



Certified Local Government Program
ANNUAL REPORT



Historic Preservation Commission Activities
October 1, 2016 - September 30, 2017

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**

Cover photo by Kevin Morgan.
An unveiling of the O'Dell family
walnut log cabin built in 1825 on
property that is the Excelsior
Springs Golf Course in Ray
County. The cabin will be a feature
of a new clubhouse scheduled for
opening in 2018.

Excelsior Springs is working hard to assess historic neighborhood needs

While the ESHPC works with property owners through its certificate of appropriateness application process on a case by case basis, the focus has shifted from saving single historic properties to saving historic neighborhoods. The ESHPC's work so far has helped define three distinct districts on the National Register of Historic Places, which are the Elms Historic District, the Hall of Waters Commercial District West and the Hall of Waters Commercial District East. In the works is another NR nomination for the Boarding House Historic District.

At the encouragement of the ESHPC, city staff and council members began looking at the possibility of a 353 tax abatement program for the historic downtown and boarding house neighborhoods. In the past year, a 353 tax abatement program was developed and PACE financing was approved for historic preservation and economic development efforts for both residential and commercial properties.

In addition to the Certified Local Government (CLG) partnership with the State Historic Preservation Office, networking for technical assistance and assessment over the past year has included working with such entities as the Brownfields/Voluntary Cleanup Section of the Missouri Department of Natural Resources and the Chicago office of the National Trust for Historic Preservation. The city continues to help fund the Downtown Excelsior Partnership, a local nonprofit Main Street Program organization that partners in preservation efforts.

The City was incorporated in 1881 and owes its existence to the discovery of Siloam Spring, a rare iron manganese mineral water. In 1978 the ESHPC was created and in February 1991 became a CLG. Earlier work of the commission includes more than 275 properties surveyed from 1991 to 1994, as well as the parks and driveway system. A City Wide Preservation Plan was completed in 2010. An additional 78 new properties were surveyed this year, showing eligibility for local district designation.

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 Downtown Excelsior Partnership website at <http://www.visitexcelsior.com>.

Historic Preservation Commission Membership

<u>Member</u>	<u>Position</u>	<u>Appointed</u>	<u>Term Expires</u>
David Adams*	Member	08/07/17	09/30/19
Lyndsey Baxter**	Member	04/14/17	09/30/18
James Beason***	Member	03/06/17	09/30/18
Betty Bissell	Chairwoman (current)	10/19/15	09/30/19
Craig Bohnert	Chairman (past)	11/19/12	Resigned in March
Sylvia Eales****	Member	06/19/17	09/30/19
Marilyn Gerdes	Member	08/05/13	09/30/17
Patrick Grass	Member	09/30/10	Resigned in August
Dennis Hartman	Vice Chairman (current)	05/16/16	09/30/17*
Molly McGovern	Vice Chairwoman (past)	10/15/12	Resigned in November
Melissa Simmons	Member		Resigned in May

* Replaced Pat Grass; **Replaced Craig Bohnert; *** Replaced Molly McGovern; **** Replaced Melissa Simmons

Scheduled Meetings Held and Attendance

<u>Member</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sept</u>
David Adams					*			*		*		
Lyndsey Baxter					*		X	*	X	*	X	
James Beason					*	X	X	*	X	*	X	X
Betty Bissell	X	X	X	X	*	X	X	*	X	*	X	X
Craig Bohnert	X	X			*	X		*		*		
Sylvia Eales					*			*		*	X	X
Marilyn Gerdes	X		X	X	*	X	X	*	X	*	X	X
Patrick Grass		X			*			*		*		
Dennis Hartman	X	X	X	X	*	X	X	*	X	*	X	X
Molly McGovern	X	X			*			*		*		
Melissa Simmons			X	X	*			*		*		

* No Meeting Held

Subcommittees and Study Groups

No working committees during this time period.

Commission Activities

Landmark Designations
None

Commission Activities (cont.)

District Designations

None

The ESHPC worked with consultant Rhonda Chalfant on an Isley Boulevard Neighborhood Survey, funded through a grant from the Missouri State Historic Preservation Office. A meeting with commissioners and staff was held December 14, 2016. A public meeting with residents was held January 11, 2017. Findings were reported during a public meeting held June 14, 2017. Period of significance is placed from 1890 to 1941 for settlement. It was determined that the Isley Boulevard Neighborhood would not qualify as a National Historic District, although the area should be considered for a local Historic District designation. Included in the district is at least one house possibly eligible for NR listing, below right, mineral water site, and one of two brick streets remaining in town, left.



National Register Nominations Reviewed

None

In August, commissioners held a discussion on a CLG grant to nominate the Boarding House Historic District for National Register. The City had received notification that it would be funded in part by the State Historic Preservation Office for FY2018 and a consultant has been hired. The City has accepted the proposal of a local developer to renovate several city-owned properties in this area, returning them to single family ownership with the exception of one three-story building, which would be market place apartments. The proposal is pending on National Register listing, which makes NR listing. Located in this area in addition to boarding home type properties are a Carnegie library, historic church and several mineral water sites. East Broadway is shown at right.



Cases Reviewed and Decisions

<u>Date</u>	<u>Property Address</u>	<u>Recommendations/Decisions</u>
October 12, 2016	111 E. Broadway	A COA for painting trim and adding signage to a commercial building was heard. There was also discussion of an awning, which will be dealt with at a later date. Betty Bissell moved to approve the COA; Dennis Hartman seconded; motion carried.
	411 Benton Ave.	A COA for demolition of a residential building was heard. Larry Murry, Code Enforcement officer apprised the commission of the state of the property: extensive roof damage, rot, mol, wall and ceiling damage throughout. There has been new interest in the property for renovation. Michael Snodgrass with Builders Development Corporation evaluated and made a proposal. Mrs. Carter, a rental property owner, was present to show interest. Marilyn Gerdes moved to table the application; Betty Bissell seconded; motion carried.
November 9, 2016	111 E. Broadway	A COA for an awning addition to a commercial building was heard. Betty Bissell moved to approve the awning; Dennis Hartman seconded; motion carried.
April 12, 2017	461 S. Thompson	A COA for repainting of the front doors of a commercial building was heard. Dennis Hartman moved to approve; Marilyn Gerdes seconded; motion carried.
	249 E. Broadway	A COA for repainting front door, window trim and replacement of awning was heard. Dennis Hartman moved to approve; Marilyn Gerdes seconded; motion carried.
	427 Benton Ave.	A COA for complete renovation of a residential building was heard. Exterior renovations proposed were new roof, windows replaced to original scale, new doors, front porch, replace missing or broken shingle siding, and new paint for house and trim. Marilyn Gerdes moved to approve; Dennis Hartman seconded; motion carried.

Cases Reviewed and Decisions (cont.)

<u>Date</u>	<u>Property Address</u>	<u>Recommendations/Decisions</u>
June 14, 2017	414 Benton Ave.	A COA for painting exterior, door and trim of a residential property was heard. Dennis Hartman moved to approve; Marilyn Gerdes seconded; motion carried.
September 13, 2017	414 S. Thompson	A COA for renovation to exterior of a commercial building was heard. Concrete blocks have replaced several window openings in the facade. The applicant proposed replacing blocks with wood windows, some tongue and groove siding, new front door, and painting. There was also discussion of an awning, which will be dealt with at a later date. Lyndsey Baxter moved to approve the COA; Dennis Hartman seconded; motion carried.

Training and Conferences

April 7, 2017	CLG Forum in Jefferson City, Mo., was attended by Commissioners Betty Bissell and Dennis Hartman, Building Official Larry Murry, and Councilwoman Sonya Morgan. The City was awarded its 25 Year CLG Certificate.
July 10, 2017	Annual Review conducted by Mary Sayers in Excelsior Springs. Attending from the City of Excelsior Springs were Building Official Larry Murry, City Manager Molly McGovern, and Councilwoman Sonya Morgan.
July 26 and 27, 2017	Commissioner Lyndsey Baxter attended the Missouri Main Street Connection's State Conference in Columbia. Sessions attended were: Lunch and Learn: "Show Me The Money"; Using Arts to Build Community; Building Your Financial Foundation; Keynote Address: The State of Downtowns in Missouri; Double Feature: MDFB Overview & Best Practices; Missouri Tourism: Impact and Opportunities; Heritage Programs and Humanities Funding Opportunities; USDA Rural Development - More than Corn and Cows; Neighborhood Assistance Program & Community Development; State Supplemental TIF Program.
August 11, 2017	Community Development Administrative Assistant Jaime Blackburn attended the HPF Grant Workshop in Jefferson City.
September 21, 2017	Members of the commission traveled to St. Joseph for a training on defensible decision making. Attending were Jaime Blackburn, David Adams, Sylvia Eales, Marilyn Gerdes, Betty Bissell, and James Beason.

Public Education and Outreach

November 30, 2016	Place Economics visited Excelsior Springs as a chosen community to participate in a study on Main Street Programs, CLGs, and Historic Preservation programs and the economic impact they have in the local communities. Members of the commission who attended the meeting, held at Ventana Grill, were Betty Bissell, Lyndsey Baxter, Dennis Hartman, Jaime Blackburn and Councilwoman Sonya Morgan.
January 11, 2017	Public meeting with residents and property owners of the Isley Boulevard Neighborhood. Presentation on the upcoming property survey was conducted by preservation consultant Rhonda Chalfant. Question and answer period followed presentation.
June 13, 2017	City Manager Molly McGovern and Councilwoman Sonya Morgan went to Maryville to speak at the public hearing on the Missouri Historic Preservation Tax Credits, the positive use of the tax credit program in Excelsior Springs, and ask that the tax credits remain unchanged.
June 14, 2017	<p>Public meeting with residents and property owners of the Isley Boulevard Neighborhood. Preservation consultant Rhonda Chalfant presented a powerpoint presentation of her survey findings and the settlement of this neighborhood. She explained the difference between a contributing building and a non-contributing building and gave her recommendations.</p> <p>Lyndsey Baxter reminded HPC members about the historic plaque program that HPC and Downtown Excelsior Partnership wanted to partner on to provide historic plaques in the downtown business district. She will be completing a grant application to help fund the project. The commission voiced its support for the project.</p>
September 2017	The HPC submitted a FY2018 CLG grant application to provide public education and outreach seminars and workshops.

Comprehensive Historic Preservation Plan

The continuing work of the commission follows the guidelines of the city-wide comprehensive historic preservation plan, established in 2010. The strategic plan is available online at <http://www.eshpc.org>. Also, the City Council adopted Ordinance 17-08-01 amending the Historic Preservation Commission composition to provide for non-residents of Excelsior Springs for positions of architect or engineer, a person having at least 5 years experience in real estate, and a person having at least 5 years in construction. Ordinance included in Appendices.

Historic Properties Inventory Status

Consultant Rhonda Chalfant, in partnership with the SHPO, completed a property survey in the Isley Boulevard Neighborhood providing an additional 78 structures and historic resources to the Excelsior Springs Historic Properties Inventory. All individual property surveys are available online from eshpc.org home page.



The Friends of the Wells Committee and local volunteers began reconstruction of the Park Lithia Well pagoda this year. David Adams of Owen Lumber Company helped develop plans and Jim Bowman, owner of Willow Spring Mercantile, organized the volunteers. Photo by Kevin Morgan

MINUTES

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

October 12, 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: Larry Murry, Building Official; Jaime Blackburn, Secretary; and Sonya Morgan, Councilwoman Liaison.

ABSENT: Pat Grass.

VISITORS: Lyndsey Baxter, Executive Director, DEP, TJ Sturm, Brad Eales, and Carter.

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

Item 2: APPROVAL OF MINUTES- September 14, 2016:

Commissioner Bissell approved September 14, 2016 minutes and Commissioner Hartman seconded. Motion carried.

Item 3: Comments of Visitors

No Comments

Item 4: COA: 111 E. Broadway, Painting trim and adding signage:

Larry Murry presented application for Certificate of Appropriateness for TJ Sturm, Sturm Brother's Custom Design and Jewelry at 111 E. Broadway. Applicant is in the process of purchasing the building and would like to get painting done and signage on the outside before the weather changes. Applicant was present to answer any questions. Commissioner Bissell asked if they were only changing the trim color. Mrs. Sturm stated they are only painting the trim to a gray color. The Commission had a question about the brackets that will be installed with the sign. The sign will go where there was a sign previously. Chairman Bohnert stated a canopy was mentioned on the COA and was something the applicant was adding in the future. He wanted them to know that when they come back to the commission, there would not be another charge to present the canopy to the commission.

Commissioner Bissell made motion to approve COA for 111 E. Broadway. Commissioner Hartman seconded. Motion carried.

Item 5: COA: 411 Benton Ave, Demolition:

Larry Murry presented COA for demolition on the behalf the City of Excelsior Springs. The property was acquired by the City in 2012. Mr. Murry stated the property now has extensive roof damage, mold throughout, wood rot, and extensive wall and ceiling damage. We need to come up with a better plan when we purchase these homes before they get this bad. The City had the home tested for mold but the results did not come back before tonight's meeting. The company stated this is the worst mold case they have seen in Excelsior Springs.

Larry met Michael Snodgrass with Builders Development Corporation today at the site. He evaluated the house and gave his opinion and estimates for rehabbing the home.

Commissioner McGovern has worked with Mr. Snodgrass on projects in Gladstone and had asked him to come look at this property before demolition. McGovern read an email sent from him and his findings were stated that structurally the house was fine, but interiorly the house needed a lot of work. He actually fell through the floor twice all the way to the crawl space. The cost to fix the house would be about \$90,000. If we could get the 35% NPA credits, we could possibly get about \$35,000 in NPA credits. He is interested in rehabbing the house but was not interested in the vacant lot next to the house. Building costs are too high to build a new home in this area. He stated even if the land was donated and he could keep the soft costs to a minimum, a new house would have to sell for \$150k. Construction costs have gone up 45% since 2010.

Mr. Snodgrass would like to meet with the City about helping with a housing plan for Excelsior Springs and come up with a program for the community. He works mostly with rehab projects but has also done new construction on infill lots.

Cory Wartner, Code Enforcement, stated that as long as we sit on these houses, he cannot rightfully write other people up across the city. We cannot justify letting these homes sit for 4-5 years. He is not saying not to save the homes but we need to be proactive. We have purchased several homes and they are all crumbling and being broke into as we speak. We are losing these homes.

Commissioner Gerdes thinks we need to market the homes and we will get buyers.

Cory Wartner stated the city did market the houses and nobody was interested. Now that we have gone back into this one and we have leaking roof, mold and rotted floors.

Commission Hartman wondered if the city could spend a little money on a roof before it gets this bad. Cory Wartner explained that the Blight Fund is for purchasing homes and tearing them down. There is no extra money to repair homes. Per Mayor Brad Eales there is nothing that says the city can become a contractor.

There was also a visitor, Mrs. Carter that stated her husband gave a proposal for 328 E. Broadway and 411 Benton Ave to purchase. She stated they never heard anything back on it. Her husband found out the house on Benton was up for demolition, so he has her to come to the meeting tonight. She also stated they have already done 525 Benton and are working on 119 Temple. The house on Temple had a bad floor. They put floor joists in and fixed it. They did not like the lathe plaster, so it's been redone with drywall. They are doing this all out of pocket and we are turning these houses into rentals and are not trying to flip anything right now. She stated they are trying to build up the community and make the houses pretty again. She said her husband had requested the house on Benton two years ago when it was in good condition and the roof was not bad. She said her husband is not afraid of this house. She said technically \$15,000 is what they would estimate for a roof and to do some of the internal repairs. They do all the work themselves. Mr. Murry stated like Michael Snodgrass said today, he will have to have all the mediation done and that will cost way more than \$15,000.00. Mrs. Carter wondered why they could not do all the work themselves. Cory Wartner stated you cannot remove mold yourself. You must have a professional get rid of mold, lead paint, and/or asbestos.

Cory Wartner showed a slide show of the interior of the property to the commission. There are mold pods that are 6-10" deep on the floors. The people the city hired to test the mold said this house is the worst they have seen in Excelsior Springs. The test results were not back before this meeting started but they said it's bad. Per Larry Murry, Michael Snodgrass is probably closer to what it would take to rehab this house.

Commissioner McGovern's thought is the city could come back next month and present the COA for demolition again and if the proposals don't pain out or they don't appear to be what the city council wants to do. It makes a lot of sense to do demolition if you have tried to market the property and no one is interested. Today it looks like we have two people interested in presenting a proposal. Commissioner Gerdes said she knows of people that are interested but are not here at the meeting.

Commissioner Gerdes would like to make a motion to table 411 Benton until the next meeting in November given the information from Mr. Snodgrass and other people interested in the house. Larry Murry stated that it looks like we might be looking at another year letting the house set. He would love to see a program that we can move faster on these houses so they do not set very long and be a

step ahead instead of being a step behind. He cannot answer on this house if the city council can wait on demolition. Commissioner Bissell seconded. Motion carried.

Item 6: Update/discussion Historic Preservation Commission Handbook:

Sonya stated we need to get handbooks available for new commissioners so they are not starting with the commission without information. She said we need to come up with tools for the commissioners to have other than what is online. Commissioner Bissell said she has her old notebook and she will bring it and figure out what we need.

Item 7: Discussion: Legacy Awards:

When started giving the Legacy Awards back when the State Conference was in town. Sonya stated the commission needs to figure out who they would like to give the awards to this year and when. They could piggyback with an event like Second Friday's. There were three awards one for individual, business/organization and educational programs. Commissioner Gerdes thought we should have a sub-committee work on awards. Commissioner Gerdes also mentioned it would be nice to have a local educational workshop for the commissioners.

Item 8: Update/discussion- Isley Blvd Survey RFP:

RFP has been sent out to seven consultants today. We only have a short window to receive the proposals back. We would like to schedule a special meeting on October 26, 2016 at 5:00 p.m. to go over what we get back. We need to know if the commissioners will be able to meet that night for a quick meeting. There will not need to be a quorum at the meeting as there is nothing to vote on.

Item 9: Comments of Commissioners:

Chairman Bohnert asked what the status on the Hall of Waters RFPs. Councilwoman Morgan stated we have not started working on them. We would like a City Manager to be part of the decision we make and so we are still waiting.

Item 10: Adjourn

Commissioner Bissell adjourned meeting at 5:56 pm. Commissioner Gerdes seconded. Motion carried.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, November 9, 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**

November 9, 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, Craig Bohnert, Betty Bissell, and Dennis Hartman.

OTHERS PRESENT: Larry Murry, Building Official; Jaime Blackburn, Secretary; and Sonya Morgan, Councilwoman Liaison.

ABSENT: Marilyn Gerdes

VISITORS: Lyndsey Baxter, Executive Director, DEP, TJ Sturm, Sturm Brothers Custom Fine Jewelry.

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

Item 2: APPROVAL OF MINUTES- October 12, 2016:

Commissioner Bissell approved October 12, 2016 minutes and Commissioner Hartman seconded. Motion carried.

Item 3: Comments of Visitors

No Comments

Item 4: COA: 111 E. Broadway, awning for front of building:

Applicant TJ Sturm, Sturm Brothers Custom Fine Jewelry, was back with a picture/mockup of the awning on the front of the building at 111 E. Broadway St.

Commissioner Bissell made a motion to approve awning at 111 E. Broadway. Commissioner Hartman seconded. Motion carried.

Item 5: Discussion- Round II of Historic Preservation Fund Grants:

Councilwoman Morgan informed the Commission about the grants coming up in December that the Commission could possibly use for educational purposes.

Commission Bissell stated it would be nice to get grant money to get hardcopies of guidelines printed out for builders and/or developers.

The Commission would like educational program, printing and/or surveying.

Councilwoman Morgan stated Commissioner Gerdes had mentioned she would like to have educational training for our Realtors in the area. There is a couple from Lexington, MO that come and educate the realtors in the community about buying and selling historic homes in a community.

Item 6: Discussion- Historic Mausoleum at Crown Hill Cemetery:

Councilwoman Morgan stated the cemetery board is concerned about the mausoleum at Crown Hill Cemetery. The city has contacted Angela with STRATA to come and look at the site. Angela thinks the mausoleum design looks like a Louis Curtis designed mausoleum that designed the museum in town. We need to research to find out who the architect was and there could be some grant money available to repair the mausoleum. Angela would like to see the city put it on the National Registry so that we could get some funding to fix the mausoleum. She is going to research what grant money is available. Sonya wanted the commission to know the city is working on this and it is something that the Historic Preservation should be involved in. Commissioner Bissell said to protect the mausoleum the commission should think about putting it on the local registry.

Item 7: Discussion: Main Street Matters webinar on November 17th:

Just a reminder of a free webinar through Main Street on November 17th at 1-2pm regarding preservation guidelines-specifically on how to meet Secretary of Interior's Standards.

Item 8: Discussion- Place Economics Community Visit invitation on November 30th:

This is a study on Main Street Programs, CLGs, and Historic Preservation programs and how they impact the economic impact these programs have in a community. The State of Missouri picked ten communities to do this study and Excelsior Springs was one of the chosen communities. They will have a walking tour on November 30th and end at Ventana Grill with representatives from DEP, HPC, and city officials about their findings from data they received from DEP.

Item 9: Comments of Commissioners:

Chairman Bohnert wanted to bring up the tabled item from last month. The commission tabled a COA for demolition at the October meeting. He asked if any decision had been made on Mr. Snodgrass's proposal.

Commissioner McGovern stated the City is interested in accepting a proposal from Mr. Snodgrass to rehab 411 Benton Ave. Mr. Snodgrass is in the process of meeting with

Larry Murry, Director of Codes Administration. She thought if Mr. Snodgrass moves quickly and secures the property and abates the nuisance then they will move forward with Mr. Snodgrass.

Chairman Bohnert said given this information we will allow that to stay tabled until our next meeting in December.

Commissioner Bissell shared a magazine article with the Commissioners about advertising free in This Old House for homes that are in need of repair.

Chairman Bohnert voiced a personal concern. He stated he had not been told until the last meeting that Shannon McGuire no longer worked for the city. He would like to air is frustration and just wants the problem solved and communication between Staff and Commission to be better.

Christine with MDNR has been assigned to do a Phase I assessment of the Hall of Waters. She asked if the city would be interested in applying for a revolving loan fund for abatement of asbestos material and things of that concern. She directed Sonya to their website to fill out a pre-application for a grant. This is a revolving loan and the City could pay it back at 3% if there is any kind of abatement. This is concerning the replacement of the HVAC system at the Hall of Waters, however, Christine said there is a sub-grant and this could be grant that does not have to be paid back.

The Commission thanked Molly McGovern for her service on the commission and wished her good luck in her new role as City Manager.

Item 10: Adjourn

Commissioner Hartman adjourned meeting at 5:34 pm. Commissioner Grass seconded. Motion carried.

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

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

Item 1: Call to Order/Roll Call.

PRESENT: Betty Bissell, Marilyn Gerdes, Dennis Hartman and Melissa Simmons.

OTHERS PRESENT: Larry Murry, Building Official; Jaime Blackburn, Secretary; and Sonya Morgan, Councilwoman Liaison.

ABSENT: Pat Grass and Craig Bohnert

VISITORS: Lyndsey Baxter, Executive Director, DEP, and Rhonda Chalfant, Chalfant Consulting.

Commissioner Bissell called the meeting to order at 5:03 p.m. A quorum was present.

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

Commissioner Hartman approved November 9, 2016 minutes and Commissioner Simmons seconded. Motion carried.

Item 3: Comments of Visitors

No Comments

Item 4: Chalfant Consulting, Rhonda Chalfant-Discussion Isley Blvd Survey

Rhonda Chalfant, was here to introduce herself to the Commission. She will be in town through Saturday doing research and taking photos for the Isley Blvd Survey she is compiling. Saturday she is planning to go to Kansas City Library to research. She had a few questions for the Commission. She was researching at the Museum and was looking for a date when Isley Boulevard became Hwy 10 and when the bridge was first built. Councilwoman Morgan stated she had a photograph of the brass plate with the date on the bridge before it was demolished. Rhonda asked if anyone had old photos of the neighborhood. She will be back for a public meeting in January for the neighborhood to come and ask questions and inform them of what the survey consists and benefits of the survey.

Item 5: Comments of Commissioners:

Councilwoman Morgan has sent a rough draft of the annual report to city staff to review. She asked Commissioner Simmons to send in a bio as soon as she can to send the State. Sonya asked the commission for suggestions to fill the last vacancy on the board. They gave her some names to check into. There was a suggestion of making the public aware of vacancies on the commission. Morgan also mentioned working on a grant for education that's deadline was coming up soon. Commissioner Gerdes also suggested advertising the State Conference in May 2017 to the public.

Lyndsey Baxter, Executive Director of DEP is finishing up her annual report and had a few questions for the Commission.

- 1) Any event that focused on community historic assets downtown:
 - Celebration of Restoration at Flanders Hall on March 3, 2016 for Superior Well Ticket Office as one of Missouri's "Places in Peril".
- 2) Program where we used the news media:
 - Newspaper has done several articles on different events and featured several articles on historic places this year. Boarding House Historic Preservation Plan, Bill Payne Jailhouse rehab into B&B, Superior Well Ticket Office.
 - Also, the City's website and Facebook page features events.

Item 6: Adjourn

Commissioner Gerdes adjourned meeting at 5:32 pm. Commissioner Hartman seconded. Motion carried.

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

January 11, 2017 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Betty Bissell, Marilyn Gerdes, Dennis Hartman and Melissa Simmons.

OTHERS PRESENT: Larry Murry, Building Official; Jaime Blackburn, Secretary; and Sonya Morgan, Councilwoman Liaison.

ABSENT: Pat Grass and Craig Bohnert

VISITORS: Lyndsey Baxter, Executive Director, DEP; Rhonda Chalfant, Chalfant Consulting; Allison Archambo, MDNR; Arlo Hartman; Dewayne Rimmer; Mary Pettegrew; Everett Rimmer; Eric Wolf; TR Kennedy; Kim Sanson and Tim Jarman.

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

Item 2: APPROVAL OF MINUTES- December 14, 2016:

Commissioner Hartman approved December 14, 2016 minutes and Commissioner Gerdes seconded. Motion carried.

Item 3: Comments of Visitors

Eric Wolf, property owner in area, asked what this means for the neighborhood. Rhonda Chalfant explained that this is a historic survey. Commissioner Bissell said with a survey, it can determine if the neighborhood is feasible to do a local historic district. Eric Wolf stated his house had vinyl siding. Rhonda said the impact of modern siding depends greatly on how much it effects the appearance of the house whether the footprint of the house is damaged to the extent in which other changes have been made in terms of whether it is a contributing property or not. Should a registered district nomination be sought out. Councilperson Morgan said we are talking about the first step into trying to make this area into a historic district. The survey will determine whether or not there can potentially be a local district. The property owners will know well in advance of the Historic Preservation Commission moving toward any plans on the local or national registry. Nothing will be done without residents input. Kim

McElwee Sanson told Wolf the positive side of this was if the area potentially becomes historic district then there are tax credits available to do renovations to the property. This opens up a whole other avenue to reward you for the hard work that you put into your property if you restore it and bring it back. The purpose of this is to layout opportunities for you to do more. Wolf asked if credits would be to restore it to its original intent. Sanson said on the exterior part, if you went inside and started renovating you can get credits too. Councilperson Morgan said your local commission is here to answer all of your questions and they meet monthly and all meetings are open to the public. Commissioner Bissell stated this will be a good opportunity to learn more about the history of your property and give you more appreciation for its history.

Item 4: Isley Blvd Survey Neighborhood Meeting

Rhonda Chalfont, Chalfont Consulting from Sedalia, MO lead the Isley Blvd Survey Neighborhood Meeting.

She stated an architectural survey is a survey of a neighborhood that intends to identify the styles and types of buildings in the neighborhood; their age, to describe their roof types, siding, types of windows, and/or the number of panes in the window for example. Whether it's a one-story or two story building and lots of little details about the property's exterior appearance only. The State is very adamant that consultants do not go onto private property. All photographs have been taken from the street right-of-way and a brief history of the house, if known. For example, Rhonda had the 1908 City Directory that shows who lived at a certain address in 1908. She has Sanborn Insurance Maps which show what the city looked like and what buildings are on what lots at various points in the past and that will help identify the age of the buildings.

Everything that is in the survey is already a matter of public record and is material that is readily accessible to anyone. Rhonda will put the property on an inventory sheet form and after the property has been inventoried then she prepares a report with the history of the area. For example, she has learned that the Isley Blvd Neighborhood, the south side of Isley Blvd, south through both sides of Roosevelt Ave and including Park Ave from the bridge to Calhoun St was basically a working class neighborhood that the homes were populated by, for the most part, people working in the various health resorts and spas. There was a filling station, DX Station, at 815 Isley Blvd and a movie star was born at 615 Isley Blvd, Betty Graftina Leabo, aka Brenda Joyce, who played Jane in Tarzan series films in 1940s.

Rhonda has discovered really interesting house styles including a front gable bell cast roof. Basically is matter of identifying the properties to see if there is a potential for somewhere down the line to have a historic district and this point she does not know if there is that potential or not.

She asked the visitors if they had any questions about the survey process.

Mary Pettegrew asked what part the residence play in the survey.

Rhonda stated if any of the residents knew anything about the history of their property or other properties in the neighborhood to please contact Jaime Blackburn in Community Development at the Hall of Waters. She also said if there was any pictures of the property to let the city copy them for her. She said if you do have an abstracts of the properties she will work out a time she can come back to town and look at them at the Hall of Waters. She will add any pictures or abstracts to the report.

Councilperson Morgan said there are other buildings in the area such as the Superior Well site and the last ticket offices and one of the last brick streets on Lee Street will be mentioned in the report as part of the project. Rhonda could possibly do an inventory sheet on the street.

Commissioner Hartman asked once the survey process was done and it is brought back to the commission, will there be another meeting for the citizens on the neighborhood. Rhonda stated that there will be another neighborhood meeting with the results of the survey. Commissioner Hartman asked if they will know at time if a property is eligible for tax credits. Rhonda said a survey does not determine an eligibility. She can make recommendations to whether individual buildings are contributing based on what she finds. The eligibility would depend on whether a historic district were to be designated. Then a nomination would have to be prepared. This survey only identifies contributing and non-contributing properties. Commissioner Bissell asked when the expected completion date would be and July 2017 is the deadline with the State.

Item 5: Comments of Commissioners:

No comments.

Item 6: Adjourn

Commissioner Hartman adjourned meeting at 5:26 pm. Commissioner Gerdes seconded. Motion carried.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, February 8, 2017 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 8, 2017 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, Dennis Hartman and Jim Beason

OTHERS PRESENT: Larry Murry, Building Official; Jaime Blackburn, Secretary; and Sonya Morgan, Councilwoman Liaison.

ABSENT: Pat Grass and Melissa Simmons.

VISITORS: None.

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

Item 2: APPROVAL OF MINUTES- January 11, 2017:

Commissioner Bissell approved January 11, 2017 amended minutes and Commissioner Hartman seconded. Motion carried.

Item 3: Update on Isley Blvd Survey

Milestone #4 was just completed. We had a good report from SHPO on Rhonda Chalfont's first 40 inventory forms and photos. Jaime has some volunteer forms for the commissioners to sign before they leave the meeting today. Everything seems to be running smoothly.

Item 4: CLG Forum 2017 Registration form

Encouraged all commissioners to attend this year's CLG forum for yearly required training for commissioners. Commissioners can fill out forms and Jaime will register everyone before the deadline.

Item 5: Comments of Visitors

Sonya Morgan stated the Boarding House District is ready to go to the next level and wants to continue to work with the Commission. The City is really focused on how they can communicate with our residents. We have our Design

Guidelines, our boundaries, we are going for National Nomination for the district with next grant. Jaime will check with SHPO office to see how that grant is coming along. We have a developer getting ready to start rehabbing properties on Broadway and this is one of the stipulations.

The next step the City is envisioning is a Master Plan just for the Boarding House District. This will provide ordinances just for the area. We will hold public meetings with the neighborhood. We want to see this neighborhood back into single-family ownership, not as much rental properties. We are also talking about some type of tax abatement program for this area. The city council met with the school board Monday night and they opened up how they would feel if the city did some tax abatement in the area and be able to take that real estate tax and use it on making home improvements. This can affect the school district and they were comfortable with an abatement in the historic neighborhoods. We are making improvements and increasing property value so when the tax abatement is over the homes will be reassessed at a higher value then the city will start recouping money. Some properties we are not getting any tax money now. We need to get the neighborhood comfortable with the city. We are trying to protect their property.

Commissioner Bissell said moving forward, she would like the neighborhood to take more of an ownership of the district and realize the city is here to help them.

Sonya said moving forward we would probably use the commission to work on a Master Plan and the commissioners agreed.

Item 6: Comments of Commissioners:

The commission welcomed Jim Beason to the commission. He gave a brief history on himself.

Chairman Bohnert stated effective immediately that it was time for him to step down from the commission. He thanked everyone and stated on the next agenda to please add election for new chairman. He has enjoyed his time on the commission but there is so much going on and needs to simplify things in his life.

Commissioner Hartman asked if the Royal Hotel sold today at auction. Councilwoman Morgan stated it sold for \$40,000 to a developer from Kansas City and is he is thinking about turning it into senior living space with commercial on the bottom floor. The building is still a dangerous building and repairs must be made moving forward.

Item 6: Adjourn

Commissioner Hartman adjourned meeting at 5:45 pm. Commissioner Gerdes seconded. Motion carried.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, April 12, 2017 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 12, 2017 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Betty Bissell, Jim Beason, Dennis Hartman, Lyndsey Baxter and Marilyn Gerdes.

OTHERS PRESENT: Larry Murry, Building Official; Jaime Blackburn, Secretary; and Sonya Morgan, Councilwoman Liaison.

ABSENT: Pat Grass and Melissa Simmons

VISITORS: Brian Rice, Jim and Daphne Bowman, Pat Slusher, Gary and Kim Sanson, and Tosha Jackson.

Commissioner Bissell called the meeting to order at 5:01 p.m. A quorum was not present when the meeting was called to order but we had a quorum by the time we started items that needed a vote.

Lyndsey Baxter took Craig Bohnert's spot on the commission. She has not been sworn in but was here to participate in the meetings discussions only.

Item 2: Comments from Visitors:

Pat Slusher with TNG Property Investments/Construction was approached by the city to possibly take over Springdale Apartment building that was recently damaged by a fire. The current owner is looking into tearing down the historical building. Pat is willing to save the building but had a few questions for the commission. The main question being that the building has been stucco over the brick for several years and he was not sure if in a Historical District he would have to bring back the brick on the original building.

Commissioner Bissell stated that the building is grandfathered.

Pat also stated the windows have been changed throughout the building.

Commissioner Bissell said they were probably changed before the area was in a historical district and the commission cannot make you go back and change them. She hoped the original openings were the same and only the sashes were changed. The stucco can be repaired. You cannot always remove stucco from brick safely.

Pat stated he has removed stucco in a spot and the brick is not salvageable.

Lyndsey Baxter talked with Pat earlier and she thinks it's great that he is going to save the building.

Pat stated lastly the two buildings are attached with a breezeway and he wants to do away with the breezeway and add some sort of outdoor space and also add stairs up to the outdoor space.

Councilperson Morgan said the buildings have always been connected per Sanborn Maps from the 1900s and there actually three buildings connected at one time where the current Pocket Park is located. She told Pat to do what he needed to do to make it useful for today. Per Pat there is no way into the upper level going through the breezeway. She asked Pat if he was considering using Historic Tax Credits.

Pat mentioned that he has done several projects by Union Station. He always wants to make sure the project is going to work financially without tax credits but if he can get credits then it's an extra bonus. He does not know much about credits but would like to try and get tax credits.

Councilperson Sonya stated they might have other stipulations that are different than at the local level.

Lyndsey Baxter wanted Pat to know that the city is working on tax abatement and assessing properties but currently it appears that everything downtown would fit the tax abatement criteria but we do not have a timeline as to when we can start tax abatements.

Item 3: APPROVAL OF MINUTES- March 8, 2017:

Commissioner Hartman approved March 8, 2017 amended minutes and Commissioner Gerdes seconded. Motion carried.

Item 4: COA: HPC-17-001, 461 S Thompson Ave, repaint front exterior door

Chamber of Commerce at 461 S Thompson Ave would like to paint the exterior front door of the building to match the dark blue in the Chamber's logo.

Commissioner Hartman made a motion to approve COA. Commissioner Gerdes seconded. Motion carried.

Item 5: COA: HPC-17-002, 249 E Broadway, repaint exterior window trim and door and replace existing awning

Mercantile at 249 E Broadway would like to paint the exterior window trim and door and replace the awning. Per Daphne the colors they went with match the Hall of Waters color scheme and as soon as HPC approves the COA, she is applying for a facade grant through DEP.

Commissioner Hartman made a motion to approve paint colors and new awning. Commissioner Gerdes seconded. Motion carried.

Item 6: COA: HPC-17-003, 427 Benton Ave, renovation

Gary and Kim Sanson are requesting approve of COA for 427 Benton Ave.

- Replacing existing roof with weatherwood shingles.
- Replace two front windows with two new windows that will be the original size. The two presently there are not the original size. The original size was 38.5"x 80" tall. Gary Sanson stated the windows were made smaller at one point and they are returning them back to the original sizes.
- Replacing two front doors with repurposed doors that fit the era of the home. Kim Sanson stated the two front doors have always been there and they plan to find repurposed doors or they will install two custom matching doors. Commissioner Gerdes wanted to make sure the Sanson's were familiar with the Habitat and RT stores in our area.
- Front porch will be repaired and will add corbels on each post as originally built. Kim Sanson stated the decking and posts on the porch are in good shape but missing corbels and they will match the ones there only they will be painted.
- Replacing missing or broken asbestos siding. They had to purchase some concrete siding to match the asbestos but found a stack of asbestos siding on the property. The siding will all be painted and you will not be able to tell what new vs what is the old asbestos and Kim also stated that they will always first try to save the shiplap siding if it is possible. In this case, it was not salvageable. If the inside would have been in better condition, they could have spent more on the exterior. Commissioner Bissell stated the abatement to remove the asbestos siding would have been very costly.
- Exterior paint colors: They picked colors from Sherman Williams American Heritage Historic color scheme. The body will be blue and trim will be white with the accents to be gray.

Commissioner Bissell stated that she was so happy to see someone rehabbing this home.

Gary Sanson stated he has taken all the concrete out from the back and added three loads of black dirt to make a nice yard for the future new owners of the property.

Commissioner Gerdes made a motion to approve all the bullet points on 427 Benton Ave. Commissioner Hartman seconded. Motion carried.

Item 7: Discussion: 417 S Thompson, Standard Newspaper

Brian Rice, publisher at Excelsior Springs Standard, asked to be added to the agenda to discuss repairs on the building at 417 S Thompson. He stated he has been working on the inside of the building and is ready to start repairing the exterior. When he gets into the repair work on the stucco on the front of the building, he wanted to make sure he can maintain the stucco and will not have to go back to original brick. He thought about

tearing the stucco off but everyone he has talked with state the damage is too far done to go back to the original brick. Before he took any steps and started making improvements, he wanted to come to the commission and ask questions. He is probably looking at repairing the front of the building. He has already removed the trees and shrubs running along the side of the building. He is looking at tuck pointing/repair work on the side of the building and sealing up broken windows. He wanted to come before the commission and state he will be doing some work on the building and repairing the front stucco wall. He said obviously he wants to change the color of the stucco to anything other color than black. He is looking at Sherman Williams American Heritage historic color chart. Plans on taking the awning down and power washing it and the four light fixtures will be fixed or completely removed. There was a historic plaque that used to hang on the front of the building stating location of well site and he wants to put it back on the front of the building. He said Molly had given him information on historic tax credits. Sonya Morgan stated that she thought the building was a non-contributing and then you could not use historic tax credits because it would not be eligible. Lyndsey Baxter stated he should look into REAP program and would fall into economic sustainability and energy efficiency. This is setup as a grant option match is 75% in a loan or 25% in a grant. You can also take advantage of the DEP Facade Grant. Sonya also said the city just approved PACE program but we cannot get Clay County to work with the city on tax abatement and you would be eligible for that. Lyndsay also said you can apply for a loan through DEP with a lower rate than what you get at the bank.

Per Brian, "There are rumors that the newspaper is moving out of town. Excelsior Springs Standard is Excelsior Springs Standard and is not moving out of town. He has been spending a lot of time in Richmond because that is where the paper is printed and always has been printed there. Somewhere the rumor got started and the office is not moving. His office is here and not going anywhere". He also stated they own the building and have no debt on the building but not sure the stockholders will want to put \$50,000 to \$60,000 into a building that might not be worth it. He has a staff of nine employees and barely use half of the square footage of the building. He obviously needs to make the repairs but needs to do the most cost effective thing. He will keep the commission updated.

Item 8: Election for chairperson and vice-chairperson

Commissioner Gerdes nominated Betty Bissell as chairperson for the board. All voted in favor of Betty as Chairperson.

Commissioner Gerdes nominated Dennis Hartman as co-chairperson for the board. All voted in favor of Dennis as co-chair.

Item 9: Comments from Commissioners

Sonya said SHPO is putting an educational program together for the region and will possibly be partnering with Liberty, MO. They want to bring Bob Yapp in to do a series of training.

There was a discussion on the CLG Forum from last week. The city received a 25 years CLG certificate from the State.

Lyndsey Baxter had a question about her training she receives with Main Street and if that would count towards training for Historic Preservation. She was told to just email the SHPO office and ask.

Discussion on Legacy Awards. No decision was made.

We are moving forward with National Nomination for the Boarding House District. RFP will be sent to SHPO for approval by end of May.

Item 10: Adjourn:

Commissioner Hartman made a motion to adjourn at 6pm. Commissioner Gerdes seconded. Motion carried.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, May 10, 2017 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 14, 2017 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Betty Bissell, Jim Beason, Dennis Hartman, Lyndsey Baxter and Marilyn Gerdes.

OTHERS PRESENT: Larry Murry, Building Official; Jaime Blackburn, Secretary; and Sonya Morgan, Councilwoman Liaison.

ABSENT: Pat Grass.

VISITORS: Lenora Cutting, O.W. McAfee, Rob Lyon, Mary Pettegrew, Jesse Gilpin, and Chris and Tiffany Kimball and Sylvia Eales.

Commissioner Bissell called the meeting to order at 4:59 p.m.

Sylvia Eales took Melissa Simmons' spot on the commission. She has not been sworn in but was here to participate in the meetings discussions only.

Item 2: APPROVAL OF MINUTES – April 12, 2017:

Commissioner Hartman approved April 12, 2017 minutes and Commissioner Baxter seconded. Motion carried.

Item 3: COA: HPC-17-004, 414 Benton Ave., Repaint exterior and paint door.

Applicant Matthew White filed for a Certificate of Appropriateness for 414 Benton Ave. in the Boarding House District. This is a contributing property. The plan is to turn this back into a single-family residential home. They are rehabbing the house to sell. Applicant is requesting approval for repainting exterior of house. The body color will be Sherman Williams Earl Grey, trim will be white and front door will be black.

Commissioner Hartman made a motion to approve paint color on 414 Benton Ave. and Commissioner Gerdes seconded. Motion carried.

Item 4: Isley Boulevard Survey Final Report, Rhonda Chalfant

Rhonda Chalfant was hired to do a survey of the south side of Isley Boulevard to on the east by Calhoun St. to the south by the area by Roosevelt Ave. and to the west on Temple and Superior St. She studied the history of the area, wrote descriptions of each property with a report and decided which properties are contributing and non-contributing to a historical district and which ones would meet the standards for a historical district. Then she recommends whether a National Register District is feasible if enough of the properties meet the standards or not. She can also recommend consideration at a local level and recommend individual properties that can be nominated as individual buildings at the National level.

Ms. Chalfant described what it meant to be in a registered historic district. She also provided a great slide show with her findings of the neighborhood. She added some wonderful history of how the area of town was founded and the founding families. There are three different additions Isley, Saratoga and Weatherby Additions.

Rhonda explained the areas of significance is exploration of settlement because these additions represented the early settlement of Excelsior Springs and showed how suburban neighborhoods were coming into being. Originally Isley Addition was isolated from the other additions and later Saratoga Addition bridged the gap and then the Weatherby addition came afterwards.

She explained the criteria of contributing buildings. Even though architecture is not a criteria for this part of the survey, the National Park Service and Missouri State Preservation offices state that one has to consider the architectural integrity of the buildings. We have to set an area of significance which is exploration settlement and a date of significance. 1890 is approximately the beginning date and is the oldest building to date and 1941 is the end of the period of significance. Then a building has to meet other criteria if it is to be a contributing building. NPDF is a multiple documentation that was done several years ago that basically surveyed all of the resources in Excelsior Springs and set some standards. A building must retain integrity of location, feeling and association. Location means the building cannot be moved. Feeling means does it feel good or feel historic. Association means it is associated with a particular neighborhood, particular style and/or period. The buildings in the Isley neighborhood do this. Then there are specifics to architecture such as windows, porches, siding and/or storefronts are key character defining features. A lesser degree of integrity are allowed in two of these areas. If you are going to list an individual building on the National Registry it cannot have vinyl siding, vinyl windows or additions visible from the front of the building. However, there is a little flexibility to a neighborhood. If the windows are the same size as original but have been replaced with vinyl windows that can still be considered a contributing property. Two items can be altered then it is non-contributing to a historic district. The contributing building becomes a factor when people are looking for tax credits to refurbish their building. They are available to contributing properties. Additions should not cover the façade of a building. Rhonda showed a few examples of contributing and non-contributing in the area. Then she gave a couple of examples that could be considered an individually on National Registry in the area.

Her recommendation is that the Isley Boulevard should not qualify as a National Historic District. There are 40 non-contributing buildings largely because of the additions and changes made to them. Your city and local CLG can consider an area as long as a local Historic District and some individual buildings could be registered nationally.

She enjoyed the survey and if anyone has any questions or concerns to please contact her.

Item 5: Comments of Visitors

A visitor did not understand what this meant for their neighborhood. Rhonda said on the National Registry there are tax credits available to help with renovations to contributing buildings in a National Historic District, if you do renovations according to the Department of Interior Standards. At the local district level, you have restrictions as well, of what you can and cannot do to a building. A property owner can do what they want within the realm of local city regulations. Commissioner Bissell thinks they are moving towards making it a local historic district. This is a goal for doing the survey. There is a lot of history here as you all heard from Rhonda. If it is non-contributing building does not mean that the building cannot be renovated back to its original style. The local register provides protection as National Registry does not. If this neighborhood becomes a local district, HPC will have more public meetings for the neighborhood.

Rhonda said she would have the final report turned in by mid-July.

Item 6: Comments of Commissioners

Sonya stated Monday afternoon in Capital Improvements meeting they approved survey funding for a historic mausoleum in Crown Hill Cemetery. There is a lot of work that needs to be done to the site. Commissioner Baxter suggested talking with Lance Lamb about mausoleum because he had a lot of historic information on the building.

City Manager Molly McGovern and Councilperson Morgan went to Maryville and made a pitch for saving Historic Tax Credits in Missouri. They told them how important the credits have been locally. All tax credits for 2018 have been spoken for and our local projects will not be funded until 2019. They gave it their all and hopefully the government will not change this program.

Sonya Morgan mentioned needing James Beason and Sylvia Eales bios/resume for Missouri State Historic Office as soon as possible.

Commissioner Baxter stated DEP has complete a grant for historic plaques to be made for the downtown business buildings and listed HPC as a partner in the program. HPC is happy to partner with DEP on this project.

Item 7: Adjourn:

Commissioner Gerdes made a motion to adjourn at 6:11 p.m. Commissioner Hartman seconded. Motion carried.

The next meeting of the Commission is scheduled for 5:00 p.m., Wednesday, July 12, 2017, 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 9, 2017 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Betty Bissell, Sylvia Eales, Lyndsey Baxter, Marilyn Gerdes, Dennis Hartman and James Beason (present last 15 minutes).

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

ABSENT: None.

VISITORS: Christi Dimes

Commissioner Bissell called the meeting to order at 4:58 p.m.

Item 2: APPROVAL OF MINUTES- June 14, 2017:

Commissioner Eales approved July 12, 2017 minutes and Commissioner Gerdes seconded. Motion carried.

Commissioner Hartman made a motion to amend the agenda and move the visitor section after approval of minutes. Commissioner Gerdes seconded. Motion carried.

Item 3: Comments of Visitors

Christy Dimes stated she bought some houses in the Historic Society. She knew one of them was a district so she called and asked if the house was originally a single family home and the city told her yes. She assumed the second door was not an original door and covered it with siding. Apparently she was supposed to ask for permission. The house is 205 S Kansas City Ave. She stated the siding does not match right now because she has to power wash the rest of the house and if it does not match then the old side will match the new side. Commissioner Bissell stated it does not matter what the houses look like in the neighborhood but what the history of a particular property. Christy stated the property has been a multi-family house in the past. There was an open discussion on the house. Commissioner Bissell asked if there is any evidence that at some point somebody converted the house into a duplex and added the second door. Councilwoman Morgan told the visitor needs to get more information and fill out a C.O.A. and be on the agenda for discussion and voting. There should be Sanborn Maps showing the original footprint of the house. City Staff can try and help her with finding history on the property. Sonya does not think this house was included in survey, however they should be included on Sanborn Maps even if we do not have a separate inventory sheet.

Commissioner Bissell asked Ms. Dimes what they are planning to do add a window or what. Dimes stated they are just closing it off. She also said if she puts a window on that side a burglar will see straight up the staircase. Commissioner Gerdes said it looks a little odd closed off on the front and she thinks when you look at the maps you can see if something was there because generally a house that style would have a window on that side to balance the facade. Dimes stated she has several people that have bought homes in the historical district. Commissioner Eales stated she should write down some sort of proposal with what you want to do with the homes and bring it to us. All these homes will require COAs for any work on the exterior of the properties. Example would be paint colors, porches, windows, doors, etc. Dimes started talking about codes will make her put a railing up on the porches and that isn't historic. Building codes are separate from HPC per Cory Wartner, Code Enforcement. The railing must be compatible with the other railings in the neighborhood per Commissioner Bissell. You need to submit your plans. Commissioner Baxter recommended going to www.eshpc.org website and reviewing the design guidelines for the district. There are examples for what is allowed and what is not allowed in the district. Cory Wartner suggested historic paint choices are at local hardware stores now and would be appropriate for historic buildings. Commissioner Gerdes also mentioned most historic homes were painted with several different accent colors, not just plain white.

It was determined that Ms. Dimes needed to fill out a COA and the commission will determine if they will accept the closer of the second door on the front porch of 205 S Kansas City Ave.

Item 4: Free CLG training opportunity in St. Joseph, September 21, 2017:

This is a free training on defensible decision making for commissioners. City will provide transportation for all who would like to attend. This will go towards you yearly training needed to be part of the historic commission.

Item 5: Discussion on 2018 fiscal year grant opportunities:

Discussion on doing an educational grant and planning for 353 program. Jaime Blackburn will be going to Jefferson City on Friday this week to go over the pre-application grant for 2018 with SHPO. She will have a one on one with experts to help with her questions concerning the grants. The commissioners asked if we could partner a grant with assisting/planning 353 program along with an educational grant. An educational grant could be seminar for real estate community and people living in neighborhoods in the district. Commissioner Baxter would like to see education on how to care for historic buildings before they deteriorate. She feels we are some of that happening now and thinks owners do not know how to maintain historical buildings. Commissioner Bissell mentioned educating them on funds that are available to assist them like MHDC and educate them on the value of living in historic districts.

1. Maintaining historical buildings.
2. Possible funding available to assist with maintaining.
3. Possibly coming up with handouts to provide some of this for owners.

Item 6: Discussion on National Register Nomination: Boarding House District:

In July, Molly asked Jaime to send out an RPF to consultants for the nomination grant. We had been approved for the grant but still had not received the milestones or funds and it had been almost a year of waiting. So we followed SHPO guidelines and sent proposals out. We received one response. Then the next day, we finally received the documents that needed to be signed for us to go forward with the grant. Jaime called the SHPO office and told them what we had done and sent them all the information and steps I took. We got the call that they accepted what we did and so we are now starting on the milestones for the Boarding House District National Nomination.

Item 7: Comments of Commissioners:

Commissioner Baxter asked what she needed to provide HPC with when she attends training/conferences. She was told to email Sonya Morgan of what training she attends with the date and what kind of training you attended and possibly capsule the agenda was at the training/sessions attended.

Commissioner Bissell asked if we have followed up with the columns on the house at 414 Benton that were approved to be painted white and were actually painted gray. City stated they are handling the situation. Bissell also mentioned a seminar she attended at Northland Neighborhood. There were some excellent programs for homeowners and the best one was through MHDC.

Councilperson Morgan stated Brad Eales, Molly McGovern and her have been working to try to encourage our representatives in St. Joseph to keep the Historic Preservation Tax Credit as is now. We have several property developers wanting to use the historic tax credits. We also put together for them what has been done with the historic tax credits in Excelsior Springs in past and how it has benefited our community. She wanted to share that with the commission because she does not think everyone understands the impact that can happen locally with these dollars. In 1990s, Elms Hotel captured \$16,000,000.00 private investment and received approximately \$100,000.00 in Missouri tax credits. David Rhodus renovated the Flanders building and received \$32,000.00 in Missouri tax credits, Ben Mook renovated 100 and 102 E Broadway and received approximately \$86,000 in Missouri tax credits and \$30,000 in federal tax credits. Elms Hotel renovated again in 2008 and received approximately \$1-2 million in tax credits. The Oaks Hotel received \$1-2 million in credits. Several millions of dollars have benefited our community and we do not want to see it go away.

Item 8: Adjourn:

Commissioner Gerdes adjourned meeting at 5.44 p.m.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, September 13, 2017 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 13, 2017 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: Betty Bissell, Sylvia Eales, Lyndsey Baxter, Marilyn Gerdes, Dennis Hartman and James Beason.

OTHERS PRESENT: Larry Murry, Building Official; Blackburn, Secretary; and Sonya Morgan, Councilwoman Liaison.

ABSENT: David Adams

VISITORS: Sue Boone

Commissioner Bissell called the meeting to order at 5:00 p.m.

Item 2: APPROVAL OF MINUTES- August 9, 2017:

Commissioner Baxter approved August 9, 2017 minutes and Commissioner Hartman seconded. Motion carried.

Item 3: Comments of Visitors

No comments.

Item 4: COA: HPC17-006, 414 S. Thompson, renovation to exterior of building

Applicant Sue Boone is requesting approval of COA for the front of 414 S. Thompson Ave. The front of the building currently has concrete blocks where originally there were windows and doors. She would like to remove the concrete blocks and replace with wood windows and front entry door. She would like to add tongue and groove wood siding around the windows. The trim will be white and tongue and groove wood siding will be Summer Storm M346 Valspar (light gray). The second level windows will not be replaced at this time but will be painted to match the lower level. Existing garage doors will be painted the light gray also. She had a mockup of what the front of the building will look like. She also would like to add a metal awning above the front entry door. The main entrance door will be a dark stained door. She also plans on painting the sides and back of building at a later date.

Commissioner Baxter stated the awning will be concerning. Today's design guidelines suggest cloth and/or soft vinyl and no hard material. Sue stated then they will not add an awning to the front door. She stated the cloth awnings are hard to maintain. There was a discussion on the metal awning and the Hall of Waters Design Guidelines. The commissioners stated she did an excellent job with the mock of what the building will look like.

Commissioner Baxter made a motion to approve the renovation of 414 S. Thompson to include

the restoration of first floor windows with the tongue and groove siding and the paint samples provided. Commissioner Hartman seconded. Motion carried.

Commissioner Bissell stated the commission will be happy to work with Sue on an awning design that meets the design guidelines if she chooses to.

Item 5: Comments of Commissioners:

Councilperson Morgan stated she just came back from a conference at the Lake of the Ozark. She thanked Jaime for getting the pre-application grant turned in to the State. Jaime passed out the agenda for workshop in St. Joseph on September 21st and commissioners will leave at 11am. We will leave from the Hall of Waters.

Commissioner Bissell asked what the status of the Royal Hotel. Commissioner Baxter stated the last she knew he was waiting on the historic tax credits. Larry stated then his plan is to start on the front porch area first. Sonya stated there is no reason to come to HPC until they know whether they will be working with the state. They are working with a Historic Preservation Consultant. The State will dictate what has to be done if they do indeed get the tax credits in 2018. Commissioner Beason stated the guy cleaned the inside and set a dumpster on the back side of the building and the trash has laid there for a month that did not get into the dumpster. He wanted to know if there was a reason why he cannot send someone down there to clean this up. Sonya said Larry will take care of that contacting them.

Commissioner Baxter had an idea that she wanted to bring up with the commission. She would like to see if the commission and city staff could put a fine schedule together for people that do not apply for C.O.A. She stated people change the color of their trim, add siding, remove a door and there is no punishment for not following the rules. Sonya said Larry can see if there can be a financial penalty to stop people from not following the rules in the historic district. Commissioner Baxter offered to help come up with a fine schedule to force people to do the right thing. Commission would like that idea and then it will have to go to the council. Commissioner Bissell told the commission to let the city staff know when they see something being done without going through the HPC commission for approval. There was also a decision on having Commissioner Eales work with the real estate brokers in the community and educate them on historic properties. Sonya mentioned this is part of the grant we are applying for outreach education to our real estate community. Commissioner Eales would be happy to help with that.

Item 6: Adjourn:

Commissioner Gerdes adjourned meeting at 5:41 p.m.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, October 11, 2017 Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

Minutes prepared by Jaime Blackburn, Secretary to the Commission.



The long abandoned Royal Hotel in the valley of Excelsior Springs was sold to a new owner in March 2017. Redevelopment plans include 2-bedroom apartments and restoring a restaurant on the first floor. Photo by Kevin Morgan

APPENDICES

ORDINANCE NO. 17-08-01

AN ORDINANCE AMENDING SECTION 402.040 COMPOSITION OF HISTORIC PRESERVATION COMMISSION OF THE MUNICIPAL CODE OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI

WHEREAS, Section 402.040 of the Municipal Code of the City of Excelsior Springs, Missouri provides for the composition of the Historic Preservation Commission; and

WHEREAS, the City Council of the City of Excelsior Springs, Missouri have determined that it is in the best interests of the City and its residents to amend the requirements of the members of the Historic Preservation Commission to facilitate appointment of members with specific professional skills.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of Excelsior Springs, Missouri, as follows:

Section 1. Section 402.040 of the Municipal Code of the City of Excelsior Springs, Missouri is hereby amended to provide as follows:

Section 402.040 Composition of Historic Preservation Commission

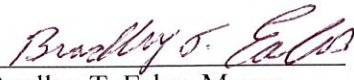
The Excelsior Springs Historic Preservation Commission shall consist of seven (7) members, four who must be residents of Excelsior Springs, all of whom shall be appointed by the Mayor and approved by the City Council. The Mayor shall make every reasonable effort to appoint residents of Excelsior Springs with a demonstrated interest in the history or architecture of the City of Excelsior Springs, including a registered architect or engineer, a person having at least five (5) years' experience in construction, a person having at least five (5) years' experience in real estate, a historian living in the community at least twenty (20) years, and three (3) individuals chosen from the citizens at large with reference to their fitness for such office, and no member of the Municipal Government shall be a member of the Commission due to the need to attract individuals registered as an architect or engineer, or with experience in construction or real estate, non-residents may be selected to fill these positions if they are not available among residents of Excelsior Springs.

Section 2. The sections, paragraphs, clauses, and phrases of the Ordinance are severable and if any portion of the Ordinance is declared unlawful by the valid judgment, decree, or injunction order of a court of competent jurisdiction, such ruling shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of the Ordinance and all provisions of the Ordinance not specifically declared to be unlawful shall remain in full force and effect.

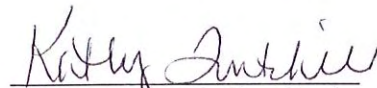
Section 3. This Ordinance overrides any conflicting provision or regulation within the Municipal Code of the City of Excelsior Springs, Missouri.

Section 4. This ordinance shall be in full force and effect immediately upon its passage and adoption as provided by law.

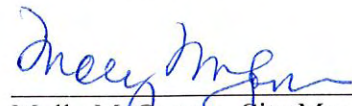
INTRODUCED IN WRITING, read by title two times, passed and approved on the 7 day of August, 2017.


Bradley T. Eales, Mayor

ATTEST:


~~Shannon Stroud, City Clerk~~
KATNY Twitchell, Deputy City Clerk

REVIEWED BY:


Molly McGovern, City Manager

Approved November 20, 2017

Approved November 20, 2017





David Adams

I am a lifelong resident of Excelsior Springs Mo. Graduated from High School in 1978. During High School, I went to the Votech school (now called the Area Career Center) and had drafting class 3-hours a day for 2 years. Part of my studies became drawing house plans for builders bringing in plans to get copies. Starting at the local lumber yard in 1975 (then called World of Woods) I began a relationship with local builders and began drawing their house plans and selling them lumber. I have been drawing house plans and advising builders since then and still doing the same thing.

I have a love for architecture and am interested in Historical Preservation.

10/18/17

Lyndsey M. Baxter

2002 E. Norma Court
Excelsior Springs, MO 64024
816.719.9912
Exec@visitesprings.com

Excelsior Springs Historic Preservation Commission

Appointed April 2017 to Present

I am currently serving as the Downtown Excelsior Partnership (DEP) Executive Director and have held this position since January of 2015. DEP is Missouri Main Street Program that operates under the National Trust Framework for revitalization downtowns. DEP's mission is to provide services and support to businesses, promote positive economic development and tourism; while preserving our historic and natural resources and enhancing our citizen's quality of life in Downtown Excelsior Springs. I have been able to attend multiple training offered by the National Main Street Center and the Missouri Main Street Connection that are focused on the revitalization of downtown properties.

Downtown Excelsior Partnership

Executive Director
Investor

National Main Street Center

Member

Missouri Main Street Connection

Member

Missouri Preservation

Member

Visit Excelsior Tourism Website

Executive Director

Excelsior Springs Downtown Commercial Improvement District

Executive Director

Excelsior Springs Chamber of Commerce

Member

Preservationist

Not only as the Executive Director of DEP, but as a community resident I believe it is necessary to renovate and revitalize our historic properties in Downtown Excelsior Springs. We have worked extremely hard to revitalize our commercial shopping district in downtown and I am looking forward to the future of the residential redevelopment in our nationally and locally registered districts. I truly believe that Downtown Excelsior Springs is the heart of our community and as we continue to see growth in our revitalization efforts we are seeing a sense of place return to what was once a blighted area less than 15 years ago.

Resume for Historic Preservation Commission
July 18, 2017

I have lived in Excelsior Springs since 1949. I am familiar with a good deal of its past and have vivid recollection of many buildings in town. There are many gone already and I have an interest in preserving those that are left. I am also a history buff and feel we should look at preserving our history for future generations.

James D. Beason
105 Southside Ct.
Excelsior Springs, MO 64024

Sylvia Eales

I moved to Excelsior Springs, MO, in 1963. I worked at the Clay County State Bank, in the bank building that is now the Excelsior Springs Museum. When it became Commerce Bank, I continued working for them for twelve years. At that time, I purchased and operated Brown Floral for six years. I sold the shop to the Gazebo, and then obtained my real estate license. I have been an active agent for the last thirty five years, retiring in April, 2017! I also served on the Tri-City and Kansas City Board of Real Estate.

I have been very active in the City of Excelsior Springs! I have served two terms as president of the Business and Professional Women of Excelsior Springs. We organized and started the Beautification Committee, now the Christmas Committee. We started the Hall of Trees and decorating Excelsior Springs. My home was one of the first homes on Christmas Homes Tour. I served many years on the Chamber of Commerce Board and was a past president, at which time I organized the first October Fest, now known as the Waterfest. I also served on the ES Museum Board.

My interest in serving on the ES Historical Board is to preserve the history of Excelsior Springs!

Resume of Marilyn Gerdes

July 18, 2017

I was born on a farm in Southeast Nebraska in 1940. As with most farm children, I was taught to repair, reuse, and preserve.

I have always had an interest in history, architecture, and design. Because of my husband's career, we have moved numerous times to different states and community's. While living in SLC Utah, we were active in a group of friends who organized a Habitat for Humanity Chapter in the Salt Lake Valley. With volunteer labor, we built new homes and restored older homes for many low-income families over a period of six years.

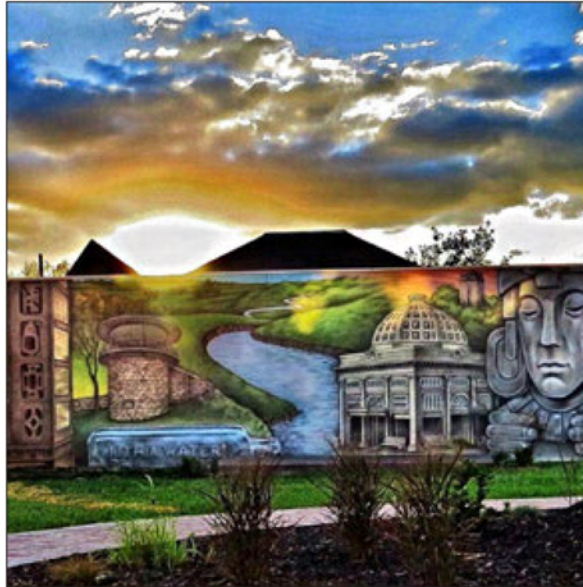
We have built or remodeled over twenty homes for our own use in the course of 57 years. Each time we remodeled a home, we attempted to stay true to the original design and function of the house while updating plumbing, wiring, etc.

The opportunity to live in various environments has made me very aware of the importance of the unique design of homes and buildings in different settings. It sets the character of a community and I feel that it is important to preserve this character, especially in a community where people come to experience that ambiance.

That is why I feel privileged to be a part of preservation efforts in Excelsior Springs Missouri.

Marilyn Gerdes

Downtown mural is completed in the Carolyn Schutte Pocket Park



Artist Jacob Duncan recently finished the downtown's newest mural, located in the Carolyn Schutte Pocket Park. (Submitted photo)

The Downtown Excelsior Partnership (DEP) recently commissioned local artist Jacob Duncan to paint a mural in the Carolyn Schutte Pocket Park in Downtown Excelsior Springs. Duncan completed the mural work at the end of September.

Downtown Excelsior Partnership Executive Director, Lyndsey Baxter, stated, "I am thrilled to see how the local community has embraced this project. It is like they have been uplifted by the prospect of this area be-

ing completed and further revitalized by the addition of this mural. The mural is absolutely perfect in that it so accurately highlights the historical significance of the downtown Excelsior Springs community."

DEP is looking forward to incorporating additional murals in the downtown streetscape in the near future. The DEP organization is an advocate of art in public spaces and would like to continue these efforts to revitalize and beautify downtown.

HALL OF WATERS

VISITOR CENTER

Mon. - Sat., 10 a.m. to 5 p.m., Sunday, 10 a.m. to 4 p.m.
201 E. Broadway. www.visitESprings.com

Mausoleum repairs, information on architect are city priorities

Continued from page 1

There is no electricity in the mausoleum, but instead the Abbey is lit through natural light by stained glass windows that are also in need of repair. Bishop believes at one point there was a skylight, but over the years it had been sealed over with roof repairs. Most of the stained glass is still intact, but the city's goal is to repair the mausoleum and find the original architect.

"We really aren't sure who the original architect is, but we hope that someone may have local ties and can tell us the history of the building," said Bishop. With those hopes in mind, the city plans to begin work as soon as possible and is reaching out to the public for answers about the architect.

Anyone with information about the Crown Hill Abbey is asked to contact Bishop at 816-401-3211.



Both the interior and exterior of the Crown Hill Abbey Mausoleum at Crown Hill Cemetery are in need of repairs. City of Excelsior Springs Stormwater Coordinator Brent Bishop pointed out that the access doors, which are used to place caskets inside the mausoleum, would need to be replaced. The city is trying to learn the identity of the original architect who constructed the mausoleum in 1915. (Photos by Jae Juarez)



City manager's sights set on achieving council priorities

Continued from page 1

In February 2016, former City Manager Dave Haugland brought council members and city staff together to brainstorm and prioritize goals for the city.

Although some goals were achieved, either completely or in part, most will carry over into 2017. That list of objectives, McGovern says, will be her road map as she branches out to gather information and advice from residents, business owners and other staff members.

"This is not a foreign list to me," she said last week. "These are things that we talk about all the time and come up with all the time. These are things I heard about just living here. It wasn't surprising

to me."

Although there are smaller goals that branch out from the main ones, the top five priorities – from highest on down – include:

- **Economic Development** – in a nutshell, building on what's already here and attracting new business and residential growth. Subgroups include a unified, comprehensive way to market the city and establishing a unified plan that streamlines the development process for commercial interests.

- **Dangerous Buildings** – an area in which the city has already made progress by buying blighted properties. The goal, McGovern says, is to identify developers – particularly in the area of East Broadway Avenue

- for redevelopment projects. However, two of the larger eyesores in town – the Royal Hotel and Wyman School – remain unsolved.

An offshoot of the dangerous-building issue is to locate funding to remove asbestos and lead from buildings to make them more marketable.

- **Public Image/Marketing/Advertising** – Council members and staff who took part in the February 2016 brainstorming said that while visitors to Excelsior Springs often found it "vibrant and charming," local residents and those in neighboring communities often had more negative attitudes about the city. Solving the perception gap could involve adding amenities (a splash park, dog park or disc

golf course), the city has said, and locating open spaces that could be reconfigured and landscaped to host festivals, carnivals and other public events.

The redevelopment of downtown, though not complete, has been a source of pride for the city.

- **Serve an Aging Population** – As Baby Boomers reach 65 and beyond, the city hopes to expand programs to serve older residents. The city is progressing through the various levels of participation in Community for All Ages, a program of McGovern's former employer MARC. Among the improvements discussed is increasing availability of bus service for older and physically disabled residents and

expanding the housing stock for Baby Boomers who are downsizing.

- **Updating the Master Plan** – Though not particularly flashy, the current plan is five years old and many of its objectives have been reached. Completing an up-to-date plan would help keep the city focused on its top priorities for 2017.

McGovern said her plan is to find out who is currently active in these areas of emphasis – say the Chamber of Commerce, Downtown Excelsior Partnership and AmerenUE, the utility, in economic development – and connect them when appropriate to coordinate efforts and avoid overlap of services.

"My thing is having com-

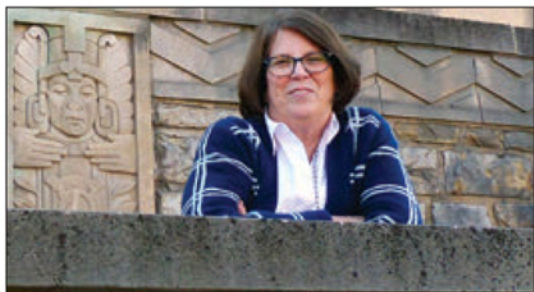
munication with people in the community, and our staff and the businesses," she said. "Every time I talk to someone I learn something different and maybe connect it to something someone else said."

As someone who'll eventually know the movers and shakers and their areas of specialty, McGovern said she hopes to connect people and ideas "to someone who can make things happen."

Next time: Among other topics, City Manager Molly McGovern discusses the Hall of Waters. She'll talk about the future of two redevelopment proposals currently in limbo awaiting action by the city council and the need to reduce moisture in the historic building's air.

Hall's future is top of McGovern's list

Second of two parts



BY DAVID KNOPF
Managing Editor

City Manager Molly McGovern not only inherited an almost year-old list of city council goals, she is left to resolve two issues related to a city landmark.

Two redevelopment proposals for the Hall of Waters, one from a local attorney and her partner and another from a Texas physician/businessman, were received but set aside for future consideration in July.

McGovern said both proposals need to be taken up and resolved.

"We want to sit down with those people and see what they say," said McGovern, who's been on the job here since Nov. 21, 2016. "We need to explore their thoughts a little better and flush out their ideas."

One proposal is from Ken Fine, M.D., a medical doctor and business investor with interests in other states. Fine told one city councilwoman that

he would like to move his business interests here, presumably using the Hall of Waters as headquarters.

Fine told Councilwoman Sonya Morgan that he would be interested in working with a partner.

The other applicant is Stacy Andreas Macy, a rural Ray County resident who serves as CEO of the Hall of Waters Trust, an organization she founded. Macy is partnered with Chris Phillips in the redevelopment plan.

Macy's interest in redeveloping the Hall predates the date on which the city issued its call for proposals.

When McGovern discussed the Hall of Waters in late December, no date had been set for city officials and council members to meet with either Macy/Phillips or Fine.

A related issue is the effect moisture is having on the 1930s-era Hall of Waters.

See **MCGOVERN**, p. 9

The Excelsior Springs Standard • Tuesday, January 10, 2017 • 9

McGovern's plans include neighborhood redevelopment, residential growth

Continued from page 1

The moisture is linked to the building's location — in the Fishing River flood plain and proximity to mineral water wells — and inadequacies with its heating and cooling system.

McGovern said she's met with an architect to come up with a plan to heat and cool the Hall of Waters, and at the same time recycle fresh air to reduce damaging moisture.

"The untreated air is destroying the building in the lower levels," said McGovern. An initial proposal to upgrade the HVAC system would've significantly damaged the historic nature of the building, she says.

"It seemed like it to was going to destroy every ceiling in the building," McGovern said. "If we have a choice of systems, let's choose one that doesn't destroy the historic elements of the building."

The Hall has two boilers for heat in the basement, only one of which is operable. Window air-conditioners are still used in the building, which serves as a combined visitors center/city hall.

As she familiarizes herself with the building's current status, McGovern said it would be wise for the city council to reassess which direction to take.

Goals were initially laid out in a Hall of Waters Assessment and Feasibility Study

in the East Broadway area, she said, but progress has been inclusive for the former Wyman School building and for the Royal Hotel.

McGovern said the city continues to buy blighted properties and is considering a proposal for redevelopment on the east side of the downtown business district.

The school and hotel are both eyesores, and neither has attracted a realistic redevelopment plan.

"My first preference would be to find a redeveloper for either one of them," said McGovern. "Hopefully they would fit the nature of the building."

McGovern said she will also emphasize economic de-

velopment as a 2017 goal. A first step, she said, is to learn about the efforts of several groups to make sure there is no overlap or duplication of efforts.

An economic development consultant the council contracted with in 2016 is no longer involved in Excelsior Springs.

"We need to be coordinated," McGovern said. "We need to do some of the things that aren't being done."

Points of emphasis include securing additional guest rooms — a new or redeveloped motel/hotel — identifying vacant industrial land and continuing to promote tourism in Excelsior Springs.

"We need homes, we need

consumers, and those consumers come from new construction," she said. "I would truly like to see residential growth. I'd rather redevelop the existing housing stock around our downtown rather than tear it down."

McGovern said she considers the city to have a good balance between the availability of jobs and homes, as well as between industrial, commercial and residential interests.

A strong asset, she said, is the revitalized downtown area.

"That's been a huge turnaround," she said. "We're unique in that. We have this huge history and we still have elements of that."

Capital Improvement contemplates much needed mausoleum repairs

BY JAE JUAREZ
Community Reporter

The Crown Hill Abbey Mausoleum at Crown Hill Cemetery needs serious repair, which is the reason the Capital Improvements Authority reviewed the list of needs to fix the 100-year-old structure.

On Monday, Jan. 9 during the city's Capital Improvements meeting, Excelsior's Public Works Director Chad Birdsong spoke to the authority board about a scope of work and a fee proposal for the architectural repairs for the mausoleum. Birdsong first gave members a rundown of some of the issues housed within the mausoleum.

"The City Council had asked me to look into it a couple of months ago after we received a complaint from a family whose loved one rests there," Birdsong explained. "When the city took over the cemetery and the mausoleum we just fixed it as needed, but we don't have a lot of expertise in repairing that caliber of a building."

Built in 1915, the mausoleum was constructed using intricate masonry work, stained glass and marble. The city has no dedicated staff allocated to

repair the mausoleum, and with the scope of repairs beyond the city's capacity, Birdsong said the list of needs grows worse over time.

"We have sent some of our crew people up to work on it," he said. "But, water is coming in through the stones, the tuck pointing is coming loose and the stained glass in some places broke and is covered with plexiglass. Water is our worst enemy and creates natural havoc."

According to Birdsong, maintenance that city crews have completed on the mausoleum over the past decade included painting the interior ceiling and lining the roof, but none of this work has been enough to restore the structure to its former grandeur.

STRATA Architecture proposed its scope of work and fee proposal after an Oct. 3 tour of the mausoleum, which included inspection of the roof and the finished space within the interior of the structure.

Birdsong said the proposal was to help open up discussion for what repair STRATA recommends. Based on their initial site visit and discussion with Birdsong, STRATA's pro-

posal includes the measuring of the entire building to produce first floor and roof plans and includes one site visit. The company will perform an interior and exterior conditions assessment, including the roof and also interior spaces. STRATA would request the city provide access to the roof and the "back of house space."

STRATA will provide a 75% construction document proposal which will include drawings and outline specifications for the rehabilitation of the structure, as well as a probable cost estimate. The submittal would be used to determine the final budget.

STRATA Architecture would be available for a pre-bid site visit with interested construction bidders as well as to answer questions throughout the process. STRATA would also be available for construction administration which would include a total of six site visits and a pre-construction meeting, a substantial completion punch list and final punch list visits.

STRATA's engineering bid for the work listed above was \$14,235, but the Capital Improvements board made no



The Crown Hill Abbey Mausoleum, located at Crown Hill Cemetery, is in need of extensive repairs. Built over 100 years ago, the mausoleum boasts intricate architectural designs which is why Public Works Director Chad Birdsong approached the Capital Improvements Authority with a scope of work proposal from STRATA Architecture. (Photo by Jae Juarez)

decision Monday evening. Without enough money in the city's cemetery fund budget, Birdsong informed the board that rough numbers could indicate a total project cost ranging from \$100,000 to \$200,000.

"This is just kind of a discussion. The mausoleum hasn't

been just deteriorating for the past 10 years, it's been going downhill for quite some time. It is really sad, but it's happening and I'd say the deterioration has been happening for 30 to 40 years," Birdsong said.

Discussions about the mausoleum and needed repairs will continue at the Capital Improvement Authorities next board meeting scheduled for the first Monday of each month. Capital Improvements meets from 4-5 p.m. on the first Monday of each month at the Hall of Waters.

Sansons set to bring back historical greatness to east block of Broadway

BY JAE JUAREZ
Community Reporter

The heart of downtown Excelsior Springs will beat a little faster over the next few years as Kim and Gary Sanson take on their biggest community project to date.

On Tuesday evening during the Excelsior Springs City Council meeting, the Sansons signed official paperwork entrusting them with eight separate addresses located on the east end of Broadway Avenue for the purpose of rehabilitation and development.

The City of Excelsior Springs originally put out a Request for Proposals that included each property individually, including 401, 407, 409, 417, 404, 408, 410, 414 and 418 East Broadway addresses. The Sansons,

See **SANSONS**, p. 20



Kim and Gary Sanson were elated to sign papers during Tuesday's City Council meeting and officially take ownership of several properties on East Broadway Ave. The couple plans to start renovation efforts at the first property on their list, 407 E. Broadway. (Photo by Jae Juarez)

Sansons set to bring back historical greatness to east block of Broadway

Continued from page 1

when submitting their RFP, instead proposed that they take possession of all properties.

"We strongly believe that we have the best approach to this project," said Kim Sanson. "We believe historic preservation is an excellent vehicle for economic development. Excelsior Springs is our hometown and the rehabilitation of the 400 block of East Broadway is important to us."

It took a while to get the ball rolling on this project, as far as the Sansons taking possession of the properties, but once Molly McGovern took over as city manager, the wheels of change were set in motion.

The Sansons said they have a vision for the whole neighborhood and aim to restore each home keeping intact historical grandeur but allowing for modern conveniences.

"We want to keep the historical charm of the properties intact and repurpose everything we can when we go through each property," explained Gary Sanson. "The goal is to stay focused on one property at a time,

restore each one to its historical beauty on the outside and update the inside and bring everything together with modern touches."

First, the Sansons will take on 407 E. Broadway. Asked why, the couple said it's the first property that everyone sees after the businesses on Broadway, but also its been abated by the City.

"We want everyone to see what we're doing and to get excited about the project. 407 is the best place to start," said Kim. From top to bottom, shingles to foundation, Kim and Gary said that 407 is their first hurdle in revitalizing the block.

Of the properties the couple plans to rehab, four are single family homes, three are vacant lots they plan to build new housing on, and one is a multi-family structure that will house six apartments.

The Sansons have been given guidelines and a timeline to follow from the City, and since the Sansons have signed the land clearance for development contract, the community should see a lot happening after a three month timeline.



Above: Kim and Gary Sanson posed for a photo on the front porch at their recently acquired property located at 407 E. Broadway Ave. The Sansons plan to begin rehabbing the 407 property first before starting on the list of others they plan to bring back to life. Left: The Sanson's RFP was approved by City Council members on Tuesday, meaning the couple has taken possession of nine properties on East Broadway Ave. (Submitted photos)

Downtown Excelsior Springs represented at Missouri Main Street showcase



Representing Excelsior Springs at the Missouri Main Street showcase were, left to right: Mayor Pro-Tem Sharon Powell, DEP Executive Director Lyndsey Baxter and DEP Board Vice President Mark Spohn. (Submitted photo)

The Downtown Excelsior Partnership represented Downtown Excelsior Springs on Jan. 30 at the Missouri Main Street Showcase held in Jefferson City, Missouri that was hosted by Missouri Main Street Connection. The annual event gathered legis-

lators from across the state to celebrate the achievements by Missouri communities participating in the Missouri Main Street state-wide revitalization program.

DEP Executive Director, Lyndsey Baxter, was accompanied on the trip by

City of Excelsior Springs Mayor Pro-Tem, Sharon Powell and DEP Board Vice President Mark Spohn. The group was able to set up a table showcasing the growth in downtown Excelsior Springs in the recent years. They were also able to showcase some great

downtown photographs that were provided by local photographer, Kevin Morgan. During their time at the event they shared information and insight with local legislators about the impact Main Street has had on downtown Excelsior Springs.

MULTIPLE FIRES LEAD TO CONDEMNED BUILDING



Members of the Kearney, Lawson, Liberty and Excelsior Spring Fire Departments fought a fire in the early morning hours of Wednesday, March 1. After extinguishing the blaze Excelsior Springs crews returned to the address of 218 Spring Street to put out a fire that had rekindled. The build was deemed structurally unsound and condemned that afternoon. (Photos by Bryce Mereness and Skyla Sullivan)

BY BRYCE MERENESS Staff Writer

Fire crews from around the area responded to a multiunit structure fire in the early morning hours of Wednesday, March 1.

Crews from Kearney, Lawson and Liberty joined the Excelsior Springs Fire Department in responding to a fire at the Springdale Apartments at 208 Spring Street just before 6 a.m.

According to tenants the fire started in the attic area and fire crews were able to extinguish the flames and

keep them contained to only the eastern three units of the nine-unit complex. Crews cleared the scene about four hours later after getting the flames out.

However crews were forced to return at 1 p.m., after the owner, who was there surveying the damage, noticed smoke starting to build in the apartments once again. The second fire was out quickly but did more damage to a unit left mostly undamaged in the morning fire.

After crews extinguished the blaze an inspection re-

vealed the structure leaning towards Marietta Street, leading city crew to condemn the building and close Marietta Street between Broadway and Spring streets. They also reduced Spring Street to just one lane of traffic with posted no parking on the street.

The Red Cross was on scene to offer assistance to the tenants who were left homeless by the fire. In the end all nine units were deemed uninhabitable because utilities can not be turned back onto the apartments until repairs are made.



Royal sells for \$40K, its future now in the hands of new owner



The Royal Hotel is under new ownership after Wayne Reeder, pictured above, won the keys to the historic hotel with the highest bid. Reeder was the highest bidder of an absolute auction held Wednesday, March 8 and purchased the 84,000 square foot downtown property for \$40K. Reeder's plans for developing the property include creating housing for residents over the age of 55. He plans to meet with city officials soon to get the ball rolling. (Photos by Jae Juarez)

BY JAE JUAREZ
Community Reporter

The keys to Excelsior's Royal Hotel are now in the hands of Wayne Reeder, after an absolute auction on Wednesday, March 8 named

him the highest bidder.

The winning bid of \$40,000 added the historic Royal Hotel to Reeder's growing collection of properties in and around the Kansas City area.

The lobby of the once glamorous hotel was filled with onlookers Wednesday morning who came to witness the auction in hopes that its purchase would give the building a future and

make it an integral part of downtown Excelsior Springs once again. More than 30 spectators listened while Higgenbotham Auctioneers tried to pull bidders from the crowd.

In the end, the auction drew just two serious bidders on the 84,000 square foot building, with ownership eventually going to Reeder.

See **NEW**, p. 9

New Royal Hotel owner intends to create apartments for 55 and older



A crowd of nearly 30 people stood in the lobby of the historic Royal Hotel on Wednesday, March 8 during an absolute auction to see who would be the highest bidder. Only two men bid on the hotel that was eventually purchased for \$40K by Kansas City businessman Wayne Reeder. Pictured at left is Martin "Marty" Higgenbotham of Higgenbotham Auctioneers who captured his audience with classic joke telling and his auctioneer skills. Former owner Alexai Dowell, pictured right, gave a short speech prior to the sale and clued the audience in on the hotel's worth. At the conclusion of the auction Dowell said he was pleased with the sale and hopes to see development begin soon. (Photos by Jae Juarez)

Continued from page 1

"I love old buildings," said Reeder. "It's been a good part of my life (owning buildings) since I graduated from UCLA." Reeder graduated from UCLA with a Master's degree in real estate.

Reeder told *The Standard*

that his intentions for the building include creating more housing for older adults, age 55 and up. But first, he plans to meet with city leaders.

"As soon as possible, I plan to meet with city leaders and see what hoops need to be jumped through to get

the project started," Reeder continued. "I think everyone will be pleased."

Reeder's company KC Redevelopment, also known as the Reeder Family Trust, already boasts several properties within the Kansas City area, including The View, The Scarritt Building on Grand

and Walnut and Interstate Underground Warehouse and Distribution (known as "the caves") on Interstate 435. His forte seems to be purchasing old, dilapidated buildings and giving them new life as retirement communities, artist lofts and office space.

Reeder said Kansas City

has been great to his company and city leaders are fans of his work. He hopes the same will happen for him in Excelsior Springs.

Excelsior Springs Mayor Brad Eales was among city leadership who attended the absolute auction. Eales said he looks forward to meeting

with Reeder to see what he has in store for the historic property.

"I am really glad we have a buyer for the Royal," said Eales. "It will be nice to see something positive happen to the building and to see something done with the property in speedy time."

Downtown Excelsior Partnership receives state and national accreditation

The National Main Street Center and Missouri Main Street Connection congratulate the staff, board, and volunteers of Downtown Excelsior Partnership on attaining state and national accreditation as a Main Street community. This is the highest level a downtown revitalization program can receive.

To receive National and State Accreditation status a community must meet or exceed a 10-point criteria established by the National Main Street Center, a subsidiary of the National Trust for

Historic Preservation. These criteria are utilized across the country to recognize those high achieving Main Street programs.

Earning Accreditation is a critical step in the success of a Main Street organization and truly validates the work that is accomplished throughout the downtown by Downtown Excelsior Partnership at both a state and national level.

The National Main Street Center and Missouri Main Street Connection, applaud Downtown Excelsior Part-

nership on their achievement and hard work as advocates for Downtown Excelsior Springs.

Gayla Roten, MMSC State Director, noted that "We are so excited to recognize the hard work of the Downtown Excelsior Partnership board of directors, volunteers, executive director and the community as a whole in achieving National Main Street Accreditation. The Main Street program has been growing and developing which in turn leads to lasting change

in the downtown district. Congratulations!"

During 2016, Downtown Excelsior Partnership saw 22 projects that resulted in over \$1 million in public and private investment. The downtown district also saw 11 net new jobs and 1,079 volunteer hours.

The Missouri Main Street Program's purpose is to create vibrant communities across the State. This effort is based on numerous recent studies showing that empowering individuals to develop their downtown

motivates high achievement, where people will want to live, work and invest, making our State economically stronger. The goal of the Main Street Center and Missouri Main Street program is to encourage preservation-based economic development through the Main Street Four-Point Approach®.

Communities selected for the Accreditation review are evaluated using the annual evaluation process and accreditation criteria intended to assist each community in performing up to national accreditation standards, as prescribed by the National Main Street Center.

Reeder's plans for Royal Hotel moving quickly

BY JAE JUAREZ
Community Reporter

Things are quickly moving along since Wayne Reeder purchased the Royal Hotel on March 8 for the price of \$40,000. Reeder has met several times with city officials and has begun making plans for the historic hotel in downtown Excelsior Springs.

On Thursday, April 13 Reeder and a crew

of his developers toured the city alongside Excelsior Springs City Manager Molly McGovern and Mayor Brad Eales with their final stop at the Royal where he spoke with *The Standard* about his plans for the hotel. According to Reeder's Vice President of Public Relations, David Hayes, Reeder plans to turn the hotel into 60, two bedroom high-end apartments

for senior living space. "We also plan to leave the top level as it is," explained Hayes of what was once the rooftop area that was used when the hotel opened its doors for dancing and dining. "We plan to reopen the top level as a terrace and use the area as event space."

Hayes said over the next

See ROYAL, p. 4

Wayne Reeder, pictured center, is the new owner of the historic Royal Hotel. Last Thursday, Reeder joined his Vice President of Public Relations David Hayes, left, and survey planner Keith Dale when they again toured the Royal and made plans for future renovations. (Photo by Jae Juarez)



Royal Hotel owner moving quickly to make historic building structurally sound

Continued from page 1

six to nine months, Reeder's crews will begin work on the Royal, including the roof, interior demolition work, a complete remodel of soffits and exterior, fire sprinkler systems and the heating and cooling systems. After that, Hayes said they would start the process of framing in the interior, then drywall and paint. "That's what we do. We move quickly to demo and get things structurally sound," added Hayes who estimated 12-16 months total when the Royal is open and ready for residents to move in.

Reeder, who owns several large properties in the Kansas City area, is excited to get started on the project. Hayes said that high end touches, a private pub for the residents in the down-

stairs lobby area and a lot of amenities would combine to make the Royal a beautiful draw to downtown Excelsior Springs.

"We plan to chuck this place full of amenities, that's also what we do," said Hayes. Referring to the area that once housed the Royal Café, Hayes said Reeder planned to open another café in its place. "We plan to open another café and make it open to the public. We've spoken with ownership of the Oaks and the residents are very excited about a café. Plans are coming together and we are very excited to get started."

Last Wednesday, April 5, Reeder received the keys to the Royal Hotel and it's been full speed ahead since then.

City of Excelsior newest owner of Wyman School

BY JAE JUAREZ
Community Reporter

Wyman School has changed ownership again, but this time it's in the hands of the City of Ex-

celsior Springs.

City Manager Molly McGovern said the city recently purchased the historic school building at 100 Dunbar Ave. at a

tax sale.

"We paid a net amount of \$1,300 or so. Our offer was larger, but all of the liens on the property were for property maintenance

charges from the City," she explained. The charges from the City became a wash and now Wyman is officially city property. McGovern said the City

purchased the property because it was the simplest avenue to manage the negative attraction to the building. Recently,

See CITY, p. 3

City ownership of Wyman paves way for reuse



Wyman school has sat empty for a number of years, raising concerns and frustration from the community. After being unable to contact the owner, the City of Excelsior Springs has now purchased the building and will begin marketing it for reuse. (File photo)

Continued from page 1

Wyman was the subject of discussion when several individuals claimed to have purchased the property to open a five-star restaurant, though those individuals had no claim to the property.

In purchasing Wyman,

the City can now market it for reuse.

"We do have to keep in mind that the building is located in a residential neighborhood, so the reuse must be compatible," added McGovern.

The City had tried count-

less times to contact the previous owner of Wyman, Samuel Paul Givens of FESCE, LLC, but was unable to track him or another responsible party down to serve notice. Now, the property and its future lay in the hands of the City.

RIVER STREET CLOSED WHILE ROYAL HOTEL WORK GETS UNDERWAY

BY JAE JUAREZ
Community Reporter

Work is underway at the Royal Hotel. Though from the outside, the historic hotel may not show much yet, the inside is generating quite a bit of garbage.

Kansas City resident Wayne Reeder purchased the Royal Hotel during an absolute auction earlier this year for \$40,000. Reeder's plans to renovate the hotel are moving along quickly, with an estimated opening date toward the end of 2018.

Workers inside the hotel – that will soon become a high-end living space for seniors – have begun the process of gutting the interior. In doing so, dumpsters have been placed along River Street. One large dumpster, which juts out into River Street, has caused workers to close down the cut-through street to traffic. River Street is closed from Marietta Street to Thompson Avenue for an undetermined amount of time while workers continue to clear out debris.

River Street has been used as a cut-through street for downtown traffic, but isn't highly used by a lot of residents, mostly just by the Excelsior Springs Police Department. ESPD Chief Clint Reno said that the department isn't necessarily affected by the closure of River Street, but instead are excited to see progress at the hotel.



Hall of Waters to receive flood study

BY JAE JUAREZ
Community Reporter

After much consideration for the many uses that could come from the Hall of Waters building, the City opted to first approve a drainage and flood study control.

Public Works Director Chad Birdsong approached City Council members Monday evening and asked for their approval in accepting a contract with Larkin, Lamp, Ryneason and Associates Inc. for drainage and flood control engineering services.

Birdsong told council members that before the City can move forward with any discussed uses of the Hall of Waters, flooding of

the building in the lower levels must first be controlled.

Birdsong proposed a contract for engineering with Larkin that would allow the company to perform a drainage study and calculate hydrology for 100 year storm protection, prepare opinions of probable cost and to prepare a preliminary engineering report summarizing the feasibility, cost and property impacts for each alternative.

The contract with Larkin comes at a cost of \$24,289 and was brought before the council after the Capital Improvements Authority met, discussed and approved the expense after their June 12 meeting.

Local company rehabbing fire-damaged apartments

BY BRYCE MERENESS
Staff Writer

A multi-unit structure fire in the early morning hours of Wednesday, March 1 deemed the Springdale Apartments uninhabitable.

Now local businessman Pat Slusher has undertaken the project of restoring the apartments to their former glory. The City of Excelsior Springs asked Slusher, a managing partner of TNG Construction, to purchase the property from its previous owner. After touring the

facility, Slusher got the go ahead and work has begun on getting the units ready for new tenants.

"The city asked me if I'd take it over," Slusher said. "They didn't want to see it torn down. They were running out of options with the guy that owned it before me, as far as fixing it up. He was more interested in just tearing it down. I came down and took a look at it and I said yeah."

The fire caused heavy

See **SLUSHER**, p. 10

Slusher looking to bring new life to damaged apartments

Continued from page 1

damage in two of the nine units and some light damage in a third. Crews now have the fire-damaged portion of the building down to the studs, ready for new wiring and plumbing. Now crews are beginning work on the non-fire damaged portion of the building in hopes of having tenants in place by the end of the year.

"There were nine units but we're going to have 10," Slusher said. "Hopefully by the end of this year we will have a big portion of the exterior renovated and looking a lot better than it is now. We hope to have tenants for the six units in this building (the non-fire damaged portion), renovated and rented. We're kind of doing it in two phases. Phase one is all of the bones and guts, the roof and exterior and the units on this side."

Work will also begin on restoring the outside of the

building. Slusher said he has met with the Historic Preservation Board and members of the Excelsior Springs Museum and Archives to learn more about the history of the building.

The building was once a hotel, sanitorium and a speakeasy during prohibition. Known as Club Excelsior in the 1920s, Slusher has considered that for the apartments new name. The name is even in plaster in the main foyer in tiles.

"They said they started building it in 1899," Slusher said. "They finished in 1900 as the Arlington Hotel. Then at one point it was a sanitarium. Then it went to the Excelsior Club, which was a speakeasy that the governor of Missouri himself came and closed down. That was pretty cool to find out. Then it went back to a hotel. There were some things in between."

Slusher said they have

hauled off six dumpsters of debris from the fire and work is set to begin on the damaged roof. The development is one more sign of progress for downtown Excelsior Springs.

Plans are to add an attic suite to make the complex a 10-unit dwelling and reopening the commercial square footage along Marietta Street, under the fire-damaged units. Slusher said there was once a pharmacy, grocery store and a jeweler in the space and he is looking for possibly two different businesses to move into the project.

"We will have at least one commercial space. We may do two if there is interest in it," Slusher said. "I've talked to a couple of local realtors and told them we would be interested in building it out to suit a business that would fit downtown. It would be nice to have something down there."



The property formerly known as the Springdale Apartments has a new owner. TNG Construction is in the process of making repairs to the building damaged in a March 1 fire. (Photo by Bryce Mereness)

THE EXCELSIOR SPRINGS STANDARD

ESSTANDARD.COM • TUESDAY, JUNE 13, 2017 • 75 CENTS

FIRE DESTROYS HOME ON E. EXCELSIOR STREET

BY BRYCE MERENESS
Staff Writer

For the third time in the last year, fire crews were called to a house at 412 E. Excelsior St. to battle a fire.

But after tangling with the fire for several hours a backhoe was brought in to finish the last of the structure off before it could collapse and fall into a neighboring home. Crews from Liberty, Lawson and Kearney assisted in the efforts.

The Excelsior Springs Fire Department was called out about 11:30 a.m., on Thursday, June 8. Flames went as high as 30 feet in the air and firefighters kept their distance on the already-condemned property.

A fire in April had deemed the home a total loss. The city of Excelsior Springs just had the property transferred from the owner the day before the fire so city crews could begin working on cleaning up the debris from the April 27 fire.

See **HOUSE**, p. 12

Flames fill the air at a structure fire call on Thursday, June 8 at 412 E. Excelsior St. Fire personnel from Liberty, Kearney and Lawson assisted with the call. The remaining standing structure was torn down in the afternoon to prevent the burning structure from collapsing on a neighboring home. (Photo courtesy of Paul Tribble)



House torn down to protect neighboring structure

Continued from page 1

By mid afternoon Public Work Director Chad Birdsong brought in an excavator to finish off the structure as the western wall was leaning towards a neighboring home.

"Upon our arrival there was significant fire showing through the roof," Excelsior Springs Fire Chief Paul

Tribble said. "Fire crews immediately went on the defensive and began protecting the home at 408 E. Excelsior Street. Fire crews were able to gain control of the fire in about 60 minutes."

There were no reported injuries to firefighters in the blaze and the cause of the fire was not yet determined as of press time.



May is Historic Preservation & Archaeological Awareness Month



Above, students from UMSL were on hand at the city council meeting for Mayor Eales' proclamation of May as "Historic Preservation and Archaeological Awareness Month." (Photo by Jae Juarez) Right, the students worked at the site of Regent Spring while others worked at the library and museum, collecting information for a paper they are intending to publish. (Photo courtesy of Kevin Morgan)



BY JAE JUAREZ
Community Reporter

Excelsior Springs Mayor Brad Eales proclaimed the month of May "Historic Preservation and Archaeological Awareness Month" during the City Council's meeting held Monday, May 15.

A proclamation read stated that students of the University of Saint Louis, under the direction of Anthropology Professor Daniel Pierce, have conducted archaeological exploration in the area around Regent Spring in Excelsior Springs, which has benefited from their uncovering of archaeological

resources in promoting awareness and appreciation of the single, historic contest that the city was founded upon.

City Councilwoman Sonya Morgan read the proclamation, which also thanked the students for their contributions to the preservation of historical resources,

artifacts and archaeological sites in Excelsior Springs.

"Now, therefore, in honor of this nationwide event, the City Council of the City of Excelsior Springs, Missouri hereby proclaims May as Archaeology and Historic Preservation Month," read Morgan.