brick structure while still renting rooms in the upper level. In its heyday, The Albany was also home to a grocery and feed store, as well as The Albany Café.

Directly behind and to the north of The Albany a settlement known as “the bottoms” existed by way of a swinging bridge across a creek, and although the exact date is not recorded, researchers learned that the creek flooded at one time and completely destroyed the foundation of The Albany. A demolition was required with the end result being the only portion of the property still standing to this day is the two-story brick structure.

Today, the remains of The Albany present an inconspicuous property many don’t even throw a second glance. Half painted over sales advertisements in the windows are the only remaining evidence of its grocery store days, and a garage door tells the brief tale of the building’s stint as an auto repair shop. Most unfortunately, the lettering reading “THE ALBANY,” which once ran across the top front of the building, has since been painted over.

The building was purchased by Stephan Dennis several years ago with the intention to renovate the downstairs into an arcade, to give the youth of Excelsior Springs a place to hang out and stay out of trouble. The upstairs, Dennis began renovating into an apartment to move his family into. However, the costs of the various projects began mounting, and it soon became more than the family could take on. Dennis listed the property for sale, but it has yet to garner the interest of a potential buyer.

In the meantime, the city of Excelsior Springs began putting the pressure on Dennis to keep the building up to proper maintenance code.

Taking a look inside The Albany’s bottom floor, the room tells no secrets of the building’s rich history. It consists of a single wide-open room, with a few odds and ends such as doors, ladders and frames leaning against the walls. From inside, you can see some of the window advertisements read “Whale of a Sale” and “BIG Super Values.”

Upstairs, where The Albany once hosted guests, has been partially transformed into living quarters. It is accessible only from the staircase on the outside west portion of the building. The front door leads into a living area situated between what seemed to be either a bedroom or another living space. The kitchen contained updated cabinetry, and like the rest of the upstairs, looked as though it had received a fresh coat of paint within the last few years. However, it was still far from finished, and straight back from the front door, behind the living area and kitchen, is a hallway that runs the length of the building, with three rooms partially renovated into bedrooms, and what would be a bathroom.

Most interesting is that after sanding down one of the doors before painting, Austin Dennis, Stephan’s son, discovered the imprints of room numbers which had once been adhered onto those same doors, denoting their assigned room number at The Albany Hotel. This is, perhaps, one of the few remaining remnants of the historic hotel, besides the building itself.

Like so many other historic buildings in Excelsior, the fate of the old Albany building is still unknown, stuck in a limbo between being sold and renovated, or condemned and left to vanish over time.

For the right person, The Albany Hotel could be a perfect investment into Excelsior Springs’ history. The Standard was unable to locate The Albany’s real estate listing on the Web site displayed on the building. Anyone interested in the property should call the city of Excelsior Springs for contact information.

Superior Well Office group firms up their proposal

by Eric Copeland, Editor, Excelsior Springs Standard, October 27, 2015

Whether it’s rehabilitated or razed, the future of the Superior Well Office should be fully known within about six months. Members of the grassroots group that formed to push for preserving the office, the last existing structure of its kind at the last existing “old” mineral water well site in town, have given themselves an April 1 deadline to get together \$25,000 in firm monetary commitments and in-kind contributions— or they’ll allow the city to proceed with demolition of the property.

Janet Blauvelt, who heads up the committee, was joined by several others in the group at the Monday, Oct. 19, meeting of the Excelsior Springs City Council as she presented the latest revision of the plan.

The attention centers around a house located at the corner of Superior Street and Roosevelt Avenue—or,

more precisely, what's inside the house. Next door to the west is a catwalk that extends out to a tower that contains the old Superior mineral water well site.

For some time, the city has planned to repoint the stones in the tower, shore up the catwalk and build a retaining wall along the steep hillside. But when they purchased the house and went to tear it down, they found that the old office that accompanied the well site was still intact inside, in the oldest portion of the structure.



However, preserving the office was going to cost more money than some city leaders liked, and it was going to require more retaining wall as well. So the Superior Well Office group formed.

Much of the group's original proposal—to allow them to remove some of the later additions to the house and renovate the old office space—remains unchanged from the presentation they made to the council last month. But Blauvelt said after meeting at the site with Public Works Director Chad Birdsong, they agree that there's not enough room on the property to build a parking lot of any real size. So instead, she said, the committee had agreed that the best plan was one that the city had planned to do even if the house comes down: clear the scrubby trees behind the house and grade the land to slope down to the level of Linear Park, which is below.

"We had a very positive meeting with Chad (Birdsong), and we've already begun on the marketing plan," Blauvelt said.

Another alteration in the proposal, she said, is that while the Excelsior Springs Museum & Archives still agrees to work as a foundation partner, accepting temporary ownership of the property while work is being done so that volunteers can help in the effort, that transfer won't take place until after April 1, assuming the group can gather the support they need.

And one more change— if the committee can't get everything going by April 1, they'll step away. "If we do not make our commitments by April 1, then the museum will not take title and the city can raze it," Blauvelt stated. "We give up."

But they're not giving up until then. Blauvelt stressed that the committee was asking for no funds from the city beyond what had already been allocated. Rather, they were just wanting the council's support in their efforts. Specifically, she asked if a resolution could be drafted so the committee could demonstrate the city's backing as they seek donors.

Councilwoman Sonya Morgan said that she, at least, supported the effort.

Mayor Ambrose Buckman added that the April 1 deadline was fine—it was unlikely city crews would have the time to demolish the building anytime between now and then.

Anyone who would like more information about the effort to save the Superior Well House may contact Blauvelt at her law firm, 816-556-0818, or by email at jb@blauveltlaw.com.

One-day historic preservation workshop to include awards

by Eric Copeland, Managing Editor, Excelsior Springs Standard, October 30, 2015

When the Excelsior Springs Historic Preservation Commission hosts its first-ever one-day seminar next week, they'll also take the opportunity to recognize local supporters of historic preservation efforts.

Bob Yapp, of Preservation Resources, Inc., will visit Excelsior Springs next Monday, Nov. 2, to talk with community leaders, neighborhood representatives and property owners about what they can do to preserve the historic fabric of their community. Yapp will lead three separate presentations: “Preservation Doesn’t Cost—It Pays,” “Creating a Preservation Ethic in your Community” and “Neighborhood Revitalization Strategies.”

The HPC has been planning the workshop for some time, and say the attendees will include not only visitors and local residents with an interest in historic preservation, but also property owners from the community’s three historic districts who want to learn more about their role in the historic preservation effort. The workshop is funded in part by a grant from the Missouri Department of Natural Resources, the State Historic Preservation Office and the National Park Service, U.S. Department of the Interior.

The day-long event will be held at the Excelsior Springs Golf Course, which celebrated the 100-year mark this year and houses some historic features of its own, including the Battle of Fredericksburg marker and the Odell family cabin, contained inside the golf course clubhouse. Breakfast and registration will begin at 8 a.m., and the programs will take place from 9 a.m. to 3 p.m.

The event will also see awards presented to three local entities. Dennis Hartman will be recognized as an individual, for his work to renovate The Antlers Boarding Home, located at 456 E. Broadway Ave. Gary and Kim Sanson are being honored for their rehabilitation of the Dr. Curtis McKinney home, now called Sunny Side Cottage, at 506 Dunbar Ave. And *The Excelsior Springs Standard* is being recognized for being an educational partner in historic preservation efforts in the community.

HPC welcomes dozens for workshop, presents local awards

by Eric Copeland, Managing Editor, Excelsior Springs Standard, November 6, 2016



Dennis Hartman (left) accepted his award for restoration of The Antlers Boarding Home from Mayor Ambrose Buckman.



From left, Gary and Kim Sanson were honored by Mayor Ambrose Buckman for their work at the Sunny Side Cottage B&B.



From left, Standard staffers Eric Copeland, Skyla Sullivan, Jae Juarez and Mikayla Gatlin, along with publisher Brian Rice (far right) were recognized by Mayor Ambrose Buckman as educational partners.

The Excelsior Springs Historic Preservation Commission’s first-ever one-day workshop was a resounding success, drawing dozens of people both from here in town and from communities as near as Kearney and as far away as Webb City.

City Councilwoman Sonya Morgan, who serves as the council liaison to the commission, said on Monday night, Nov. 2—just hours after the workshop wrapped up—that the event was very successful, with a good turnout.

Mayor Pro Tem Brad Eales, who was among several city leaders who attended, said that historic preservationist Bob Yapp of Hannibal, who led three different sessions during the workshop, gave the best presentation he had seen in his three and a half years on the city council.

Yapp’s talks focused on three areas of historic preservation: “Preservation Doesn’t Cost—It Pays,” “Creating a Preservation Ethic in your Community” and “Neighborhood Revitalization Strategies.”

It was held at the Excelsior Springs Golf Course, which held special interest for many attendees as the course itself is celebrating its 100th anniversary this year and just adjacent to the meeting room where the sessions were held, an authentic 1825 log cabin— around which the golf clubhouse was constructed—was on full display.

During the luncheon at midday, the HPC and Mayor Ambrose Buckman also presented three Legacy Awards to local honorees. First up was individual Dennis Hartman, who was recognized for his restoration of The Antlers Boarding Home on E. Broadway Avenue. Recognized from the business community were Gary and Kim Sanson, who restored the former home of Dr. Curtis McKinney, overlooking Sunnyside Park from its site at the corner of Armour and Dunbar Avenue, into the Sunny Side Cottage bed and breakfast. In addition, the staff of The Excelsior Springs Standard was recognized for their role as an educational partner with regard to historic preservation issues in the community.

Hart to speak at ‘Celebration of Restoration’ event

Excelsior Springs Standard, February 23, 2016

Bill Hart, executive director of the Missouri Alliance for Historic Preservation and author, will be the keynote speaker for the “Celebration of Restoration” event to be held in Flander Hall in downtown Excelsior Springs on March 3.

The event spotlights the sole remaining mineral well office in the town built on the mineral water industry. The office, constructed in the early 1900s to serve the now iconic Superior Well No. 1, is in danger of being razed. But the dilapidated building next to the well held a secret. Inside, the office not only still existed, but was in relatively good shape for a 100-year-old.

It turns out that the residence built around the office sometime in the mid-1940s had saved the historic structure inside. However, while the city earmarked funds and completed some restoration of the iconic well structure next to it, the building that housed the office was deemed a project that was unlikely to occur with limited municipal resources.

A group of preservation minded local citizens stepped in to generate public interest and to raise private money and support to save the building from being razed. If an initial target of \$25,000 in donations can be met, the next step will be to continue raising money to complete the renovation and for an endowment to support upkeep and ongoing use of the building. Some of the ideas put forth would be to rent it for small meetings or weddings, or to use it as a standalone interpretive site focused on the town’s mineral water history.

During the March 3 party, some 20 local residents will be honored for renovation projects that have contributed to restoring the historic charm of Excelsior Springs. The event site, now named Flander Hall, is especially



Decades ago, most of the mineral water wells in Excelsior Springs were accompanied by an office, and the Superior Well was no different. One thing is different, though—the office (pictured above in its heyday) still exists inside a house (below). A grassroots group is working to preserve and rehabilitate the office.



appropriate, as it is a key example of the possibilities for the adaptive reuse of historic buildings that the event will honor. Locals still fondly recall the former Flanders Department store as the home of a pulley system between the cash register and cashier in the upper loft area.

A group of preservation-minded local citizens stepped in to generate public interest and to raise private money and support to save the building from being razed. If an initial target of \$25,000 in donations can be met, the next step will be to continue raising money to complete the renovation and for an endowment to support upkeep and ongoing use of the building. Some of the ideas put forth would be to rent it for small meetings or weddings, or to use it as a standalone interpretive site focused on the town's mineral water history.

During the March 3 party, some 20 local residents will be honored for renovation projects that have contributed to restoring the historic charm of Excelsior Springs. The event site, now named Flander Hall, is especially appropriate, as it is a key example of the possibilities for the adaptive reuse of historic buildings that the event will honor. Locals still fondly recall the former Flanders Department store as the home of a pulley system between the cash register and cashier in the upper loft area.

The citizen-led group has already done a significant amount of groundwork in the effort to prevent the building from being torn down. They obtained an engineering report that provided confidence in the integrity of the building; obtained construction estimates; and signed a memorandum of understanding with the Excelsior Springs Museum & Archives, backstopped by the Clay-Ray Veterans Club, to partner with the effort under their nonprofit 501(c)(3) status. They also held an open house on-site to gain public support and feedback, and met with several local civic organizations.

Major donors also have already stepped forward, including Crowley Furniture, which has deep roots in Excelsior Springs. Others have already signed on to provide in-kind help in demolition, painting and restoration to return the office to its original charm.

In 2015, the Missouri Alliance for Historic Preservation designated the mineral well office as one of "Missouri Places in Peril." Hart, the organization's executive director, has a particular interest in vanishing Missouri building types, particularly as seen in small town and roadside Missouri.

This interest was the impetus behind the publication of his book, "Historic Missouri Roadsides," which has a section on Excelsior Springs. Hart, a native of Perry County in southeast Missouri, holds a degree in historic preservation from Southeast Missouri State University and did his graduate coursework in architectural history at the Savannah College of Art and Design in Georgia.

He was one of the founders of the Missouri Barn Alliance and Rural Network (Mo BARN), advocating for documentation and preservation of Missouri's historic farmsteads.

The steering committee welcomes anyone interested in becoming involved in the Superior Well Office preservation effort. Those interested may contact Janet Blauvelt at 816-556-0818 or jb@blauveltlaw.com. Those planning to attend the cocktail party are requested to RSVP to the same telephone number.

Rental-property owner seeks curbs, gutters

by David Knopf, Managing Editor, Excelsior Springs Standard, March 29, 2016

Vincent Carter, a landlord with several rental properties in Excelsior's Boarding House District, told the city council March 21 that the visual appeal of his properties is diminished by a lack of curbs and gutters.

"Two of my properties are within five blocks of the city center and I don't have curbs," he said. "If a city looks nice, people will want to live there."

The east end of Broadway dissects the Boarding House District, which continues on Temple Avenue to Isley Boulevard, also known as Highway 10. Properties within the district extend to Foley Street to the north, roughly Francis Street and Benton Avenue to the east, Isley to the south and Saratoga Avenue and Penn Street to the west.

While Carter would like to see curbs in front of his properties, he did begin by praising the city for the infrastructure upgrades it has already done.

"I want to thank you for your infrastructure and you've got to have that before you can have anything else,"

he said.

Carter said he understands having the funds to complete projects at a faster clip is a stumbling block. However, the manner in which the city has spent came in for his criticism.

“It seems like a lot of the budget is spent in emergency mode to put out fires,” he said. “I don’t think it’s reasonable when we’re dealing with curbs and storm-water retention.”

Carter suggested that untapped federal and state funds are available, but only the city has the expertise to identify them and make application.

“My recommendation is, if you don’t have one already, we need a full-time grant writer,” he said.

Board member Sonya Morgan referred Carter to the city’s Historic Preservation Committee’s Web site and Facebook page. The Web site contains a map of the Boarding House District, as well as an introduction to what will be a grant-funded preservation plan for the area developed by the city, residents and consultants.

The preservation planning process began in July 2015 and its timeline targets July 2016 as a tentative date to present a completed plan.

“We’re hoping that this will give us a redevelopment plan,” Morgan told Carter. “I appreciate your comments.”

Carter addressed the council during the meeting’s public comments segment.

The city’s historic preservation Web site can be found at www.eshpc.org. The (Boarding House Neighborhood) Facebook page can be accessed by searching for (Boarding House District Neighborhood Group).

TESTING THE WATERS

Facing the prospect of imminent rehabilitation costs in the millions, the city issues a request for proposals for the aging, iconic Hall of Waters

by David Knopf, Managing Editor,
Excelsior Springs Standard,
April 12, 2016

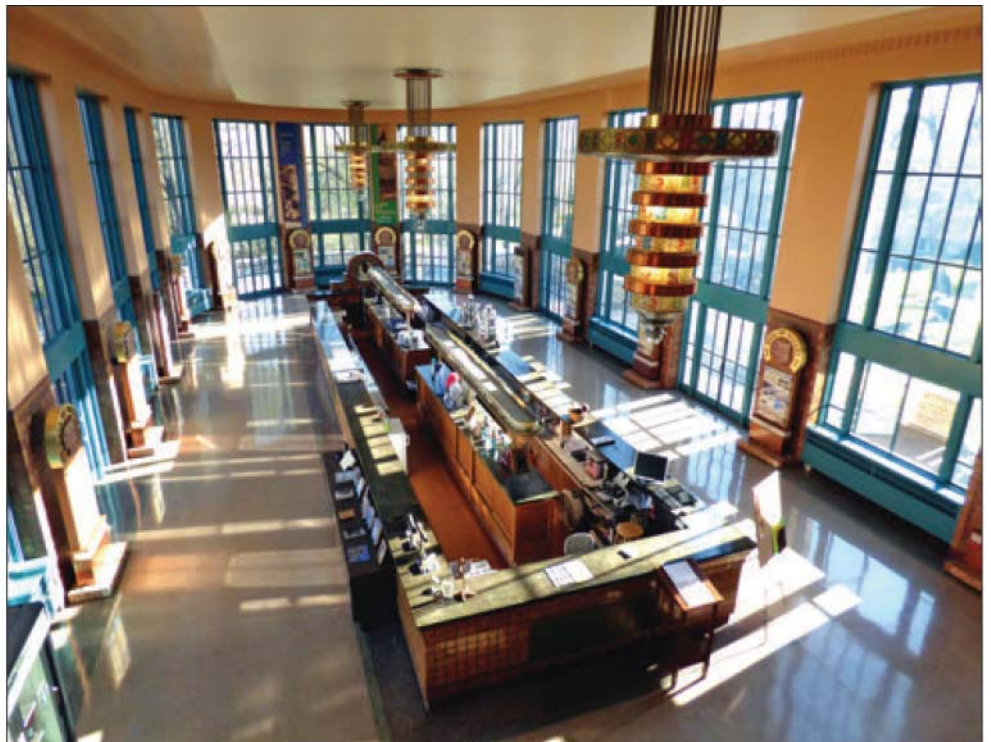
The Hall of Waters isn’t only one of the most historic, beautiful buildings in the area, but likely the single most valuable symbol of Excelsior Springs and its mineral water heritage.

However, now home to city offices, the municipal court and the Downtown Excelsior Partnership, the building is also 77 years old and showing its age.

The Hall’s mechanical infrastructure – heating, cooling, water etc. – are all in need of renovation or replacement, City Councilwoman Sonya Morgan says, to the extent that fitting the building with a new heating-air system would cost between \$2 million and \$2.6 million.

That cost, Morgan said last Thursday, is beyond the city’s means and doesn’t take into account other first-priority recommendations made in an assessment and feasibility study concluding in November 2014.

While the building’s aged boiler is perhaps the most urgent priority that faces the city, the study also listed



While the public areas of the 77-year-old Hall of Waters are eye-catching, city officials say the building’s mechanical and physical infrastructure are facing repair/replacement costs well above what they can afford. (Photo by David Knopf)

structural repairs and shoring to the North Terrace Well Room (\$124,729), Hall of Springs Water Bar Fountain structural repairs (\$236,461) and rehabilitation of the building's iconic tower (\$276,455) as phase-one priorities.

In addition to noting the need for less immediate work – ranging anywhere from two to 10-plus years from the study's completion – the report noted that costs for an environmental assessment for possible hazardous-material removal and professional fees for each repair/replacement weren't included in the totals.

In a discussion Thursday with *Excelsior Springs Standard* publisher Brian Rice, Morgan said the city had been approached by two individuals, one representing a non-profit trust and the other a physician interested in forming a partnership to privately rehabilitate the Hall of Waters.

With the building's reputation and physical beauty, there may be additional interest out there.

With that in mind, and with approval by city council, the city took a big step Friday, April 8 by issuing a Request for Proposals – known in the trade as an RFP – that says the following:

"The City is pleased to invite the submission of written proposals for a unique opportunity: The rehabilitation, reuse and maintenance of the historic Hall of Waters Building ... by purchase or long-term lease in 'as is' condition."

Given residents' close identification and affection for the building, Morgan said the city only reluctantly decided to issue its RFP, a 20-page document that outlines the conditions of its offering.

"It's not just a building that has importance to Excelsior Springs, but to the state and nationally," said Morgan, who serves on a number of boards related to historic preservation. "We need to be good stewards to the community."

The idea, Morgan said, is that the building become "sustainable and functional in the future" without saddling the city with the extensive cost of rehabilitation.

Although many city offices are now located inside the Hall of Waters, should a proposal be accepted – or if the boiler and other mechanical/structural issues reach a crisis point – city staff and offices would relocate, Morgan said.

"We have to get to the point where we stop the deterioration of the building," she said. "We don't have the money to do this. We need a partnership."

Morgan said the RFP commits the city to nothing but seeing what proposals might be out there. "We need to flush this out and see who's interested," she said. "We have in the bid proposal that we can reject all and any bids and put this back out there again."

Completed proposals, the required content of which is also detailed in the RFP, are due by May 23.

"It's critical," said Morgan. "We need to make a decision soon."

Hall of Waters RFP Attracting Interest

by David Knopf, Managing Editor, Excelsior Springs Standard, May 10, 2016

A request for proposals targeting the rehabilitation of the Hall of Waters – either through lease or sale – is drawing interest.

Released on the City of Excelsior Springs' website April 8, the RFP for the Art Deco building had been downloaded 57 times as of May 6, including 30 downloads of information included in the developer's packet, Councilwoman Sonya Morgan said. Morgan said that 104 people had clicked through the Hall of Waters logo on the city's website.

Downloading involves more interest than a simple "hit," one in which a visitor to the site just clicks on the RFP in order to open it for skimming or reading. Downloading requires a person to save the document to a business or personal hard drive in order to later print or read it.

The RFP is 20 pages long.

The Hall of Waters proposal was also the subject of a May 4 story in the 816 section of *The Kansas City Star*. Aside from noting that proposals would be received through May 23, the article quoted City Manager David

Haugland cited the city's motivation in seeking a redevelopment plan – largely the building's deterioration and local government's inability to finance needed improvements, including a new heating and cooling system that could cost as much as \$2.5 million.

It's not unusual for RFPs to take a while to be submitted. They are long, detailed documents that lay out what an applicant has in mind for the building's rehabilitation and use, as well as how both would be achieved.

Applicants are required to submit a financial plan and a plan on how it would adhering to many guidelines set by the city, the National Register of Historical Places, the Missouri State Historic Preservation Office and the city's own historic preservation board.

"Future work on the historic Hall of Waters Building will be reviewed by the local Historic Preservation Commission and the City Council ... all future design and rehabilitation work should be performed by qualified historic consultants and contractors. Architects, engineers, interior designers, and other specialized consultants should be retained who have been educated and trained in historic preservation and have experience in working with buildings listed on the National Register of Historic Places."

The RFP notes that the city reserves the right to reject any and all proposals.

It also sets out what financial documentation would be required of a viable applicant.

"Realistic, verifiable financial projections and sources of revenue for the initial rehabilitation of the building must be included," the city's document notes. "A financial feasibility plan for the ongoing operations of the site when fully operative is required."

Sometimes it takes a fresh set of eyes

by David Knopf, Managing Editor, Excelsior Springs Standard, May 31, 2016

There are times when it takes a visitor – or a group of them – to appreciate local treasures right under our noses.

That's the case with Anthropology Professor Danny Pierce and a group of eight students from the University of Missouri-St. Louis, who spent last week on an archeological dig that explored the area around Regent Springs.

"I really liked the town and thought there was some great history here," said Pierce, who previously spent a week in Excelsior Springs working for the Missouri Department of Natural Resources. "I just kept it in the back of my mind and when I became the director of the field program at UMSL, I thought this would be the best (springs)."

Pierce and three of the current students were here last summer, but excessive rain kept them from digging as much as they'd hoped.

But that didn't keep the students from catching the Excelsior Springs enthusiasm bug.

"Three of the students were here last year, and I had to start a new class this year so those three could come



itself, buried 30 or more feet below the surface of Fishing River – and some concrete steps, a retaining wall and low pillars the students have uncovered.

Regent Park, with its tennis and basketball courts and a skateboard park, is located near the intersection of Marietta and Richmond streets. The city-owned park honors the memory of the springs and their heyday in the late 1800s and first few decades or so of the 1900s.

According to Pierce, at its height Regent Springs attracted thousands of people seeking what was touted as the health benefits of its manganese-rich Springs water. The water was available in a pavilion above the river that could hold 100 people and was also piped across the river to a bottling plant.

The plant bottled water drawn from three other Springs in the area, including Siloam Springs, and it did a big business.

The pavilion was built in 1888 by the Excelsior Springs Company, which had acquired almost 1,000 acres around Fishing River. The company also owned the original Elms Hotel and founded Regent Park.

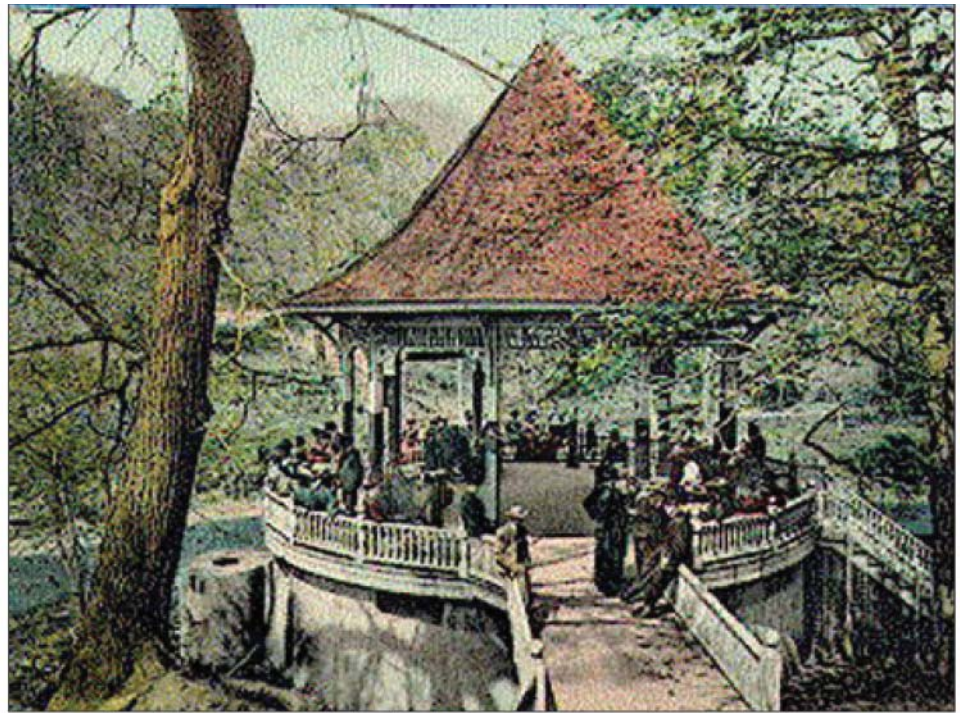
Water from Regent Springs was tested by a chemistry professor from Rensselaer Polytechnic Institute in New York and it was, Prof. W.P. Mason's opinion, "the strongest iron-manganese water in the world," as well as the purest.

Mineral waters – including Regent Springs – were an established part of popular health diets of the time, so much so that "The Famous Waters of Excelsior Springs Missouri" prescribed a specific regimen.

"Drink the water at regular intervals, if possible," it said. "Drink them slowly. Adopt, for the time at least, rational habits of eating, drinking and exercise."

It went on in great detail, but whatever their approach urged users to consume eight glasses a day to get the maximum benefits for the bladder, kidneys and bowels.

Some of that information wasn't identified until one of Pierce's UMSL students did some additional research.



Among other things, UMSL students who performed a week-long dig at Regent Spring learned that the spring, pictured on a postcard above, drew thousands of people to Excelsior Springs. The spring was known for producing manganese-rich mineral water thought to be a cure for ailments related to the digestive system. (Photo, below, by David Knopf)



Matthew Lewandowski found materials held by Excelsior Springs Museum & Archives, including colorized postcards of the Regent pavilion during the height of mineral water's popularity.

He also located an Architectural/Historic Inventory Form – a survey – that included maps, photos, survey drawings and a chronological history of the springs's development and eventual decline.

It noted, among other things, that both Regent Park and the springs were acquired by the city in 1925.

Lewandowski also consulted a more extensive overview of Excelsior-area springs ("Excelsior Springs, Missouri Historic Mineral Water Resources Survey Report") that had been prepared in 2012 for the city's Historic Preservation Commission.

The materials were identified during this year's UMSL dig and added to the group's enthusiasm for its work, their professor said.

"Some of the information we just got late last night, so we're all kind of trying to piece this together," Pierce said.

Pierce said the focus of the project isn't so much finding relics and artifacts from the past, but reaching a better understanding of the Spring's physical and social history.

"At it's most basic, what we're looking for is information about the past," he said. "We haven't been finding artifacts (aside from a few vintage bottles near Fishing River), but we have been finding archeological features, things that can't be moved.

"We talked to one of the older residents who played here as a kid. She said, 'I played hide and seek right here.'"

No action imminent on two Hall of Waters proposals

Excelsior Springs Standard, July 22, 2016

The following news release was issued by the city on July 19:

The City of Excelsior Springs requested proposals for renovation/rehabilitation of the Hall of Waters building at 201 East Broadway. Responses were due on July 6, 2016, and two responses were received.

A committee of staff and City Council members has completed a preliminary review of the submissions. As the Hall of Waters is deeply rooted in the identity of Excelsior Springs, the city is in no rush to make a decision on these proposals, but is more concerned with making the best decision for redevelopment of the building.

At this point in time, no decision is imminent on these proposals. Should the city choose to act on either of these proposals, a meeting will be held to obtain public comments on the proposals before any decision is finalized.

– *Acting City Administrator Steve Marriott*

Facade grants available for downtown businesses

Excelsior Springs Standard, July 26, 2016

The Downtown Excelsior Partnership has facade grants available to business owners in the downtown area. DEP Executive Director Lyndsey Baxter said for any business owner thinking about repairing building cornices, opening upper window façade, enhancing expression lines or transoms or updating entryways, the grants are available for application.

"This is a great opportunity for downtown Excelsior Springs building owners and business owners to team up and make some amazing exterior changes to their facade," she said.

To learn more about the application process, contact Baxter at 816-724-6793 or email exec@visitesprings.com.

On Sept. 10, historic homes, buildings will open for tours

by David Knopf, Managing Editor, Excelsior Springs Standard, August 26, 2016

The Superior Well Office Steering Committee will sponsor a “Diamonds in the Rough” tour of historic homes and buildings in Excelsior Springs on Saturday, Sept. 10.

The tour of six buildings will take place from 1 to 6 p.m. Tour-goers can choose the order in which they visit the homes and buildings, organizers say, and will be provided with a map.

“Diamonds in the Rough” will raise funds for the restoration of the Superior Well Office located at the corner of Superior and Roosevelt streets on the east side of downtown.

The Superior building is the last surviving ticket office in Excelsior Springs, a city that had many of them during the mineral water boom.

Tour sites include: The Superior Well Ticket Office; the former Hope Funeral Home, Spring Street; homes at 104 Temple, 515 Benton and 427 Benton; and an apartment building at 101 South St.

“Some of these buildings are people’s homes,” said Marilyn Gerdes, a member of the steering committee. “These buildings have been renovated, are in the process of being renovated” or, in the case of 427 Benton, will be renovated as a model home for future projects.

“People are going to be going through their homes and meeting the homeowners,” Gerdes said.

The funeral home hasn’t been occupied for 20-plus years, says Gerdes, while the apartment building across from Excelsior Springs Police Department and Paradise Playhouse is part of an estate. Gerdes said the apartments on South Street are in rough shape, but there is evidence of its former grandeur.

“Most of the original woodwork and fireplace mantels are all are still there (and haven’t been painted over), including the beautiful staircase,” said Gerdes.

Organizers of the Superior Well Office restoration project say considerable progress has been made since the committee made a presentation to the city council nearly a year ago. It was then that permission was granted to begin restoration planning and work on the building, which is owned by the city. Once the project is complete, ownership is expected to transfer to Excelsior Springs Museum & Archives.

The organizers have enlisted the volunteer services of Brent McElwee, a local developer and city councilman, as project manager/ contractor. The city has completed preliminary site work at the well office, razing unwanted vegetation, doing preliminary “deconstruction” work and grading the slope to the river and city park below, committee members say.

The next step, they say, is to secure the roof and exterior of the building before the winter.

The committee has raised close to \$25,000 in cash and in-kind contributions, but additional funds are needed to secure the facility and complete restoration.

“Diamonds in the Rough” was created to help reach that goal, Gerdes and committeewoman Janet Blauvelt say.

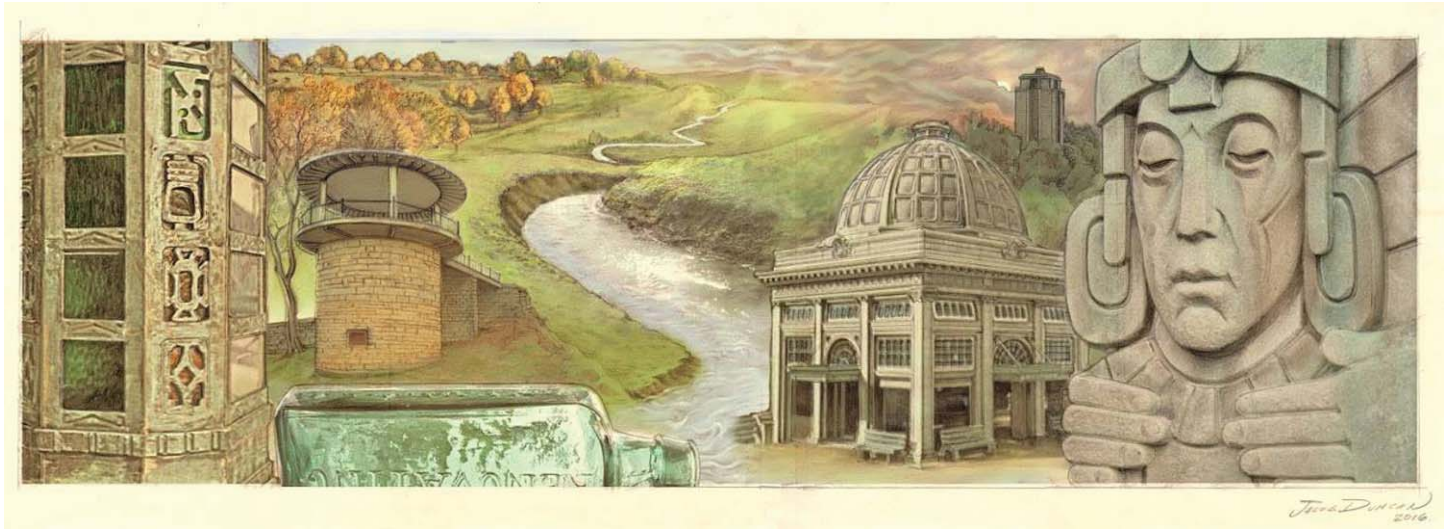
Tickets for the tour cost \$10 and can be purchased at the Hall of Waters Visitors’ Center, the Excelsior Springs Museum & Archives and at the Chamber of Commerce office. Tickets are also available online at www.tasteofmissouri.com for those with PayPal accounts.

The Superior Well Ticket Office was named one of Missouri’s “Places in Peril” by the Missouri Historic Preservation Society in 2015. It and other buildings on the tour represent Excelsior Springs’ potential for preservation success stories, local preservationists say.

Organizers of the tour say the City of Excelsior Springs, the Museum & Archives and the Superior Well steering committee are working together to see that the last remaining office that sold mineral water tickets is restored and preserved for future generations.

Big man, big canvas

Self-taught artist Jacob Duncan, an Excelsior native, is creating a second mural downtown
by David Knopf, Managing Editor, Excelsior Springs Standard, September 13, 2016



Jacob Duncan, artist of the mural taking shape at the Carolyn Schutte Pocket Park downtown, has twin loyalties: the historical record and visual appeal.

Duncan, 35, is also responsible for the mural across Marietta Street on an exterior wall of the Ventana Gourmet Grill building.

The earlier one was created in 2014, sponsored by Downtown Excelsior Partnership, the same organization that commissioned the new work.

The new mural depicts elements from Excelsior's mineral water-Mayan roots. Just about everyone knows about the importance of water in the city's history, but fewer may be aware of the images representing Mayan culture that are part of the beloved Hall of Waters building.

"I originally designed this mural to be over there," Duncan says, pointing the colorful wall across the street, one with a music theme, among other things. "There was some talk about it being about the water."

There was a change in plans, Duncan says, and the water theme was put on hold.

"I went to the museum and found some elements and put it together about the music," he says of Ventana's mural.

The current work is based on historic photos, many of them provided by local photographer Kevin Morgan. Morgan was helpful, Duncan says, and happy when the artist's proposal for the new mural was chosen.

"I basically just submitted my proposal, and I was lucky and they approved it," says Duncan, who is quiet and self-effacing.

He was born and raised in Excelsior Springs – Duncan now lives a few miles north in Lawson – and graduated from the high school. It was there, he said, that several art teachers, including Keith Bowen, helped inspire his interest in art.

He was also influenced by a cartoonist, Mike Worley, who taught him about line, proportion and elements of composition, all of which are factors in all artwork, but especially one on the scale of a mural.

Duncan, largely self-taught, honed his skills working as an airbrush artist at Worlds of Fun.

"I started painting t-shirts and that's where I first learned to airbrush," he says of the device that uses forced air to propel paint onto the surface. "I'm pretty much self-taught. I never attended college, but I've been doing it nearly all my life."

He's gone on to use an airbrush to apply fanciful paint jobs to cars, motorcycles or just about anything.

"Anything that paint will stick to," he says of his favored surfaces.

His current project features a small lighted tower to the left and an imposing Mayan face to the right.

“These two elements serve as brackets for the whole design,” he says, “reflecting the Mayan influence as seen in the art-deco glyphs at Hall of Waters.”

Also pictured are the Superior Well & Pagoda, a mineral water bottle – it happens to be calcic bicarbonate, aka Lithia water – Fishing River, the Siloam Pavilion and the iconic Hall of Waters Tower.

Duncan can provide a thumbnail history for each of the elements.

“I like to stay true to the history,” he says.

How does Duncan go from an idea to a sketch to a mural that covers the side of a building (in this case the Bross & Spidle Funeral Home)?

“I come down here at night with a projector and then trace it with a crayon,” he says. “That just helps me with proportion and to get everything straight.”

He starts by using just black and white – and in this case, the warm sepia-beige of the wall. When that’s done to his satisfaction, he’ll add color.

Throughout the project, Duncan says he focuses on contrasting light and dark shades and on simplifying elements that would otherwise be too detailed and busy.

Last Friday, he was three weeks into the project and planned to be out there working that night while Second Friday traffic was out and about.

“My goal is to get it completed by the 20th (of September),” he says. “Hopefully, by the end of the month I’ll have it done if the weather cooperates.”

Lyndsey Baxter, executive director of DEP, the mural sponsor, said Duncan’s proposal was one of three submitted.

To help defray some of the mural’s cost (around \$2,500), DEP will host its Farm to Table Benefit Dinner on Sept. 22.

Baxter said it’s DEP’s intention to add some form of public improvement each year with money generated from the organization’s annual benefit dinner.

Duncan said he’s a fan of what DEP and other groups are doing downtown.

“I really like how they’ve revitalized things with the downtown, the Hall of Waters Trust,” he says. “There’s a lot of talent here – music, art, photographers. There’s all kinds of stuff going on and I feel really blessed to be part of it.”

One well group aids another

by David Knopf, Managing Editor, Excelsior Springs Standard, September 27, 2016

Efforts to restore the former home that houses Excelsior Springs’ only surviving mineral water ticket office received a boost earlier this month.

The Excelsior Springs Well Committee, a group whose purpose is to support the restoration and preservation of historic well and spring sites, donated \$2,500 to the Superior Well Ticket Office project.

The Excelsior Springs Well Committee has restored a number of well sites and built pagodas at several sites in Excelsior Springs. The committee’s momentum was stalled during 10 Highway bridge reconstruction, work that coincided with the Superior Well Ticket Office project starting.

According to members, the committee decided it would be a good choice to donate a portion of its money to assist the Superior Well Steering Committee.

“The Well Committee is pleased to be able to participate in this worthy project,” committee member Betty Bissel said. “Through conversations during a meeting of committee members, it was felt that this contribution was in line with their overall group vision.”

Janet Blauvelt, head of the Superior Well Steering Committee, thanked the Well Committee for its generosity. She’s active in both groups.

“I am pressing to get the Superior Project completed so I can get back to the original committee because I only have so much time I can devote to my volunteer work,” said Blauvelt, an attorney.

When the Well Committee met several weeks ago, Blauvelt said that she and other members felt that com-

pleting the Superior Well project would allow the volunteers to move onto other preservation efforts.

In addition to Blauvelt, the committee is made up of Bissell, Dennis Hartman, Sonya Morgan, Kevin Morgan and Pat Grass. As a small group, it operates under the 501(c)3 status of Downtown Excelsior Partnership, said Blauvelt, and raises around \$500 annually through donation jars in the downtown area.

Before winter, Blauvelt said Superior Well volunteers hope to put some donated money toward a new roof for the former residence that houses the ticket office.

Owen Lumber submitted an estimate of \$1,700 for materials for the roof, and Blauvelt said the committee hopes to work out an arrangement to have Excelsior Springs Job Corps volunteers provide labor.

Since the Superior Well property still belongs to the city – plans are to eventually transfer ownership to Excelsior Springs Museum & Archives – the volunteer group would need to have volunteer labor approved by the city, said Blauvelt.

Councilman Brent McElwee, a developer and builder, is serving as the volunteer general contractor for the preservation project.

Superior Well fundraising currently has around \$8,000 at its disposal, Blauvelt said. Efforts to gather donations continues. The group sponsored “Diamonds in the Rough,” an historic homes and building tour, a few weeks ago as a fundraiser. It plans to make the tour an annual event.

For more information about the Superior Well project, contact Blauvelt at jb@blauveltlaw.com or the Excelsior Springs Museum & Archives at 816-630-0101.