



Certified Local Government Program
ANNUAL REPORT



Historic Preservation Commission Activities
October 1, 2017 – September 30, 2018

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

TABLE OF CONTENTS

1. Introduction
2. Historic Preservation Commission Membership
3. Scheduled Meetings Held and Attendance Records
4. Subcommittees and Study Groups
5. Commission Activities:
 - a. Landmarks Designations
 - b. District Designations
 - c. National Register Nominations Reviewed
 - d. Cases Reviewed and Decisions
 - e. Training and Conferences
 - f. Public Education and Outreach
6. Comprehensive Historic Preservation Plan
7. Historic Properties Inventory Status
8. Historic Preservation Financial Incentives
 - a. Local Tax Incentives Program
 - b. Local “Bricks and Mortar” Grants/Loans Program
9. Local Property Acquisition Program
10. Historic Preservation in the News
11. Historic Preservation Committee Meeting Summary’s

1. Introduction

During 2018, the Excelsior Springs Historic Preservation Commission (ESHPC) saw a rise in interest in historic preservation. The number of Certificates of Appropriateness rose by more than 300 percent, the City received Special Use Requests to use historic homes as short-term vacation rentals and property owners began working in earnest to renovate their properties utilizing the 353 Tax Abatement program. Stopping the infiltration of water is one of the first big steps in saving historic buildings and more than six historic business building's put on new roofs this year. This includes the Hall of Waters buildings in the heart of downtown Excelsior Springs. Our partnership with the Downtown Excelsior Partnership, our Main Street partner, has resulted in a strong partner that actively is marketing available historic properties. This has resulted in a 5 percent vacancy rate in our downtown.

The renovation of the Mid-Continent Library brought the library to our historic Hall of Waters in downtown Excelsior Springs where they set up a temporary library, allowing hundreds of citizens and visitors to use the Hall of Waters in a way they have never used it before. The feedback has been very positive resulting in conversations about the library staying in the historic building in some fashion once renovation of their existing building is completed.

ESHPC worked with the State Historic Preservation Office to finalize the National Registry designation for the Boarding House District. The notice of acceptance came at the same time that the East Broadway Redevelopment Project began renovating one of the homes in the district. At the same time, homes that have been in disrepair are being acquired by private individuals to renovate as their own personal homes. We are beginning to see a regentrification of the Boarding House District already with young adults moving into the area and heavily investing in the homes in which they will live.

In the coming year, ESHPC hopes to begin a training program for homeowners and property owners that will educate renovators on the correct processes to be used for renovation of these homes as well as share with them the many resources that are available in our community and throughout the state.

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 Certified Local Government. 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. In 2014, the Boarding House District was surveyed. An additional 78 new properties were surveyed from the Isley area, adjacent to the Boarding House District, in 2017.

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>.

2. Historic Preservation Commission Membership

<u>Member</u>	<u>Position</u>	<u>Appointed</u>	<u>Term Expires</u>
David Adams	Member	8/7/2017	9/30/2019
Lyndsey Baxter	Member	4/14/2017	9/30/2018
James Beason	Member	3/6/2017	Resigned in April, 2018
Betty Bissell	Chairwoman	10/19/2015	9/30/2019
Darryl Coutts*	Member	8/6/2018	9/30/2021
Sylvia Eales	Member	6/19/2017	9/30/2019
Marilyn Gerdes	Member	8/5/2013	9/30/2020
Dennis Hartman	Vice Chairman	5/16/2016	9/30/2020

*Replaced James Beason

3. 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>Aug 29</u>	<u>Sept</u>
David Adams	X	X	X	X	X	*	X	*	X	X	X	X	X
Lyndsey Baxter	X	X	X	X		*	X	*	X		X	X	
James Beason	X	X	X	X	X	*	X	*					
Betty Bissell	X	X	X	X	X	*	X	*		X	X	X	X
Darryl Coutts						*		*			X	X	X
Sylvia Eales	X	X		X	X	*	X	*	X	X	X	X	X
Marilyn Gerdes	X	X	X	X	X	*	X	*	X	X	X	X	X
Dennis Hartman	X	X	X	X	X	*	X	*	X				X

* No Meeting Held

4. Subcommittees and Study Groups

No working committees during this time period.

5. Commission Activities

a. Landmark Designations

None

Commission Activities (cont.)

b. District Designations



c. National Register Nominations Reviewed

The Boarding House Historic District remains an important residential neighborhood that reflects the early history of Excelsior Springs as it became a regional health and recreational destination. The buildings that document this sequence of development tell a unique and important story. They define the residential history of the community and provide tangible reminders of the past that create a unique sense of place.



Dear Boarding House District Neighbor,

You are personally invited to attend a special meeting with Chalfant Contracting, LLC to discuss the development of a nomination for the National Register of Historic Places of the locally-designated Boarding House District. The City of Excelsior Springs has been issued a grant partially funded through the Missouri Department of Natural Resources, State Historic Preservation Office and National Park Service, U.S. Department of the Interior.

If you have any questions before the meeting don't hesitate to call Community Development office at 816-630-0756.

SAVE THE DATE: April 11, 2018



d. Cases Reviewed and Decisions

Date	Property Address	Recommendations/Decisions
October 11, 2017	213 Spring Street	A COA for painting trim and adding signage to a commercial building was heard. Lyndsey Baxter moved to approve the COA; Dennis Hartman seconded; motion carried.
November 8, 2017	449-451 S. Thompson Ave.	A COA for painting trim, signage and window replacement was heard. Betty Bissell explained that the windows fall under repairs. David Adams moved to approve the COA; Lyndsey Baxter seconded; motion carried.
	205 S. Kansas City Ave.	A COA for removing siding and adding a window where door was removed was heard. Lyndsey Baxter moved to approve adding a 36" x 40" window where the previous door was and siding to match the existing siding on the rest of the house; Marilyn Gerdes seconded; motion carried.
December 13, 2017	415 S. Thompson	A COA for exposing original brick and windows on the exterior of the building and repairing front tile was heard. Lyndsey Baxter moved to approve the COA; Dennis Hartman seconded; motion carried.
	526 Elms Blvd.	A COA for the change in roof color was discussed. This COA was previously approved due to weather and getting the roof completed. All members agreed when contacted to allow City staff to approve instead of holding a special meeting.
January 10, 2018	449-451 S. Thompson Ave.	A COA for signage and lighting was heard. Dennis Hartman moved to approve the 5ft. hanging pedestrian sign; James Beason seconded; motion carried. Dennis Hartman moved to deny the large block letter aluminum sign; James Beason seconded; motion failed. David Adams moved to approve the block lettering sign; Sylvia Eales seconded, motion carried. Marilyn Gerdes moved to approve the installation of eight lights; David Adams seconded; motion carried.
	109 Saratoga	A COA for the removal of a detreating rear deck and installation of a new rear deck was heard. Marilyn Gerdes moved to approve the COA; Dennis Hartman seconded; motion carried.

February 14, 2018	454 S. Thompson	A COA for the replacement of the existing business signage to a smaller sign with new business name was heard. Dennis Hartman moved to approve the COA; Marilyn Gerdes seconded; motion carried.
	201 S. Francis St.	A COA for the request to enclose in existing back porch was heard. Dennis Hartman moved to approve the COA; James Beason seconded; motion carried.
	426 S. Thompson	A COA for extensive exterior improvements for a commercial property that will become the new Chamber of Commerce. Dennis Harman moved to approve the COA; Sylvia Eales seconded; motion carried.
	414 S. Thompson	A COA that was originally brought before the Commission in 2017 and is returning to request a change in paint color. Dennis Hartman moved to approve the COA; Marilyn Gerdes seconded; motion carried.
April 11, 2018	101 South Street	A COA for exterior repairs, including windows, deck, porch and roof. The applicant has applied for historic tax credits. David Adams moved to approve the COA; Sylvia Eales seconded; motion carried.
	233 & 235 E. Broadway	A COA that was administratively approved for the replacement of the roof on a commercial property.
	405 S. Thompson	A COA request to move the existing sign from a business' previous location to their new location. The sign will remain the same colors and any necessary repairs will be made before the move. Marilyn Gerdes moved to approve the COA; David Adams seconded; motion carried.
	231 E. Broadway	A COA that was administratively approved for the replacement of the roof on a commercial property.
June 13, 2018	231 E. Broadway	A COA that was administratively approved for the replacement of the awning and painting of a commercial building. Both the awning and paint are remaining the same as what is on the building at this time.
July 11, 2018	423 S. Thompson	A COA for a commercial property needing roof replacement and front exterior siding removal and repair was heard. They will be repairing/replacing 7 or 8 of the destroyed rosettes back to the original design of the front of the building. Marilyn Gerdes moved to approve the COA; David Adams seconded; motion carried.

	407 E. Broadway	A COA for a tax credit project was heard. The owners are restoring the exterior of the house and garage to their original condition. The residence was originally built in 1903 as a single family home. Total restoration is estimated at \$110,000. David Adams moved to approve the paint colors; Sylvia Eales seconded; motion carried.
	110 S. Main	A COA that was administrative approved by the staff for replacing existing windows and doors.
August 8, 2018	246 & 248 E. Broadway	A COA for the repair/replacement of rotten wood and paint colors was heard. Lyndsey Baxter moved to approve the COA; Marilyn Gerdes seconded; motion carried.
	213 Temple	A COA submitted at the last minute, to repaint the home at 213 Temple, using white as the main color and dark gray as the trim was brought before the Committee. The Committee approved without a formal vote.
	403 Concourse Avenue	A COA submitted at the last minute due to their closing date being set for the following week. This COA was specifically for the removal, repair and repositioning of the existing shed, along with gutter and down spout replacement with like materials, all white. Again, the Committee approved both requests without a formal vote.
August 29, 2018	101 E. Broadway	A COA for stucco repair for the Excelsior Springs Museum was heard. The Museum has had ongoing issues with water. The final recommendation was to cover everything with foam and a new layer of stucco. David Adams moved to approve the stucco repair, subject to an acceptable infill in window insets; Sylvia Eales seconded; motion carried.
September 12, 2018	423 S. Thompson	A COA for replacing an awning on a commercial building was heard. Marilyn Gerdes moved to approve the COA; Darryl Coutts seconded; motion carried.
	121 Saratoga	A COA for a deck removal and replacement and exterior painting was heard. Dennis Hartman moved to approve the COA; Darryl Coutts seconded; motion carried.
	253 E. Broadway	A COA for the roof replacement on a commercial building. This COA was administratively approved by City staff.

e. Training and Conferences

- February 2, 2018 SHPO Annual Forum – James Beason, Sylvia Eales, Betty Bissell, Marilyn Gerdes and Jamie Blackburn.
- April 27, 2018 Cultural Heritage Workshop – Melinda Mehaffy and Robin Curfman.
- May 2 – 4, 2018 Missouri Historic Preservation – Melinda Mehaffy and Robin Curfman.
- September 21, 2018 CLG Preservation Commissioner Training – Melinda Mehaffy and Marilyn Gerdes.

f. Public Education and Outreach

A letter was sent to all property owners within Historic Districts on June 8, 2018, that read as follows:

Historic District Homeowner,

You are receiving this letter because our records indicate that you own or reside in property that is located in one of Excelsior Spring’s regulated historic districts. As a property owner in a historic district, the stewardship of your property is crucial to maintaining the historic resources of the City. With that being said, it’s that time of year when everyone starts thinking about sprucing up their home, with a new coat of paint, construction projects, etc. This is just a friendly reminder that living within a historic district requires approval from the Historic Preservation Committee before exterior projects can proceed.

The Board approves projects by issuing a Certificate of Appropriateness (COA) for alterations and new construction. The COA must be obtained before a building permit can be issued and before any work can commence. We encourage you to speak to one of our staff early in the planning process in order to provide sufficient time in your construction schedule for the necessary reviews. You can find more information about the Certificate of Appropriateness at http://eshpc.org/resources/coa_application.pdf, or by stopping by our office for additional information.

Examples of work requiring a COA include, but are not necessarily limited to the following:

Windows	Fences and Gates	Shutters
Doors	Signage and Awnings	Steps and Railings
Roofing Materials	HVAC Equipment	Sheds
Pergolas	Exterior Lighting	Decks and Porches
Exterior Vents	Siding Replacement	Additions
Painting of previously unpainted masonry		

By working together, we can keep Excelsior Spring’s historic buildings and historic districts safe and beautiful. Thank you for being an important part of our historic community.

6. 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>.

7. Historic Properties Inventory Status

Consultant Rhonda Chalfant, in partnership with the SHPO, completed a property survey in the Boarding House District providing an additional 110 structures and historic resources to the Excelsior Springs Historic Properties Inventory. All individual property surveys are available online from eshpc.org home page.

8. Historic Preservation Financial Incentives

a. Local Tax Incentives Program

The City has implemented a 353 Tax Abatement Program within the Boarding House District and the Hall of Waters District. The program encourages redevelopment of the homes and commercial buildings in the area and provides up to 10 years of tax abatement or the improvement cost, whichever is less. The program has sparked an interest in redevelopment with three commercial properties using the program in 2018 and we expect an increase in participation of more than 300% in 2019.

b. Local “Bricks and Mortar” Grants/Loans Program

Nothing during this reporting period.

9. Local Property Acquisition Program

Nothing during this reporting period.

10. Historic Preservation in the News

Royal Hotel is city’s second 353 proposal

Excelsior Springs Standard, Friday, November 10, 2017; file photo

The Public will get their first look at what the Royal Hotel could look like when renovations are complete during the city’s Chapter 353 project public hearing at 6 p.m. on Thursday, Nov. 16. This article is the second in a series explaining the city’s proposal of creating two, Chapter 353 districts that could involve upward of 400 parcels of property.

The centerpiece of the second proposal is The Royal Hotel, which will see a 25-year incentive plan created upon approval. Wayne Reeder bought The Royal Hotel this past March for \$40,000 at an absolute auction and almost immediately the Kansas City businessman began work on renovating the interior of the historic hotel.

Reeder’s plans include nearly 38, two-bedroom units and approximately eight, one-bedroom units according to his original purchase plan. But, most importantly according to Reeder is keeping the building and renovations historically accurate. “The desire of Mr. Reeder is to make improvements and enhance the historic value of the property, he sees the need for it,” said Excelsior Springs Economic Development Specialist Melinda Mehaffy. “He’s going to work pretty quickly on the veranda. It’s unstable and he’s going to stabilize that and get that done so he can start to think about going inside.” The Royal Hotel project will be a separate Chapter 353



project from the rest of the downtown area due to the massive rehabilitation needs of the property, which sat vacant for more than a decade.

“The biggest part of that project is it’s the biggest structure downtown,” Mehaffy said. “It’s a whole block that would be gone without redevelopment. It would be hard to redevelop because of the floodplain area. It’s a significant history. It has an amazing history there. I have people come up to me saying, ‘I remember going to the diner there,’ or ‘I remember going to Rotary there,’ or ‘I remember going to dances there.’ You hear people starting to talk about it and you start to have those memories of what made downtown Excelsior Springs so vibrant.”

The Royal Hotel Chapter 353 district will last for the maximum-allowed 25 years. The first 10 years will feature 100 percent property tax abatement and the next 15 will have 50 percent abatement. “With the Royal the piece that is different than the other downtown 353 is that it’s an abatement that’s 25 years long with the first 10 years at 100 percent abatement,” Mehaffy said. “Then the last 15 are only 50 percent. In year 10 you have value coming back on that is so much higher than the current value. You’re going to see that number explode.”

In its current state, the Royal Hotel generates about a \$2,000 per year tax bill each year distributed to the different taxing subdivisions the property lies in, including the Excelsior Springs School District, City of Excelsior Springs and Mid Continent Library District, just to name a few. As it stands the city would be slated to receive about \$250 in taxes from The Royal this year and the school district would receive about \$1,200. Both are small percentages of their respective multi-million-dollar budgets. The property is planned as a senior citizen’s apartment complex similar to its across-the-street-neighbor, The Oaks. However, according to plans initially received by the city, The Royal will feature a two-bedroom setup for each of its apartments compared to the one-bedroom apartments at The Oaks and Colony Plaza.

“It’s going to be right around the 60 unit mark,” Mehaffy said. “What makes it nice is that it’s a two-bedroom concept. Which is not in competition with The Oaks, but an expansion on the whole concept of senior living. The Oaks has a waiting list. There are people in the community who are ready to downsize or are ready for mom or dad to not live in their split level home where they can fall down the stairs.”

The Clay County Assessor’s Office would be responsible for reevaluating the property over the course of the renovation and upon its completion. The 50 percent of taxes wouldn’t hit the books of the new taxing entities until 2027, and the full value of the renovation won’t fully hit the books until 2042. The city invites the public to discuss the 353 proposal on Thursday, Nov. 16 at the Hall of Waters, 201 E. Broadway Ave. The meeting will begin at 6 p.m.

Spohns, Payne Jailhouse Bed and Breakfast win third award in two years

Samantha Kilgore, *Excelsior Springs Standard*, Friday, January 26, 2018; photo by Kevin Morgan



Payne Jailhouse Bed and Breakfast won the 2017 Small Business of the Year Award from the Excelsior Springs Chamber of Commerce in December. The award came as a surprise to owners Mark and Anna Sue Spohn. As the announcement was made live during the Chamber banquet, the speaker began to describe the winner, rather than naming the business outright.

"They said they revived an old property around town, did a lot to add to the beautification of downtown, started a bed and breakfast, and I thought, 'huh!' It all started to sound pretty familiar," Spohn said, laughing.

The Small Business of the Year award joins several other awards the Spohns have won in the short time they have been open, including Best of the Northland, a Reader's Choice award published in the Liberty Tribune, and the 2016-2017 Best Downtown Beautification Project Award.

Although the Payne Jailhouse Bed and Breakfast has only been in operation since 2016, the property itself, located at 426 Concourse Ave. in downtown Excelsior Springs, has long been a historical fixture. Once owned by Bill Payne, who served as the chief of police in Excelsior from 1926 to 1953, the house acted as an overnight jail and so, the owners joke, it has long since been a place where someone could get "a hot and a cot." They promise their accommodations are nicer than those provided to former prisoners, though.

For the Spohns, the B&B has been both a labor of love, and the fulfilment of a vision. They knew they had to rescue the property, from the moment they first saw it, burnt-out with fixtures that had literally melted from the ceiling, charred walls and streaks of soot. "And that was at night," Mark said. "Anna Sue said, 'Let's go see it in the daylight,' and it was even worse."

But the Spohns saw past the soot and damage to what it could be. Mark, using nothing more than natural aptitude, and some drafting classes he took in the eighth grade, drew up some blueprints that match almost exactly what the property looks like now. "I had a vision of what would work within the space, and I learned to adapt," Spohn said.

It wasn't always easy, but the Spohns also had some help, from Mark's father, who had terminal cancer. In the last year of his life, Mark and Anna Sue got him an apartment at the Colony Plaza, on the side of the building that overlooked their own property. "My dad came over one day, and I was frustrated because something wasn't working the way I had planned, and my father said, 'Let me tell you something that your grandfather told me when I was young.' He said, 'A wise man can change his mind, but a fool never will.' And that has stuck with me, and so over and over, I would make a change, and I'd hear my dad tell me that," Spohn said.

As the owner of a bed-and-breakfast, the ability to adapt is a necessary one. But their multiple awards, as well as a wall in their dining area that is literally filled with the handwritten praises of guests who celebrate their warmth and hospitality, it seems clear the Spohns are doing what they are meant to do.

“When we finally decided on this, we prayed about this a lot, but it seems like everything I’ve done in my life points to this one thing. It just felt right,” Spohn said.

Innkeepers’ Mission to Heal Mirrors Excelsior’s Proud Past

Samantha Kilgore, *Excelsior Springs Standard*, Friday, February 2, 2018; photo by Kevin Morgan



The Inn on Crescent Lake is known as a romantic getaway. But owners and innkeepers Craig and Beverly Bohnert see it as far more than just a place for couples to reconnect. Instead, they view it as their mission field. The Inn has a history of hospitality, restoration and generosity. It was once the private residence of Dr. Aretas S. McCleary, who founded the McCleary Sanatorium and Clinic in Excelsior Springs, during the era when the town was the world’s leading mineral water resorts. He would often gather up his patients, take them back to the red brick Georgian mansion, and serve them tea on the great lawn. At Christmas, too, he hosted local families, making sure that every child received a gift and the parents went home with \$50 in their pockets.

Today, the equivalent of that cash gift would be around \$700. Like Dr. McCleary, the Bohnerts use their property to heal. It also acts as a venue for their own generous spirits. The couple frequently opens up their inn to a person or couple in need. In that way, the Inn has become a haven for the wounded, the sad, the grieved and the tired. The Bohnerts give those in need a chance to recuperate, by giving them access to quiet beauty and some much needed pampering, as well. Their place is uniquely suited for both. The property, set on 22 acres, gives people in need a sense of serenity, space, and the solitude often needed to heal.

“People come to our property to relax. It’s so quiet. They just listen to the silence,” said Beverly. “We’ve built this mental framework around it, that this is like our mission field,” Craig explained. “We take this view-point that we are here to bless others.”

“We are wanting to live with open hands of generosity. We want to help others,” Beverly added. “Our hearts are so touched when we can help people.” “It can act as a place of healing for hurting people,” Beverly said, but added, “It also restores my faith in love. So often, we have couples make a reservation, and the husband will call to add something special to the package, and then, minutes later, his wife will call to do the same thing for her husband, both in secret.”

The Inn celebrates nine years in business in February. The Bohnerts estimate somewhere around 28,000 people have slept under their roof since they began operation. “We just try to celebrate it,” said Beverly.

Dubious Claims opens to undoubtable success

Samantha Kilgore, *Excelsior Springs Standard*, Friday, May 4, 2018; photo by Kevin Morgan



After months of hard work, motivated by the enthusiasm of an entire town, Dubious Claims Brewing Company opened their doors to the public on Thursday, April 26. Their opening night left customers with little doubt that the new microbrewery will quickly become a town favorite.

“The brewery is something new and different and we saw a lot of locals come through the doors to enjoy the excitement of a new business located in the heart of downtown Excelsior Springs,” said owner Neil Wilkerson. “Our staff did an amazing job of keeping up with the rush of opening day.”

Exposed brick on the walls, tin ceilings, and modern light fixtures give the place a feel that is both hip and historical, blending the new with the old seamlessly. The place is spacious, with plenty of room to navigate while still providing ample seating. Light streams in from both ends of the establishment, and from day one, Dubious Claims gives the feeling that it is already well-established.

Customers raved about the food, the service, and — of course — the beer. The quality and variety both impressed customers. “I loved the Blueberry Bathhouse,” said Amber Borchert. “It was a light beer, with just a hint of blueberry. Very drinkable with a great aftertaste. They went down super smooth, and I always seemed to surprise myself when my cup was empty. It was different from any beers I’ve ever had.” Her husband had the Kona Wave, which she said combined citrus flavors with just a hint of tartness. “It was like a party on your pallet,” she added. “I thought it was all fantastic,” said Bobby Besherse. “Great atmosphere, the wait staff was really nice, and the beer was amazing.” Besherse said that “all of the brews are delicious,” and praised the Kolsch for its smoothness. “I will be going back for sure,” he said, and added that he believes it’s a great addition to Excelsior Springs.

“We’d been told it takes a village to open a business, luckily for us our village is right here in Excelsior Springs. To see our community, family and friends finally come through the doors of Dubious Claims and enjoy all of their hard work was an amazing experience. We’re so thankful for everyone who came to our opening, including our soft opening for our Founder’s Club members,” said owner Neil Wilkerson. “Going forward, we look to help our community and pay forward all of the support we’ve received in opening our doors,” said Wilkerson.

“We anticipate kegging our ‘Elixir Stout,’ which will make a grand appearance this weekend. Very soon our Head Brewer, Taran Winnie, plans to create a Raspberry Wheat and a Pale Ale to keep our customers tongues whetted.”

Jae Juarez, manager of the new establishment, summed up the opening night with one word. “Busy.” Dubious Claims Brewing Company is located at 451 S. Thompson Ave.

DEP receives 2018 National Main Street Accreditation

Excelsior Springs Standard, Friday, May 4, 2018

The Downtown Excelsior Partnership has been designated as an accredited Main Street America program for meeting rigorous performance standards set by the National Main Street Center. Each year, the National Main Street Center and its Coordinating Program partners announce the list of accredited Main Street American programs in recognition of their exemplary commitment to preservation-based economic development and community revitalization through the Main Street Approach.

“We are thrilled to honor this year’s 829 national accredited Main Street American programs for their commitment to preservation based economic development and the revitalization of their commercial districts,” says Patrice Frey, President & CEO of the National Main Street Center. “The power of Main Street shines across the country through these vibrant communities, who have all worked to generate impressive economic returns, preserve community character, and celebrate local history.”

In 2017 alone, Main Street American programs generated \$4.48 billion in local reinvestment, helped open 6,211 net new businesses, generated 30,294 net new jobs, catalyzed the rehabilitation of 8,737 historic buildings, and clocked 2.7 million volunteer hours. DEP’s performance is annually evaluated by the Missouri Main Street Connection, which works in partnership with the National Main Street Center to identify the local programs that meet ten national performance standards. Evaluation criteria determines the communities that are building comprehensive and sustainable revitalization efforts and include standards such as fostering strong public-private partnerships, documenting programmatic progress, and actively preserving historic buildings.

DEP Executive Director Lyndsey Baxter stated, “We are ecstatic to receive this recognition for the second year in a row. There have been significant volunteer hours dedicated to ensuring this program is successful here in Downtown Excelsior Springs and we would not be able to receive this honor without the commitment and dedication of many individuals that want to see Downtown thrive. We truly had a record breaking year in 2017 and we already have so many amazing developments underway for 2018. This recognition is so meaningful to our organization because it truly exemplifies that we are working in the right direction as a team. We are honored to be amongst one of the seven Missouri communities that receive this National and State distinction of Accreditation. We thank each and every individual who assists in making this distinction possible.”

Ribbon cutting celebrates new museum at Hall of Waters

Samantha Kilgore, *Excelsior Springs Standard*, Friday, May 4, 2018;
photo by Kevin Morgan

Amidst a gathered crowd of townspeople, City of Excelsior Springs Building Supervisor TR Kennedy cut the ribbon on the museum he’s worked so hard on, and took on the new title of curator, as well. In front of a camera for KCTV 5 News, city officials, and friends, Kennedy expressed his appreciation.



“I’m glad we were able to do this,” Kennedy said, after he cut the royal blue ribbon signaling the official opening of the Hall of Waters Museum. “I just hope that, now that we have some place that explains who we are, and why we are here. Instead of people just coming here and seeing a spa that’s empty, they can come and learn about our town, where we come from, and make them interested in history again, because that’s what it is all about.” “We can spark something in them to learn more,” he added.

Kennedy said that he would like to particularly thank the City of Excelsior Springs, David Lodwick, Kathy Duncan, Lyndsey Baxter, Bobby, Jason and Samuel Beshorse, Jennifer Hutton, Gannon Boone, Branden Lemon, Dennis Hartman, Kevin Morgan, and his own family.

‘This Place Matters’ campaign launches in ES

Samantha Kilgore, *Excelsior Springs Standard*, Friday, May 11, 2018; photo by Kevin Morgan



You may see the pictures crop up online, or see the little orange signs around town, proclaiming that “this place matters.”

As part of a month-long celebration of historic preservation, Downtown Excelsior Project (DEP) Director Lyndsey Baxter, along with Missouri Main Street Connection Community Development Coordinator Keith Winge, have launched a new campaign, along with a photo contest. The Missouri Main Street Connection received a grant to promote historic preservation in Missouri throughout the month of May. The promotion kicked off with an event held at the Hall of Waters on Friday, May 4. Excelsior Springs is one of only nine such communities to be highlighted during the month of May.

“We decided to showcase the Hall of Waters for our portion of This Place Matters because this building represents what created Excelsior, and where we came from,” said Baxter. “In addition to celebrating Historic Preservation Month, we encourage everyone to come get our ‘This Place Matters’ signs that we had made and take your pictures with the places that you think matter throughout town.”

Winge, as an Excelsior Springs native, expressed his fondness for his hometown.

“This is where my heart is, and I am so excited to be here,” Winge said. “It’s great to be in a community that appreciates historic preservation, because it’s that history that makes a town unique. There’s no other place in the world like Excelsior Springs.”

The photo contest will run through the month of May. Photos must be of places/buildings in Downtown Excelsior Springs, with a caption that identifies the location. The caption must also explain why the place in the photo matters to the person making the submission. By submitting a photo, participants acknowledge that DEP has rights to use it in social media, public relations and for other promotional purposes. To submit, either submit the photo to the Downtown Excelsior Springs Facebook page, or email the photo to exec@visitesprings.com.

Excelsior Springs fulfilling potential

Samantha Kilgore, *Excelsior Springs Standard*, Friday, June 1, 2018; photo by Kevin Morgan

Excelsior Springs is growing.

From new, larger locations for already existing businesses, to renovations that preserve the town's historic beauty while bringing in new businesses, the city is experiencing steady growth and maintaining a momentum that excites city officials, business owners, and residents.

"It feels like the efforts from many people that have been working on promoting Excelsior Springs for the past several years, we are turning a corner," said City Manager Molly McGovern. Downtown Excelsior Partnership Executive Director Lyndsey Baxter said, "It's happening—it's really happening,"

noting that downtown Excelsior is at capacity, with all buildings currently under contract. "It's been decades since we have had this kind of investment happening in our town."

Downtown is filled with the sounds of hammering, as scaffolding goes up around the old Excelsior Club and the cinder block front of the new Fishing River Market comes down, to be replaced by new windows. The construction on The Royal, which will offer new housing to seniors, will start soon. The building at 101 South Street has been purchased, and owners are in the process of obtaining Historic Tax Credits to rehab it into overnight accommodations. Main Springs Arts opened, after months of communal effort, and Dubious Claims now offers residents and visitors alike a beautiful space to sit and enjoy a local brew. Time-tested favorites continue to thrive and expand. Ray's Lunch is getting a facelift, with new paint and signage. Kim and Bob Meadows, owners of local favorites The Mug and Bobkorn, purchased the beautiful building at 216 Spring Street and are moving forward with their plans to convert it into a coffee roasting company and commercial kitchen.

Growth is happening in other areas besides downtown.

"I'm excited that we are seeing improvements to the entire community. It's not just the successes our downtown area are feeling, it's on both the east and the west sides of our community," said Economic Development Director Melinda Mehaffey.

Out at the golf course, construction on the new clubhouse and pavilion are under way. New businesses, such as Excel Nutrition, SySTEMic Learning, and others have taken occupancy of existing storefronts. A new ALDI location is slated for the corner of 69 Highway and McCleary, the new El Maguey is poised to open its doors soon, and the library will soon close its doors temporarily to undergo renovations that will bring residents an improved experience, with better technology and more space.

"Our leadership and our community has expectations that are being met. We will always have more that we can do, and our job will never been done," Mehaffey said.



Local Boarding House District nominated for placement on National Register

Samantha Kilgore, *Excelsior Springs Standard*, Friday, June 15, 2018; photo by Sonya Morgan

The Missouri Advisory Council nominated Excelsior Spring's Boarding House District for the National Register of Historic Places. The district includes Benton and Broadway Avenue, East Excelsior and South Francis Streets, Isley Boulevard, and Linden, Saratoga, and Temple Avenues.

Councilwoman and local historian Sonya Morgan, Excelsior Springs Historic Preservation Commission chairwoman Betty Bissell and Historic Preservation Consultant Rhonda Chalfant of Sedalia spoke on behalf of the nomination at the hearing held on May 11. The Missouri Advisory Council voted unanimously to make the recommendation for the Boarding House District to be placed on the National Register.

“This nomination demonstrates the Boarding House District is locally significant under Criteria A for



Commerce and Health/Medicine using the Historic Resources of Excelsior Springs, Missouri MPDF for its role in the development of Excelsior Springs as ‘America’s Haven of Health.’ This nomination would benefit from a final read to catch technical and typographical errors and to ensure the resource counts are consistent and accurate. Despite these technical issues the nomination is essentially ready to be forwarded to the National Park Service,” the State Historic Preservation Office said in a prepared statement.

Inclusion on the National Register does not place restrictions on included places, nor does it require included places allow visits by the public. Instead, the National Register of Historic Places recognizes included areas as contributions to the understanding of the historical and cultural foundations of the United States. The National Register recognizes districts, sites, buildings, structures and objects significant to American history, architecture, archaeology, engineering and culture.

Accepted nominations demonstrate integrity of location, design, setting, materials, workmanship, feeling and association, according to the Department of Natural Resources.

ESHPC Chairwoman Betty Bissell, left, and Preservation Consultant Rhonda Chalfant.

The Keeper of the National Register receives the nomination and makes any further revisions before completing final administrative processing. A decision regarding a nomination usually takes about 45 days after the arrival of the nomination to the Keeper’s office, but it may take several weeks for the official notification to be received.

Historic Preservation Commission approves plan changes in special meeting

Kimberly Blackburn, Managing Editor, *Excelsior Springs Standard*, Friday, August 31, 2018

The Historic Preservation Commission met Wednesday in a special meeting to approve plans for repairs to the Excelsior Springs Museum & Archives.

Commission members requested the meeting after learning the contractor hired to perform the work approved in a prior meeting could not receive the work permit due to confusion on plans. Plans previously approved by the board included the removal of stucco to the side of the building containing a walkway that connects the building to its neighbor.

After the contractor reveals the original brick, they will install a one-inch foam board, fiberglass mesh and apply new stucco to the building. After speaking with the contractor, commission members determined the existing stucco will not be removed. Instead, adhesive applied to the foam board will also be applied to the existing stucco, adhering the board to the stucco.

Commission members asked if plans included addressing cracks in existing stucco. Excelsior Springs Economic Development Director Melinda Mehaffy said she will speak with the contractor to determine the answer and contact commission members. The commission approved the proposed work if the contractor supplies a satisfactory answer to their question.

The next Historic Preservation Commission meeting will be at 5 p.m., Sept. 12 at the Hall of Waters.

11. Meeting Summary's

CITY OF EXCELSIOR SPRINGS HISTORIC PRESERVATION COMMISSION MINUTES OF MEETING

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

Item 1: Call to Order/Roll Call.

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

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

ABSENT: No one absent.

VISITORS: Cheryl Bailey, Rhonda Chalfant, Naomi Allen, Joseph Ruckman, David and Pat Casey and Pat Slusher.

Commissioner Bissell called the meeting to order at 4:57 p.m.

Item 2: APPROVAL OF MINUTES- September 13, 2017:

Commissioner Baxter approved October 11, 2017 minutes and Commissioner Hartman seconded. Motion carried.

Item 3: Comments of Visitors

No comments.

Item 4: COA: HPC17-007, 213 Spring St., signage, exterior trim color; discussion on adding a mural to side of building

Applicant here to seek approval of sign and color on exterior trim of building at 213 Spring Street in Hall of Waters District. The building has been vacant for some time and has been brought back to life with a business downstairs and eventually an apartment upstairs. Commissioner Bissell asked where the sign would be going and how it would be attached. Pat Slusher, owner stated the sign will be out of the way of the balcony that was originally on the building and pedestrian friendly. There is wood above a window on the front and the sign will be anchored there and not into the brick of the building.

Commissioner Baxter made a motion to approve HPC17-007. Commissioner Hartman seconded. Motion carried.

Commissioner Bissell discussed with Mr. Slusher the guidelines in the Secretary of Interior Standard on murals. Commissioner Baxter asked Mr. Slusher about the copyright issues he could run into using the photos he would like to put on the side of the building. Baxter contacted the local museum to see if they could come up with any local construction pictures from the Excelsior Springs if he came into copyright issues on the mural he would like to paint on the side of the building. Pat Slusher stated Tim Ashlock with Ashlock Signs has painted several murals in other towns and would like to paint this on his building. Someone infilled windows on the side of the building and they do not match the original brick and he would like to cover that up with a mural. Commissioner Bissell

stated the key to murals is the prep work. The commission would be happy to help him with the suggestions from the Secretary of Interior Designs Guidelines.

Item 5: COA: HPC17-008, 415 S. Thompson Ave., discussion on exposing windows and original facade on the front of the building

Commissioner Baxter made a motion to table HPC 17-008 until applicant could be present. Commissioner Gerdes seconded. Motion carried.

Item 6: First Public Meeting for Boarding House District National Registry Nomination discussion with Chalfont Consulting, LLC

Rhonda with Chalfant Consulting was here to inform the Boarding House District that the city was purposing that a National Register District be prepared for the Boarding House District. This area includes the north side of Isley Blvd about three blocks down, Benton Ave, Broadway St and south side of Excelsior St. It includes a significant number of buildings that were at one time used as Boarding Houses for people who came to take the waters and that makes it a significant part of Excelsior Springs history and significant part of American history because the water cure was such a popular thing in the late 19th and early 20th centuries. Most of the buildings date from 1895 to 1910. There is a high number of contributing buildings meaning the exteriors have not been altered very much. The primary additions are of asbestos siding and that was done in 1950-1960s and that does not pose a problem as far as the building contributing.

A few things about the National Register that it does not do. It does not mandate that you have your building open so people can come look at it. The National Register does not limit to what you can do to the interior of your house. The National Register does not say what you can do to the exterior of your property. Local Planning & Zoning and/or Historic Preservation Commissions may have guidelines that they follow for people who want to make changes to exterior but that is not the National Register. The advantages of being listed on the National Register individually or in a district. First, the honor of being on the district. Second, there are some monetary benefits if you chose to redo your house according to the Secretary of Interior Design Guidelines. You can apply for Federal and State Tax Credits that can be spread out over a number of years. Filing for it there is a lot of paperwork but it can be financially beneficial to you.

Questions from the neighborhood:

Pat Casey asked if the only homeowners can use tax credits or if rentals can use tax credits. Rhonda stated that it did not matter. Commissioner Bissell stated the property must be a contributing property. Rhonda explains the difference between contributing and non-contributing properties to the neighbors.

Pat Casey asked if her house would be considered non-contributing due the siding and new windows at 104 Temple. Rhonda thinks this one would still be considered contributing.

Rhonda is going to include seven mineral spring wells in her report that are in the Boarding House District because it is a very important part of Excelsior Springs history.

One neighbor asked what the steps were to get tax credits. Rhonda said the first step is to contact the local Historic Preservation Commission and discuss a Certificate of Appropriateness. Commissioner Bissell stated the city is working on more programs to help homeowners pay for projects on their houses like PACE program and 353 Program. Sonya stated when that happens there will be public meetings for property owners in the future on the different programs. The city just submitted a grant to SHPO to help pay for an educational outreach for the neighborhoods and hoping they get the funds.

Rhonda explained the process to the audience. She must write a multi-page document that provides a description of each individual of the neighborhood and descriptions of each property, a stated of the significance of the neighborhood which basically goes back to the beginning of Excelsior Springs various subdivisions, the mineral

water, the Boarding Houses and history of how much a room cost and how many Boarding House there were. How many people started renting out rooms in The Depression for extra money; a fairly lengthy document.

Commissioner Beason asked if we are successful getting them on the National Register, he wondered if there would be any grants available. Everyone explained to him that is what the tax credits are for. Grants went away in the Reagan days. Commissioner Baxter explained to Beason that's where the PACE program and 353 programs that the city is trying to work on will come into place, low interest loan program that can partner with 353 Tax Abatement. Money is available on a local level that a federal level. We do not want to confuse the audience here today about future plans on programs.

Item 7: Comments of Commissioners

Sonya Morgan stated she is working on finishing the annual report that is due into the SHPO office. She still needs two resumes. David Adams and Dennis Hartman need to get resumes to Sonya as soon as possible. This is part of our CLG requirements.

Item 8: Adjourn

Commissioner Hartman adjourned meeting at 5:36 p.m.

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

November 8, 2017 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

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

OTHERS PRESENT: Jaime Blackburn, Secretary; and Sonya Morgan, Councilwoman Liaison.

ABSENT: No one absent.

VISITORS: Neil and Christy Wilkerson, Christi Dimes

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

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

Commissioner Gerdes approved October 11, 2017 minutes and Commissioner Hartman seconded. Motion carried.

Item 3: Comments of Visitors

No comments.

Item 4: COA: HPC17-009, 449-451 S. Thompson Ave., exterior trim paint, signage and window replacement:

Neil and Christy Wilkerson were present to answer any questions the commission had about the plans for the building. Commissioner Bissell stated she drove by and appears the glass panels have been exposed and replaced already. She asked about the issue with the door. Neil stated per code the door need to swing out instead of in and they have already fixed that problem with using the existing door. Commissioner Adams explained all public building doors should swing out instead of in because of fire code.

The paint choices were from the Sherwin Williams historic section. They are painting the trim a dark gray color and the door is a black color.

Neil Wilkerson wanted to have a discussion on signage with the commission. He gave the commission a mockup of what he would like to have on the building. The sign would be hang pedestrian friendly and would be a marquee type sign. The commission did not see any issues with the type of sign but will have to come back to them when he has the sign ready for approval. He asked them about anything he does to the back of the building and per commission they stated the back of the building was not visible and they had no issues with anything on the back of the building. Neil stated the some of the glass on the front has cracked and needed to be replaced. Commissioner Bissell stated that falls under repair of the building.

Commissioner Adams made a motion to approve exterior paint colors for the trim/door and glass panels. Commissioner Baxter seconded. Motion carried.

Item 5: COA: HPC17-010, 205 S Kansas City Ave., removing siding and adding a window on the left side where applicant removed door.

Commissioner Gerdes asked the property manager of the above address what size the window would be replacing the door that was removed earlier this year. She said 36 x 60 and/or 24 x 39. There was a discussion on the size of window. Commissioner Gerdes concern was the windows should balance the front of the house and thought they should be the same size as the right side. Dimes asked if she could put the door back that she removed. Commissioner Bissell stated their preference would be to add two windows to match the other side.

Dimes explained that she is trying to understand the balance of keeping it historical and getting into trouble for taking the door out without permission versus her goal of bringing in new money, buy houses and get the drugs out of Excelsior Springs. She stated she was at the mercy of the commission to get this passed. Put the door back or add a window?

Commissioner Bissell would rather have the door go back if the windows do not match. The window should be compatible with the other side. Doors are not always centered on the front of a house. Dimes stated that if she puts the door back, it is not the original door anyway.

There was more discussion on the door versus the windows.

Commissioner Bissell said a single window with the same height as the other side would look better than the door. It was agreed that 36 x 40 with trim and original siding back up to match the rest of the siding on the house.

Commissioner Baxter approved adding 36 x 40 window where the previous door was and siding to match the existing siding on the rest of the house. Commissioner Gerdes seconded. Motion carried.

Item 6: Discussion on moving existing sign to another location on S. Thompson for The Standard Newspaper.

Commissioner Baxter stated that it is a flat sign and the commission is wanting more pedestrian friendly signs on Thompson like Broadway. It is not grandfathered if you move it. Commissioner Bissell was not sure if this was a codes thing or an HPC thing with the sign. Commissioner Baxter wondered with the awning at the new location, if the flat sign would be seen by a pedestrian standpoint. Commissioner Bissell also mentioned that this is not a sign that HPC would approve with today's guidelines in the district.

Councilperson Morgan said maybe HPC needs to have a discussion with City Staff and go over the matrix that was designed a couple years ago and take time to go through issue by issue and discuss some concerns that the commission has. It has been a while since HPC has changed some things that staff could make an administrative decision to help ease the burden of the commission.

Item 7: Comments of Commissioners

Sonya discussed the annual report for the state she is completing. She was happy to report that all commissioners had training this year for the first time since 2005. Molly, City Manager will write the cover letter again this year. Sonya added the cabin on the cover page. This was saved when the old golf course clubhouse was demoed and will be part of the new clubhouse being built this year. Another thought on training would be the times we have meetings that do not have COAs that we do trainings at our regular scheduled meeting on the projector. Discussion on the historical tax credits that are in jeopardy for historic districts statewide and federally. Urged everyone to call the representatives.

Item 8: Adjourn

Meeting adjourned at 6:03 p.m.

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

December 13, 2017 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: David Adams, Betty Bissell, Lyndsey Baxter, Marilyn Gerdes, Dennis Hartman and James Beason.

OTHERS PRESENT: Jaime Blackburn, Secretary; Sonya Morgan, Councilwoman Liaison and Melinda Mehaffy, Economic Development.

ABSENT: Sylvia Eales.

VISITORS: Andy Starkebaum and T.R. Kennedy.

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

Item 2: APPROVAL OF MINUTES- November 8, 2017:

Commissioner Hartman approved November 8, 2017 minutes and Commissioner Beason seconded. Motion carried.

Item 3: Comments of Visitors

No comments.

Item 4: COA: HPC17-008, 415 S. Thompson Ave., exposing original brick and windows on the exterior of the building. Repairing tile on the bottom front. This was tabled from October meeting.

Applicant was present for any questions. Commissioner Gerdes asked if he will be able to match the tile on the building. Mr. Starkebaum wants approval first then he plans to find someone to repair the tile. He also just received a bid to replace the roof on another project. The roof is a flat roof and not visible. He plans to remove the siding/sign board the hides the original brick and transom windows. He will repair them if needed. Looking back at old postcards he believes 1940s. Andy mentioned he will come back with the front doors at a later time. He is hoping to be able to repair the tile if possible in the areas that are concrete filled.

Commissioner Baxter made a motion to approve COA for 415 S Thompson. Commissioner Hartman seconded. Motion carried.

Item 5: COA: HPC17-011, 526 Elms Blvd., discussion only on roof color change:

Chairperson Bissell stated the commission had some email communication regarding this roof color change before the weather got cold. Secretary Jaime Blackburn stated they came in with the COA filled out and stated they were in a rush to replace the roofing before the weather changed. She asked members of the commission what their thoughts were on the color. She stated the color was going from Green to a Driftwood, which the commission has approved in the past and asked if City Staff could go ahead and approve the color change instead of holding a special meeting. The board agreed and the roofing was changed. The question asked was in the future if we come across a color that the commission has already approved in the districts then can the staff sign off administratively. Council liaison Sonya Morgan stated they might look at the Matrix. Chairperson Bissell

stated that was one of the things she wanted to bring up in the comments section tonight. Commissioner Baxter stated she is already working with City Staff to make changes to the Matrix and bring it back to the commission to review and make changes. They all agreed.

Item 6: Discussion: 201 South St., Royal Hotel Emergency Repair on Canopy only:

December 1, 2017, there was a meeting with developer and the city. Commissioner Baxter was present from HPC. This is only to repair the damaged canopy area. The detailed plans show them using all same or like material. They are using Historic Tax Credits and have to follow the guidelines set by the State. They mentioned a chimney that is on the roof that is only visible from the secondary façade of the building. Their plan is to remove the chimney and reuse the bricks on the columns on the porch area. If the State does not dictate the colors they come up with then we will bring those to you at a later time. They are hoping this will be a 3-month project and plans will be ready by spring 2018 for the entire renovation. Melinda Mehaffy mentioned that they will be putting a temporary banister for the workers to use for construction and safety.

Item 7: Discussion: Outline on active grants: Boarding House District National Nomination:

Jaime Blackburn typed up an outline for the commission so they know the milestones and dates they are due. April will be the second public meeting for the Boarding House District nomination.

Item 8: Comments of Commissioners

Commissioner Bissell asked about where we are on making Isley Blvd/Park Ave a local district. Sonya mentioned that the commission will need to decide if they want to make it a local district and take it to Planning and Zoning Commission. We will add this to the January meeting for a vote and discussion. There was not enough to make it a National District. Jaime has the completed survey in her office and Sonya will get it on the website as soon as possible. Sonya also stated the Commission needs to review the surveys before they are sent back to the State.

Commissioner Gerdes asked if anyone has been down S. Kansas City Ave to see the changes made to the front with the added window and matching siding. They also mentioned a house on Benton that is being painted. Jaime stated HPC approved the color in 2015. Sonya mentioned the Annual Report has been filed with the State.

Item 9: Adjourn

Commissioner Baxter made a motion to adjourn. Commissioner Gerdes seconded. Meeting adjourned at 5:29 p.m.

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

January 10, 2018 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: David Adams, Betty Bissell, Lyndsey Baxter, Marilyn Gerdes, Dennis Hartman and James Beason.

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

ABSENT: None.

VISITORS: Shawna Mull, Christy & Neil Wilkerson, Molly McGovern, and Wayne Davidson

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

Item 2: APPROVAL OF MINUTES- December 13, 2017:

Commissioner Baxter approved December 13, 2017 minutes and Commissioner Gerdes seconded. Motion carried.

Item 3: Comments of Visitors

No comments.

Item 4: COA: HPC17-009 (part 2), 449-451 S. Thompson, Signage approval and Lighting:

Larry Murry presented application to the commission.

Chairperson Bissell explained there are two signs to vote on. One is a five foot in diameter pedestrian sign and the other is lettering to go across the front of the building on the brick. Per the Design Guidelines signs should be scaled to pedestrians and not to use oversized large signs for automobile traffic. In her opinion, the lettering sign will be a problem but is opening it up for discussion.

Commissioner Hartman stated the design guidelines seem pretty specific on what is appropriate and not appropriate. States to attach signs to windows or sign freezes above the storefronts, if signage is attached to the building then it should leave the least damage to the building as possible. He does not have a problem with the five foot pedestrian sign, but the other sign is too large.

Commissioner Gerdes thought the lettering sign was out of scale. She wondered how the lettering will be attached to the building and what happens when it is removed.

Shawna Mull, stated there will be small studs 3/16" studs with a small hole made. She uses soft epoxy and basically it is silicone that will hold the letter in place. The silicone will pull back out and the small hole can be filled.

Commissioner Eales asked if the studs will go in the brick or in the mortar joints.

Shawna stated she recommends using the mortar joints and not damaging the brick. From a design perspective she is using the space on the building allowed per code.

Neil Wilkerson, owner of business, states if you look at where the letters are going you can tell in the past there was a sign where they are adding the lettering.

Commissioner Gerdes was just concerned with what holes would do to the original brick if they are removed.

Commissioner Adams asked if the signs were made out of aluminum.

Shawna Mull stated they are made out of aluminum and very light.

Commissioner Hartman stated it did not meet the design guidelines, so he asked if the commission was wanting to go outside of the design guidelines.

Chairperson Bissell stated the lettering sign is not pedestrian friendly. All the signs on Broadway are pedestrian friendly signage.

Neil Wilkerson stated that all the signs on Thompson Ave. weren't pedestrian friendly.

Chairperson Bissell stated because they are all grandfathered.

Commissioner Adams stated going back to historical signs, he thinks of Bennett's Garage or Crowley Furniture signs that were all lettered above the storefront.

Shawna Mull stated this sign falls within the percentage allowed by code. Chairperson Bissell stated that the commission does not use code specifications, but rather ESHPC Design Guidelines.

Commissioner Beason stated he did not think it looked historic, large, bold and gaudy.

Chairperson Bissell asked for a motion to be sectioned in three sections.

- 1. The 5ft in diameter pedestrian sign
- 2. The block lettering sign
- 3. Lighting for the building

Commissioner Hartman made a motion to approve the 5 ft. hanging pedestrian sign. Commissioner Beason seconded. Motion carried.

Commissioner Hartman made a motion to deny the large block letter aluminum sign since it does not meet the design guidelines. Commissioner Beason seconded. Commissioner Eales, Adams and Gerdes opposed (nay). Commissioner Baxter abstained. Motion failed.

Commissioner Adams made a motion to approve the block lettering sign because it looks better on the building with black letters. Reminds him of historic downtown like Bennett Garage, Old Crowley Furniture and Brunke's Hardware. Looks classy and historic compared to the rest of Thompson Ave with the transom glass covered with plywood and large signs. He does not see in the design guidelines where it says a specific size of sign and does not know the difference between pedestrian and automobile traffic.

Commissioner Eales seconded. Commissioners Eales, Adams and Gerdes in favor (yay) and Commissioners Hartman and Beason opposed (nay) and Commissioner Baxter abstained. Motion carried.

Commissioner Gerdes made a motion to approve installing eight lights on the building like Leatherman's at the

other end of the building. Commissioner Adams seconded. Commissioners Hartman, Gerdes, Eales and Adams in favor (yay) and Commissioner Beason opposed (nay). Motion carried.

Item 5: COA: HPC18-001, 109 Saratoga Ave., removal of deteriorating rear deck and installing new rear deck:

The rear deck at 109 Saratoga in the Boarding House District. The old deck was torn off and they are wanting add a new deck that is code compliant.

Chairperson Bissell stated the only concern she had was the lattice on the drawing that builder would like to add on the railing/balusters is not appropriately/ historically used in that way. Normally you would use wooden spindles. Lattice work was appropriate for screening porches and houses and for privacy. She opened it up for discussion.

The commissioners agreed that square balusters would look more appropriate than vinyl lattice. Codes Department will approve the build of the deck.

Commissioner Gerdes made a motion to approve deck as drawn with the exception of removing lattice and using square spindles/balusters instead.

Commissioner Hartman seconded. Motion carried.

Item 6: Reviewing: Isley Blvd Survey for Local District

No one had a chance to look at the Isley Survey on the city website.

Chairperson Bissell stated that Rhonda did an excellent job with the research done on the area.

Councilperson Morgan stated we are missing the photos online and Rhonda is sending them to us. She will attach the photo with the survey sheet on each property and you will be able to go online to view or Jaime has a hard copy in her office.

Chairperson Bissell stated the commission knew there was not enough to make it a National Designation but the commission can make it a Local District. The commission just needs to decide if they want to go that route.

Commissioner Baxter stated she would support moving forward with the survey of the area if would help with the appearance. Homeowners would not be eligible for tax credits but the commission would have a say in what improvements are made to a building if it is designated locally.

Sonya stated the commission can come up with design guidelines for the neighborhood. There are several historic sites like ticket office, hospital, Brenda Joyce birth home and brick street and all are significant findings in the area for preserving. She stated the commission can take their time designating this locally. Read over the material and visit this again next month.

Chairperson Bissell stated the next step would be public forum with the neighborhood, Planning and Zoning and then Council. But the commission needs to read the survey first.

Commissioner Gerdes said with the Boarding House District, you see an improvement since it was designated and neighbors having pride in their homes.

Item 7: CLG Forum scheduled for February 2, 2018

The commissioners filled out the forms for the CLG forum and handed them to Jaime to send in for the February 2nd meeting.

Item 8: Comments of Commissioners

Chairperson Bissell stated a resident of the Boarding House District is very proud of their property and asked when there will be a sign down by the district.

Sonya stated she thinks the redevelopment on Broadway is planning to add sign to the area where a pocket park will be going in the future.

Commissioner Hartman mentioned changing the design guidelines to rewrite the sign section. Bissell stated the commission will need to have a subcommittee to come up with new wording in sections and then it will go to Planning and Zoning then to Council.

Item 9: Adjourn

The meeting was adjourned at 5:50 p.m.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, February 14, 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**

February 14, 2018 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

PRESENT: David Adams, Betty Bissell, Marilyn Gerdes, Dennis Hartman and James Beason.

OTHERS PRESENT: Councilwoman Liaison Sonya Morgan and Melinda Mehaffy, Economic Development Director.

ABSENT: Lyndsey Baxter.

VISITORS: Sue Boone, Joseph Ruckman, Kate Ruckman, Tray Harkens, Clint Culbertson

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

Item 2: APPROVAL OF MINUTES- January 10, 2018:

A motion was made to amend and approve the January 10, 2018 minutes by Commissioner Gerdes and Commissioner Hartman seconded the motion. Motion carried.

Item 3: Comments of Visitors

No comments.

Item 4: COA: HPC-18-002, 454 S. Thompson, Signage approval:

Melinda Mehaffy presented the request by the applicant to replace the existing sign with a smaller sign with the new business name.

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

Item 5: COA: HPC-18-003, 201 S. Francis St., closing in back porch area:

Melinda Mehaffy provided the staff report and explained that the applicant has requested to enclose the existing back porch. They would like to replace the bathroom which is falling off the house with a replacement and back porch enclosure.

Mr. Ruckman, the applicant, explained that they would be reusing any materials that were in a condition that allowed reuse and that they were matching the siding after finding it online to purchase.

Commissioner Hartman made a motion to approve the COA, Commissioner Beason seconded. Motion carried.

Item 6: COA: HPC-17-006, 414 S. Thompson Ave, changing exterior paint color, adding a roof over main entrance and adding planters:

Melinda Mehaffy provided the staff report and explained that the came before the Commission in 2017 and is

returning to request a change in paint color to a more historic color, other than white and request the addition of an entryway over the main entrance.

Ms. Boone, the applicant, explained that they were requesting a change in color of paint and the addition of a small covering over the main entrance. The main entrance covering material was discussed after questions from the Commission. The materials used were found acceptable.

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

Item 7: COA: HPC-18-004, 426 S. Thompson Ave, renovating exterior of building:

Melinda Mehaffy provided the staff report and introduced Chamber Board Member Tray Harkins to explain the work being completed at this location. This is the new Chamber of Commerce location.

Mr. Harkins explained that the applicant is reviewing three options for roofing materials and will replace the roof. They will also be removing all but the sewer pipe from the roofline.

Exterior windows will be boarded up from inside on the north side of building. On the west side of building commercial grade windows will replace those that have been covered or painted over. Those windows currently enclosed in wood will be framed and painted. Mr. Harkins brought a sample of what the work would look like.

On the Sound end of the building the old door which opened to the bathroom when the building was a gas station is too narrow for current use and will be framed in with wood. The applicant is checking with the fire department about the remaining door on the back of the building. They will replace it with a steel door if required however the door is also an odd size however a second egress may be required.

On Thompson Street, the front façade of the building, they will be leaving the existing windows and doors in place. There are louvered doors above the existing windows that will be replaced with sheet glass windows. The current window doesn't offer any energy efficiency.

Signage request include a sign above the doors and between the pillars that is 40-48" tall and 10' long.

Additional work included a rock placed around the existing posts. With the top of the post being cedar or vinyl, similar to the vinyl that is currently at the posts.

The applicant will be tuck pointing, sealing, primer and painting the building. The light post by the building next door will be removed.

Paint colors would share and Commissioner Eales stated that she thought they would complement the colors being used by Fishing River Market next door.

They would be mounting the AC unit on the south side of the building.

Commissioner Hartman made a motion to approve the COA, Commissioner Eales seconded. Motion carried.

Item 8: Reviewing Isley Blvd Survey for Local District

The Commissioners used the Preservation Brief regarding establishing a historic district to guide their discussion.

The boundaries of the area were discussed and the Isley Boulevard Survey packet was sent to Commissioners to review. Councilwoman Morgan has reviewed the packet as well. The establishment of the boundaries included discussion about whether or not to include the 9 or 10 properties located on the north side of Isley that are not

currently in a district.

There was discussion about whether or not to include the historic park within the district and it was decided not to include the area on the south side of the sidewalk.

Commissioner Eales stated that the area was important because of its historic nature and importance to the start of the community.

Commissioner Adams made a motion to proceed with the Isley District and include the properties to the north of Isley Boulevard not currently in a district. Commissioner Eales seconded the motion. The motion carried 5-1 with Mr. Hartman abstaining as a property owner within the district.

The Commissioners set a work session for February 28 to further discuss the district.

Item 9: Last Week's CLG forum

This item was tabled for discussion at a later meeting. Commissioner Gerdes made the motion and was seconded by Commissioner Eales. Motion carried.

Item 8: Comments of Commissioners

Councilwoman Morgan stated that Canton City had reached out about establishing a Certified Local Government. She also mentioned that Kevin Morgan had received a call from a student that is developing a thesis regarding the Hall of Waters. They are planning to move forward and will ask TR Kennedy for assistance.

Commissioners ask Melinda to check on the status of the Royal project.

Several Commissioners asked that Codes review the blue house located at Concourse and S. Kansas City Ave for code violations. Ms. Mehaffy stated she was confident it was already under review.

Item 9: Adjourn

The meeting was adjourned shortly after 6 pm.

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

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

April 11, 2018 5:00 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers

Item 1: Call to Order/Roll Call.

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

OTHERS PRESENT: Councilwoman Liaison Sonya Morgan, Melinda Mehaffy, Economic Development Director and Robin Curfman, Community Development Administrative Assistant.

ABSENT: Everyone in attendance.

VISITORS: Rhonda Chalfant, Brian Harris, Sheryl Ashley, Naomi Allen, Darren Leason and Ken Fousek.

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

Item 2: APPROVAL OF MINUTES- February 14, 2018:

A motion was made to amend and approve the February 14, 2018 minutes by Commissioner Gerdes, noting that Commissioner Eales was left off the previous meeting minutes under attendance, and Commissioner Eales seconded the motion. Motion carried.

Item 3: Comments of Visitors

Brian Harris addressed the Committee regarding the home he has purchased at 512 Elms Blvd. Mr. Harris wanted to let the Committee know what he will be doing with the property. He will be renting the property as a single family home. He will be restoring some of the windows, they will be wood. He will be putting duckless AC in the home and will have the unit placed at the back of the house. Mr. Harris will be meeting with Melinda Mehaffy for guidance.

Item 4: COA: HPC-18-005, 101 South Street, Stonecrest Development, Inc., Exterior improvements:

Melinda Mehaffy presented the request by the applicant to make exterior repairs to windows, porch, decking, and replace railings. A new roof has been administratively approved by the City. The applicant has applied for historic tax credits. The applicant is working with an historian and has a real commitment to the restoration.

Commissioner Adams made a motion to approve the exterior improvements request. Commissioner Eales seconded the motion. Motion carried.

Item 5: COA: HPC-18-007, 405 S. Thompson Ave., Signage approval:

Melinda Mehaffy presented the request by the applicant to move the existing sign from their previous location to their new location at 405 S. Thompson Ave. The applicant meets all of the basic requirements. The sign is 16' x 4'. The sign will remain the same colors and repairs will be made to peeling paint.

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

Item 6: COAs Administratively Approved Since Last Meeting:

Melinda Mehaffy provided and update on two COAs that have been approved since the last meeting.

HPC-18-006 – 233-235 E. Broadway St. – Roof Replacement

HPC-18-008 – 231 E. Broadway Street – Roof Replacement

Item 7: Boarding House District Public Meeting (Rhonda Chalfant):

Rhonda Chalfant shared her presentation of the Boarding House District. The draft nomination will be presented to the Advisory Council on May 11, 2018 in Clinton, MO. At this time the Council will inform her of what they want done. She asked for any Committee members that are available to attend the meeting on May 11th. Guests and Committee members were able to give Ms. Chalfant helpful information regarding addresses within the Boarding House District.

Please see the attached Power Point presentation.

Item 8: Comments of Commissioners:

Commissioner Beason asked to address the Commission. He stepped down to the podium and asked our Commission members how many of them had any faith in the owner of the Royal completing the project. He was vocal in his dissatisfaction on this project and then went on to discuss the developer that made a mess at 410 Broadway. He announced that he didn't feel the Commission was able to do anything and he felt that the community was falling into disrepair.

Lyndsey Baxter addressed Mr. Beason stating that she knew the developer of the Royal had applied for tax credits and was waiting on the approval. She explained that he couldn't start work without having the tax credits. Mr. Beason didn't find that acceptable. He announced that he couldn't be a part of the Commission and was tendering his resignation, effective immediately.

Chairman Bissell told him that she was sorry he felt that way and she believes that the Commission is doing important work. She told him it sounded like this wasn't the right volunteer role for him and she hoped he would be able to find a good fit within the City. He left the meeting at this point.

Commissioner Baxter informed the Commissioners of an upcoming event that she invited them to, celebrating National Preservation Month with DEP and the Missouri Main Street. The celebration is being held on May 4, 2018 from 5 p.m. to 7 p.m. at the Hall of Waters.

Item 9: Staff Comments:

Melinda Mehaffy discussed Commissioner Beason's resignation and went into detail regarding the property at 410 Broadway, explaining that this property is owned by the City and it is the City's responsibility.

Melinda also explained that she had lunch with the owner of the Royal and things are progressing and the City is working with him.

Robin Curfman was introduced as the new Administrative Assistant in the Community Development Department.

Melinda shared upcoming events and invited the Committee members to attend as they wish:

April 27, 9 am to 4 pm, Our colleagues at the [Missouri Humanities Council](#) are presenting a one-day Cultural Heritage Workshop on April 27 in Brunswick, Missouri, one of our newest Affiliate Grant communities. Register here: <https://mailchi.mp/mohumanities/cultural-heritage-workshop?e=ef936fd0fd>. This is a free workshop.

May 2-4, 8 am to 5 pm, Missouri Preservation is hosting their annual conference. This conference is \$280 per person. The website for the conference is <http://www.preservemo.org/>.

May 4, 5 to 7 pm at the Hall of Waters. Please join us in celebrating National Preservation Month with DEP and the Missouri Main Street.

Item 10: Adjourn

The meeting was adjourned.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, May 9, 2018 Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

HISTORIC PRESERVATION COMMISSION
Meeting Summary

June 13, 2018, 5:00 p.m.

Item 1. Call to Order

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

Item 2. Roll Call

PRESENT: David Adams, Marilyn Gerdes, Dennis Hartman, Sylvia Eales and Lyndsey Baxter.

ABSENT: Betty Bissell

STAFF PRESENT: Councilwoman Liaison Sonya Morgan, Melinda Mehaffy, Economic Development Director, Molly McGovern, City Manager, Robin Curfman, Community Development Administrative Assistant and TR Kennedy, Building Superintendent .

VISITORS: Ken Fousek, Pat Slusher, Cynthia Ammerman, Wayne Reeder, Cris Woods, and Samantha Kilgore.

Item 3. Approval of Meeting Minutes – April 11, 2018

Commissioner Baxter made a motion to approve the April 11, 2018 meeting minutes. Commissioner Hartman seconded the motion. Motion carried.

Vote: Motion passed 5-0-0

Yes: Commissioners Adams, Gerdes, Hartman, Eales and Baxter.

No: None

Abstain: None

Item 4. Comments of Visitors

No comments.

Item 5. COAs Administratively Approved Since Last Meeting

Melinda Mehaffy updated the commission on two projects that were administratively approved since the April 11, 2018 meeting.

Rays Lunch has replaced their awning and completed the work on their roof.

Brunke Hardware has removed the façade in preparation for roof replacement. The owners are committed to updating the building.

Ms. Mehaffy also advised the committee that she currently has 6 roof applications, due in part by the 353 Program.

Item 6. Project Updates

Royal Hotel:

Cynthia Ammerman, Principal Historian & Preservation Strategist working for Mr. Reeder, gave a status update on the redevelopment activities. Please see attached memo.

Chris Woods, the architect working on the project, presented plans to the commission and gave explanations as to what would be located on each floor. There will be a total of 57 units; 6 studios under 400 sq. ft., 10 one bedroom units at 450-600 sq. ft., 40 two bedroom units with 600-700 sq. ft., and one penthouse suite with 1400 sq. ft. Please see attached plans.

Wayne Reeder, the owner of the project thanked the committee and the community for the opportunity to develop this project and apologized for the delay. He assured everyone that they are committed to making this an outstanding addition to the downtown area and assured everyone that the project would begin as soon as possible. He committed to starting the porch within the next 30 days.

Spring Street Project (Excelsior Club):

Pat Slusher updated the committee on the Excelsior Club, located at 208 Spring Street (corner of Spring and Marietta). Pat explained that he began on the stucco due to safety concerns and will begin work on the inside soon.

Museum Tax:

Molly McGovern, City Manager, updated the committee on a proposed 30 cent property tax for museum purposes. Please see the attached handouts that Ms. McGovern discussed.

Item 7. Comments of Commissioners

No comments.

Item 8. Staff Comments

Melinda Mehaffy advised the committee that she would be sending them a written overview on the Cultural Heritage Workshop and Missouri Preservation Conference and would pass on updating them at this time.

Item 9: Adjourn

The meeting was adjourned at 6:08 p.m.

The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, July 11, 2018 Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Courtroom.

Minutes prepared by Robin Curfman, Secretary of Historic Preservation Commission.

HISTORIC PRESERVATION COMMISSION
Meeting Summary

July 11, 2018, 5:00 p.m.

Item 1. Call to Order

Chairman Bissell called the meeting to order at 5:02 p.m.

Item 2. Roll Call

PRESENT: David Adams, Betty Bissell, Sylvia Eales, and Marilyn Gerdes.

ABSENT: Dennis Hartman and Lyndsey Baxter.

STAFF PRESENT: Councilwoman Liaison Sonya Morgan, Brad Eales, Mayor, Melinda Mehaffy, Economic Development Director, Molly McGovern, City Manager, Robin Curfman, Community Development Administrative Assistant.

Item 3. Approval of Meeting Minutes – June 13, 2018

Commissioner Eales made a motion to approve the June 13, 2018 meeting minutes. Commissioner Gerdes seconded the motion. Motion carried.

Vote: Motion passed 4-0-0

Yes: Commissioners Adams, Bissell, Eales and Gerdes.

No: None

Abstain: None

Item 4. COMMENTS OF VISITORS

No comments.

Item 5. COAs Administratively Approved

Melinda Mehaffy presented the information on COA HPC-18-012 for Main Street Arts, located at 110 S. Main Street. Melinda explained that Main Street Arts is in the process of replacing existing windows and doors and are currently working on the project, stating partial completion.

Item 6. COA: HPC-18-011, Residence located at 407 E. Broadway

Gary Sanson presented the details for the residence at 407 E. Broadway with a slide show of photos. Mr. Sanson explained that they acquired the property in 2017 and applied for and have been approved for tax credits. The residence was originally built in 1903 and was a single family home. At some point, and currently, it became four (4) apartments. During their rehab, they will be taking it back to a single family home. They will be rehabbing the garage, as well. Total restoration cost is going to be approximately \$110,000. Paint of the home was then discussed and will be Stormy Grey, with trim in Alabaster. The doors will be left natural wood and stained with the stain glass restored.

Chairman Bissell suggested that the committee have a vote to approve/disapprove the paint colors, at this time. Commissioner Adams moved to approve the paint colors for Case No. HPC-18-011. Commissioner Eales seconded the motion.

Vote: Motion passed 4-0-0

Yes: Commissioners: Adams, Bissell, Eales and Gerdes.

No: None

Abstain: None

Item 7. COA: HPC-18-010, Brunke/J.J. Newberry Co., 423 S. Thompson Avenue

Gary Sanson presented the details of the exterior improvement with a slide show of photos taken before, during and after the removal of the exterior siding on front of the building, exposing original brick, stone and rosettes. During the removal of the siding, they were able to save the Brunke letters and one emblem that will be saved with the building for as long as they own it. Mr. Sanson explained he will be repairing/replacing 7 or 8 of the destroyed rosettes and replacing the awning. The awning will be black and white, as to not take away from the design of front of the building.

Commissioner Gerdes moved to approve the exterior improvements of Case No. HPC-18-010. Commissioner Adams seconded the motion.

Vote: Motion passed 4-0-0

Yes: Commissioners: Adams, Bissell, Eales and Gerdes.

No: None

Abstain: None

Item 8. COA: HPC-18-013, Excelsior Springs Museum, 101 E. Broadway

Melinda Mehaffy presented the information regarding the water infiltration issue. The Museum is working with Stucco Repair Specialist, LLC out of Overland Park, KS. The plan is to cover the entire east wall on the second floor of the Francis building with 1" thick white foam, fiberglass mesh, a base coat, followed by an acrylic finish. The metal cap on the top of the parapet wall will be repaired or replaced and any necessary roof repairs to seal the bottom of the new foam/stucco finish to the existing roof. Mr. Darryl Coutts stated that the existing stucco would be removed prior to the new stucco being attached.

Commissioner Adams moved to approve Case No. HPC-18-013 the exterior alterations to correct the water infiltration issue. Commissioner Eales seconded the motion.

Vote: Motion passed 4-0-0

Yes: Commissioners: Adams, Bissell, Eales and Gerdes.

No: None

Abstain: None

Item 9. COMMENTS OF COMMISSIONERS

Chairman Bissell apologized for not being able to attend June's meeting.

Item 14. STAFF COMMENTS

Melinda informed the committee that we did not receive an education grant we had applied for. She also explained the Boarding House time sheets that had been left for each member and asked that they date and sign. Melinda explained that letters had gone out to all Historic District homeowners as a reminder about obtaining a COA for exterior work.

Item 15. ADJOURN

Meeting was adjourned at 5:55 p.m.

The next meeting of the Commission is scheduled for August 8, 2018 at 5 p.m. at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Courtroom.

Minutes prepared by Robin Curfman, Secretary of Historic Preservation Committee.

HISTORIC PRESERVATION COMMISSION
Meeting Summary

August 8, 2018, 5:00 p.m.

Item 1. Call to Order

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

Item 2. Roll Call

PRESENT: David Adams, Lyndsey Baxter, Betty Bissell, Darryl Coutts, Sylvia Eales, and Marilyn Gerdes.

ABSENT: Dennis Hartman

STAFF PRESENT: Councilwoman Liaison Sonya Morgan, Melinda Mehaffy, Economic Development Director, Molly McGovern, City Manager, Robin Curfman, Community Development Administrative Assistant.

Item 3. Approval of Meeting Minutes – July 11, 2018

Commissioner Adams made a motion to approve the July 11, 2018 meeting minutes. Commissioner Eales seconded the motion. Motion carried.

Vote: Motion passed 6-0-0

Yes: Commissioners Adams, Baxter, Bissell, Coutts, Eales and Gerdes.

No: None

Abstain: None

Item 4. COMMENTS OF VISITORS

No comments.

Item 5. COA: HPC-18-014, 246 and 248 E. Broadway – Repair/Replacement of rotten wood and Paint Colors

Melinda Mehaffy presented the staff report and explained what the owners of 246 and 248 E. Broadway had come in front of the Committee to obtain approval for. There is rotten wood that needs repaired/replaced and once done, they would like to proceed with painting both building. The owner of the property explained to the Committee the color choices and where each color would be used on each building.

Commissioner Baxter moved to approve the rotten wood repair/replacement and paint colors for Case No. HPC-18-014. Commissioner Gerdes seconded the motion.

Vote: Motion passed 6-0-0

Yes: Commissioners: Adams, Baxter, Bissell, Coutts, Eales and Gerdes.

No: None

Abstain: None

Item 6. COMMENTS OF COMMISSIONERS

Chairman Bissell asked the staff about a number of properties that appeared to have completed work without Certificates of Appropriateness. Melinda explained that staff sent a letter to the historic district property owners to explain the process for approval to exterior work to the home. This will help to educate owners and keep this from happening again. Melinda collected addresses from Chairman Bissell and will resolve.

Commissioner Baxter asked staff what the City's intentions are with the Standard Building. Staff reported that there may be possible interest in the building.

Item 7. STAFF COMMENTS

Two COA's were brought in at the last minute before the meeting today and Melinda asked that she be able to present them to the Committee and get approval for these individuals to move forward and not have to wait until the next committee meeting.

HPC-18-015, 213 Temple. The applicant wishes to repaint the home, using white as the main color, light gray and dark gray as trim. The commissioners approved the applicants plan except the painting of the gable to light gray. They have requested that the gable be painted white like the rest of the house. Commission stated that the accent color is fine should the applicant return to the fish scales on the gable.

HPC – 18-016, 403 Concourse. The applicants will be closing on the property next week and would like to start the process of repairing the property. This COA is specifically for the removal, repair and repositioning of the existing shed, along with gutter and down spout replacement with like materials, all white. The commissioners approved both requests.

Melinda also updated the committee on the purchase of 103 Temple and gave some detail as to what the new owner is wanting to do with the property. A COA will be presented at a later date.

Melinda informed the committee that bids were out for roofing projects on the Hall of Waters, the old bank building and Old Community Center, in which they will see in the future.

Sonya Morgan thanked Commissioner Coutts for his assistance with the Museum Tax.

Item 8. ADJOURN

Meeting was adjourned at 5:55 p.m.

The next meeting of the Commission is scheduled for September 12, 2018 at 5 p.m. at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Courtroom.

Minutes prepared by Robin Curfman, Secretary of Historic Preservation Committee.

HISTORIC PRESERVATION COMMISSION

Meeting Summary

August 29, 2018, 5:00 p.m.

Item 1. Call to Order

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

Item 2. Roll Call

PRESENT: David Adams, Lyndsey Baxter, Betty Bissell, Darryl Coutts, Sylvia Eales, and Marilyn Gerdes.

ABSENT: Dennis Hartman

STAFF PRESENT: Councilwoman Liaison Sonya Morgan and Melinda Mehaffy, Economic Development Director.

VISITORS: Steve Schwarz, Museum, Judy Manka, Maurer Foundation, Kathy Duncan, Museum and Kimberly Blackburn, Standard.

Item 3. COA: HPC-18-013, 101 E. Broadway – Excelsior Springs Museum – Stucco Repair.

Judy Manka opened the discussion giving some background on the process they have taken to get the information they needed to fix the water issues at the Museum, and the many contractors and their different recommendations. A final recommendation was to cover everything with foam and a new layer of stucco. They had already obtained a bid for stucco so went back to their stucco specialist and he agreed it would be a great idea so he did a bid to cover everything in 1” foam, layer mesh and stucco. Discussion between the Commissioners and Ms. Manka, to better explain exactly how the stucco would be covered to prevent water entering the building, concluded that the Museum has exhausted all avenues to find the best solution to this problem.

Commissioner Adams moved to approve the stucco repair at the Museum, subject to an acceptable infill in window insets. Commissioner Eales seconded the motion.

Vote: Motion passed 5-0-1

Yes: Commissioners: Adams, Baxter, Bissell, Eales and Gerdes.

No: None

Abstain: Commissioner Coutts (President of Museum Board)

Item 4. COMMENTS OF COMMISSIONERS

Chairman Bissell thanked everyone for coming to this special meeting.

Item 5. STAFF COMMENTS

Once Melinda receives information regarding infill, from Ms. Manka, she will forward to the Commission via email. If acceptable by all, the Museum will be given the go ahead to proceed.

Melinda explained that this meeting does not replace the regularly scheduled meeting scheduled for September 12, 2018.

Melinda also explained that the staff has applied for a Historic Preservation Grant for training.

Item 6. ADJOURN

The meeting was adjourned at 5:38 p.m.

The next meeting of the Commission is scheduled for September 12, 2018 at 5 p.m. at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Courtroom.

Minutes prepared by Robin Curfman, Secretary of Historic Preservation Committee.

HISTORIC PRESERVATION COMMISSION
Meeting Summary

September 12, 2018, 5:00 p.m.

Item 1. Call to Order

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

Item 2. Roll Call

PRESENT: David Adams (arrived at 5:05 pm), Betty Bissell, Darryl Coutts, Sylvia Eales, Marilyn Gerdes and Dennis Hartman.

ABSENT: Lyndsey Baxter

STAFF PRESENT: Councilwoman Liaison Sonya Morgan, Melinda Mehaffy, Economic Development Director, Doug Hermes, City of Excelsior Springs Consultant, and Robin Curfman, Community Development Administrative Assistant.

Item 3. Approval of Meeting Minutes – August 8, 2018 and August 29, 2018

Commissioner Coutts made a motion to approve the August 8, 2018 meeting minutes. Commissioner Eales seconded the motion. Motion carried.

Vote: Motion passed 5-0-1

Yes: Commissioners Adams, Bissell, Coutts, Eales and Gerdes.

No: None

Abstain: Commissioner Hartman

Commissioner Eales made a motion to approve the August 29, 2018 meeting minutes. Commissioner Gerdes seconded the motion. Motion carried.

Vote: Motion passed 5-0-1

Yes: Commissioners Adams, Bissell, Coutts, Eales and Gerdes.

No: None

Abstain: Commissioner Hartman

Item 4. COA's Administratively Approved Since Last Meeting

No comments on HPC-18-019 – 253 E. Broadway – Roof.

Item 5. COA: HPC-18-017, An application by Gary and Kim Sanson for a Certificate of Appropriateness for exterior alterations to the building located at 423 S. Thompson for an awning replacement.

The Commissioners expressed their approval of the color chosen for the new awning and Chairman Bissell asked for a motion.

Commissioner Gerdes moved to approve the replacement of the awning at 423 S. Thompson for Case No. HPC-18-017. Commissioner Coutts seconded the motion.

Vote: Motion passed 6-0-0

Yes: Commissioners Adams, Bissell, Coutts, Eales, Gerdes and Hartman.

No: None

Abstain: None

Item 6. COA: HPC-18-018, An application by Wayne Davidson for a Certificate of Appropriateness for exterior alterations to the building located at 121 Saratoga for a deck and stairs removal and replacement and painting.

Mr. Davidson showed the Commissioners the colors that they would like to paint the property, leaving the trim white. After discussion with the Commissioners, it was decided on the color Downing Stone for the Sherwin Williams historic paint choices.

Mr. Davison explained the change in the way the deck will be rebuilt due to building codes.

Commissioner Hartman moved to approve the paint color and removal and replacement of the back deck at 121 Saratoga for Case No. HPC-18-018. Commissioner Coutts seconded the motion.

Vote: Motion passed 6-0-0

Yes: Commissioners Adams, Bissell, Coutts, Eales, Gerdes and Hartman.

No: None

Abstain: None

Item 7. Training

Doug Hermes conducted training for the Commissioners. Please see attached slide presentation.

Item 8. COMMENTS OF COMMISSIONERS

No Commissioner comments.

Item 9. STAFF COMMENTS

Melinda Mehaffy advised the Commissioners that this evenings meeting would be the last meeting for Lyndsey Baxter, as her term expires at the end of this month and she has been asked to join another Committee. Rick Deflon will be joining the Historic Preservation Committee. Mr. Deflon is an architect and will be a knowledgeable addition to the group.

Melinda discussed the September 21st training, City of St. Joseph 2018 Certified Local Government Annual Training Work Session, being held in St. Joseph, MO, and volunteered to drive whoever would be interested in attending. Commissioners Eales and Gerdes expressed interest and will be attending with Melinda.

Item 10. ADJOURN

Meeting was adjourned at 6:20 p.m.

The next meeting of the Commission is scheduled for October 10, 2018 at 5 p.m. at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Courtroom.

Minutes prepared by Robin Curfman, Secretary of Historic Preservation Committee.