

CERTIFIED LOCAL GOVERNMENT PROGRAM
ANNUAL REPORT

City of Excelsior Springs/County Clay

Historic Preservation Commission Activities

October 1, 2018 through September 30, 2019

Prepared by

Lisa Morgan

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

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Certified Local Government Program Annual Report

1. Introduction:

Please write a paragraph that includes the date of CLG certification, a brief history of CLG and Commission activities from the date of certification; a brief summary of anticipated preservation activities; and an evaluation of the effectiveness of participation in the CLG program.

The City of Excelsior Springs was incorporated in 1881 and owes its existence to the discovery of Sioam Spring, a rare iron manganese mineral water. In 1978, the Excelsior Springs Historic Preservation Commission 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. The City completed a Preservation Plan in 2010 and in 2017 an additional 78 new properties were surveyed and a new historic district, the Boarding House District was formed in 2018.

The ESHPC is working to form more educational opportunities for historic property owners and in 2019 began working on the grants awarded for educational programs as well as a revision to the historic property design guidelines.

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

2. Historic Preservation Commission Membership:

List Commission members, dates of appointment and expiration, and, as applicable, professionals in a preservation related field such as historic architect, architectural historian, historian, architect, or archaeologist as defined in the Secretary of the Interior's Professional Qualification Standards 36 CFR 61.

Member Name	Appointed	Expires	Preservation Related Field (as applicable)
David Adams	8/7/2017	9/30/2022	Student of drafting/ History of drawing house plans
Betty Bissell	10/19/2015	9/30/2022	Board of Directors Excelsior Springs Museum
Darryl Coutts	8/6/2018	9/30/2021	Board of Directors Museum and Archives
Richard deFlon AIA, LEED AP, NCARD	9/30/2018	9/30/2021	Bachelor of Architecture, University of Kansas
Sylvia Eales	6/19/2017	9/30/2022	Served on Tri-City & KC Board of Real Estate
Marilyn Gerdes	8/5/2013	9/30/2020	Built or Remodeled over 20 homes
Dennis Hartman	5/16/2016	9/30/2020	Lifelong resident grew up in historical district, rehabbed home in Historic district.

3. Scheduled Meetings Held and Attendance:

MEMBER NAME	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
David Adams	X	X		X	*		*	X	*	*		X
Betty Bissell	X	X	X	X	*	X	*	X	*	*	X	X
Darryl Coutts		X	X	X	*	X	*		*	*	X	X
Richard deFlon	X	X	X	X	*	X	*	X	*	*		X
Sylvia Eales		X	X	X	*	X	*	X	*	*	X	X
Marilyn Gerdes	X	X	X	X	*	X	*	X	*	*		X
Dennis Hartman	X				*	X	*		*	*	X	

*No Meeting Held

4. Subcommittees and Study Groups:

Describe the purpose of any subcommittees appointed and the topics under study.

MEMORANDUM

TO: Historic Preservation Commission
 FROM: Melinda Mehaffy, Economic Development Director
 Doug Hermes, Planning Consultant
 DATE: May 8, 2019
 SUBJECT: Historic Preservation Awards Program

Introduction

A local Historic Preservation Awards Program can be an exciting opportunity for a community to celebrate the outstanding preservation activities and projects that have taken place over the past year. It also can help increase general awareness of the city's preservation efforts and of the city's established historic districts and building/design standards. The City has had an awards program in the past and the Historic Preservation Commission has been discussing the possibility of reestablishing the Historic Preservation Awards Program for some time now.

Discussion

Historic Preservation Awards Programs most commonly focus on exemplary building/design projects; activities that promote preservation awareness; and, individuals that have contributed significantly to the preservation ethos of the community. The programs are usually conducted on an annual basis.

In starting a Historic Preservation Awards Program, communities often keep the initial years simple and direct, such as starting the program with just a few categories like Outstanding Residential Project and Outstanding Commercial Project. In later years, the program could be expanded to include other categories for activities, design, individuals, etc.

A Historic Preservation Awards Program will need an adopted timeframe; a formal nomination process; established criteria; evaluation (judging) procedures; and, awards ceremony.

Action Requested/Recommendation

May is National Historic Preservation Month. Staff feels this is a perfect an opportune time to reestablish the Excelsior Springs Historic Preservation Awards Program sponsored by the Historic Preservation Commission.

Staff would like to suggest the following timeframe:

May 28	Program Announcement/Promotional Effort
June 1-14	Nomination Period

June 17-21 Evaluation (judging) Period
July 10 Award Ceremony (at HPC meeting)

Perhaps for this year, the program would have two categories: Outstanding Residential Preservation Project and Outstanding Commercial Preservation Project.

Nominations could be submitted on a standard nomination form by any person, including the property owner.

The Historic Preservation Commission Chair could appoint a judging committee that will review all nominations per established evaluation criteria and determine one award winner in each category.

The Historic Preservation Commission would then hold an award ceremony to recognize the two award winners. For the first year the award ceremony could take place at a regularly scheduled commission meeting.

Staff requests the Commission review the possibilities of reestablishing a Historic Preservation Awards Program.

MH:DH:rc

March 2019

Hall of Waters steering committee being reconstituted asked Commissioner Adams to represent Historic Preservation Commission they will be meeting in the near future to discuss the needs of the Hall of Waters.

5. Commission Activities: Awards Reception

a. Local Landmarks Designated:

List property names and addresses for locally designated landmarks. Indicate if the property was identified and evaluated as part of an HPF funded project or as part of a local project. Attach copies of nomination reports, ordinances designating individual landmarks and design review guidelines, if this information has not been previously submitted to the SHPO. Otherwise, reference the date of transmittal. Summarize the process leading to nomination and designation; or nomination and veto of designation as a landmark. Indicate if the landmark is or will be considered for nomination to the National Register of Historic Places.

Property	Address	HPF Project/Local
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None

b. Local Districts Designated:

List names of locally designated districts and indicate the type of district (i.e. commercial, residential, etc.) Indicate if the property was identified and evaluated as part of an HPF funded project or as part of a local project. Attach copies of nomination reports, ordinances designating local districts and design review guidelines, if this information has not been previously submitted to the SHPO. Otherwise, reference the date of transmittal. Summarize the process leading to nomination and designation; or nomination and veto of designation as a historic district. Indicate if the historic district is or will be considered for nomination to the National Register of Historic Places.

District Name	Type of District	HPF Project/Local
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No new ones 2019

c. National Register of Historic Places:

List the dates, property or district and the recommendation or decision for each property considered for listing in the National Register of Historic Places. Provide a summary of the commission meeting minutes in which the nomination of individual properties and districts was discussed and voted upon. Identify the consultant who prepared the nomination, or the party responsible for preparation.

Date	Property/District	Recommendation/Decision
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No new ones for 2019

d. Cases Reviewed and Decisions Reached:

Include a brief discussion of the commission's review responsibilities. During the reporting period, did your local government have staff review of 1) local government activities, and/or 2) changes to, or impacts on, properties within an historic district? If yes, during this reporting period, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s)?:

Date	Property/Address	Recommendation and Decisions
10/10/18	253 E Broadway COA: HPC-18-019	Remove existing roof install new roof/Approved
10/10/18	106 Saratoga COA: HPC-18-020	Roof maintenance/Approved
10/10/18	103 Temple Ave. COA: HPC-18-021	Exterior alterations/Approved
10/10/18	528 Benton Ave. COA: HPC-18-022	Ramp removal & Roof Repairs/Approved
10/10/18	253 E Broadway COA: HPC-18-023	Exterior alterations/Approved
10/10/18	403 Concourse Ave. COA: HPC-18-024	New roof & Exterior paint/Approved
10/10/18	515 Benton Ave. COA: HPC-18-025	Exterior alterations/Approved
11/14/18	116 E Broadway COA: HPC-18-026	Repaint exterior/Approved
10/10/18	410 E Broadway COA: HPC-18027	Demolition/Approved
10/10/18	259 E Broadway COA: HPC-18-028	Complete tear off of roof & re-roof/Approved
11/14/18	512 Elms Blvd. COA: HPC-18-029	Exterior alterations/Approved
11/14/18	512 Elms Blvd. COA: HPC-18-030	Window replacement/Approved
11/14/18	112 S Thompson Ave. COA: HPC-18-031	Roof replacement & HVAC repair/Approved
11/14/18	213 Temple Ave. COA: HPC-18-032	Property sold COA withdrawn
12/12/18	401 St. Louis COA: HPC-18-033	Commercial sign/Approved
12/12/18	552 S. Kansas City Ave. COA: HPC-18-034	Roof replacement/Approved
12/12/18	608 Benton Ave. COA: HPC-18-035	Replace windows & front door/Approved
12/12/18	103 Temple Ave. COA: HPC-18-036	Driveway install/Approved
12/12/18	461 S. Thompson Ave. COA: HPC-18-037	Signage & painting/Approved

1/9/19	115 E Broadway COA: HPC-19-001	Replace Awnings & Repaint/Approved
3/13/19	409 Ellsworth St COA: HPC-19002	Cell Tower/Approved
3/13/19	253 E Broadway COA: HPC-19003	Remove faux brick, replace with thin brick/Approved
3/13/19	461 S. Thompson COA: HPC-19-004	Lights installed above business sign/Approved
3/13/19	411 Benton COA: HPC-19-005	Exterior alterations/Approved
3/27/19	461 S Thompson COA: HPC-19-006	Removing old foundation & wall/Approved
3/27/19	455 S Thompson COA: HPC-19-007	Exterior Alteration & Signage/Approved
3/27/19	415 Concourse Ave COA: HPC-19-008	Replace porch pillars/Approved
3/27/19	401 Regent St COA: HPC-19-009	Renovation & expansion exterior wall/Approved
3/27/19	504 Benton Ave. COA: HPC-19-010	Exterior Alteration/Approved
3/27/19	216 W Broadway COA: HPC-19-011	Exterior Alteration/Approved
3/27/19	251 E Broadway COA: HPC-19-012	Exterior Alteration/ Approved
5/8/19	106 E Broadway COA: HPC-19-013	Signage/Approved
5/8/19	100 E Broadway COA: HPC-19-014	Signage/Approved
5/8/19	259 E Broadway COA: HPC-19-015	New Construction/Approved
5/8/19	463 S Thompson COA: HPC-19-016	Exterior Alteration & Signage/Approved
5/8/19	403 Concourse COA: HPC-19-017	Exterior Alteration/Approved
4/29/19	415 E Broadway COA: HPC-19-018	Exterior Alteration/Approved
5/8/19	425-427 Thompson Ave COA: HPC-19-019	Exterior Alteration/Approved
8/14/19	406 E Broadway COA: HPC-19-020	ADA Ramp/Pending USDA loan
8/14/19	426 Concourse COA: HPC-19-021	Add Fencing/Approved
8/14/19	525 Elms Blvd COA: HPC-19-022	Re-painting House/Approved
7/2/19	451 Thompson Ave COA: HPC-19-023	Re-painting exterior/Approved
7/2/19	451 Thompson Ave COA: HPC-19-024	Add cooler with mural/Approved
9/11/19	115 E Broadway COA: HPC-19-025	Exterior Alteration/Approved
9/11/19	608 Benton Ave COA: HPC-19-026	Exterior Alteration/Approved

e. Training and Conferences:

List the training seminars and conferences, and the commission members who attended, as well as resource persons presenting workshops or other special information to the commission.

Date	Location	Description of Event and Commissioners Attending
5/2/19	1101 Riverside Dr, Jefferson City, Mo	CLG Conference: Attending Betty Bissell and Melinda Mehaffy
6/19-21/19	Drury Inn & Suites, 4213 Fredrick Blvd.St. Joe, Mo	Missouri Preservation: Attending Betty Bissell, Sylvia Eales & Melinda Mehaffy
9/13/19	HyVee Arena, 1800 Genessee St, Kansas City Mo.	Places in Peril: Attending Marilyn Gerdes, Melinda Mehaffy, Molly McGovern & Sonya Morgan

f. Public Education and Outreach:

Public education and outreach may include neighborhood informational meetings; special events; house tours; and other activities designed to involve and educate the public in preservation. Attach copies of news releases, news articles, flyers announcing events; etc., if not previously submitted to the SHPO.

Date	Description of Event
12/12/18	Darryl Coutts Invited HPC to tour Museum after meeting to see the new lighting.
5/8/19	Gary Sanson invited the Commission to tour the home at 407 E Broadway to highlight the window restoration
5/8/19	Brent McElwee also invited the Commission to tour his renovation project at 101 South Street (the old Buckley Hotel)
10/10/18	Planning and Outreach Grant for Historic Preservation training, through Missouri Department of Natural Resources, requested a resolution of support for the grant from the HPC. Resolution of Support was approved.
8/14/19	City of Excelsior Springs received both Preservation Grants from the state, one for property owner training and another one to develop preservation guidelines for city-wide historic districts.

Awards:

**Community Development Department
Historic Preservation Commission**

Phone: 816-630-0756; Fax: 816-630-9572



**Excelsior Springs
Historic Preservation Awards Program
2019**

The Excelsior Springs Historic Preservation Awards Program, sponsored by the Excelsior Springs Historic Preservation Commission, is an exciting opportunity for the community to celebrate the outstanding preservation projects that were recently and substantially completed in the City's historic districts. In 2019, awards will be given to the most outstanding commercial and residential projects. Eligible are private citizens, organizations, businesses or any one group who recently preserved a commercial or residential historic structure located within the Elms Historic District, Boarding House Historic District or Hall of Waters Historic District. The term "recently and substantially" will be applied liberally by the Commission and awards committee.

The Preservation Award is intended to showcase exceptional projects in preservation, restoration and stewardship of structures within the City's historic districts. The Commission hopes that by recognizing exceptional works, it will encourage more quality restoration and preservation as well as provide an opportunity to educate the public on some of the more outstanding historic structures within the City.

Projects that may qualify for an award are projects that restore a historic structure that may be in disrepair or vacant/abandoned, restoring the structure to its former glory. Projects can be nominated by the property owner, tenant, contractor or the passer-by. Eligible projects are those that have complied with the City's Certificate of Appropriateness (COA) process (where applicable).

The selection process will be based on the following general criteria:

- The project's ability to serve as a model example for historic preservation
- Application of the Secretary of Interior's Standards for Rehabilitation
- The overall quality of the work performed on the structure

Nomination Forms are available at City Hall or can be downloaded from: <https://cityofesmo.com/>

The awards program nomination period is: June 7 – June 29, 2019

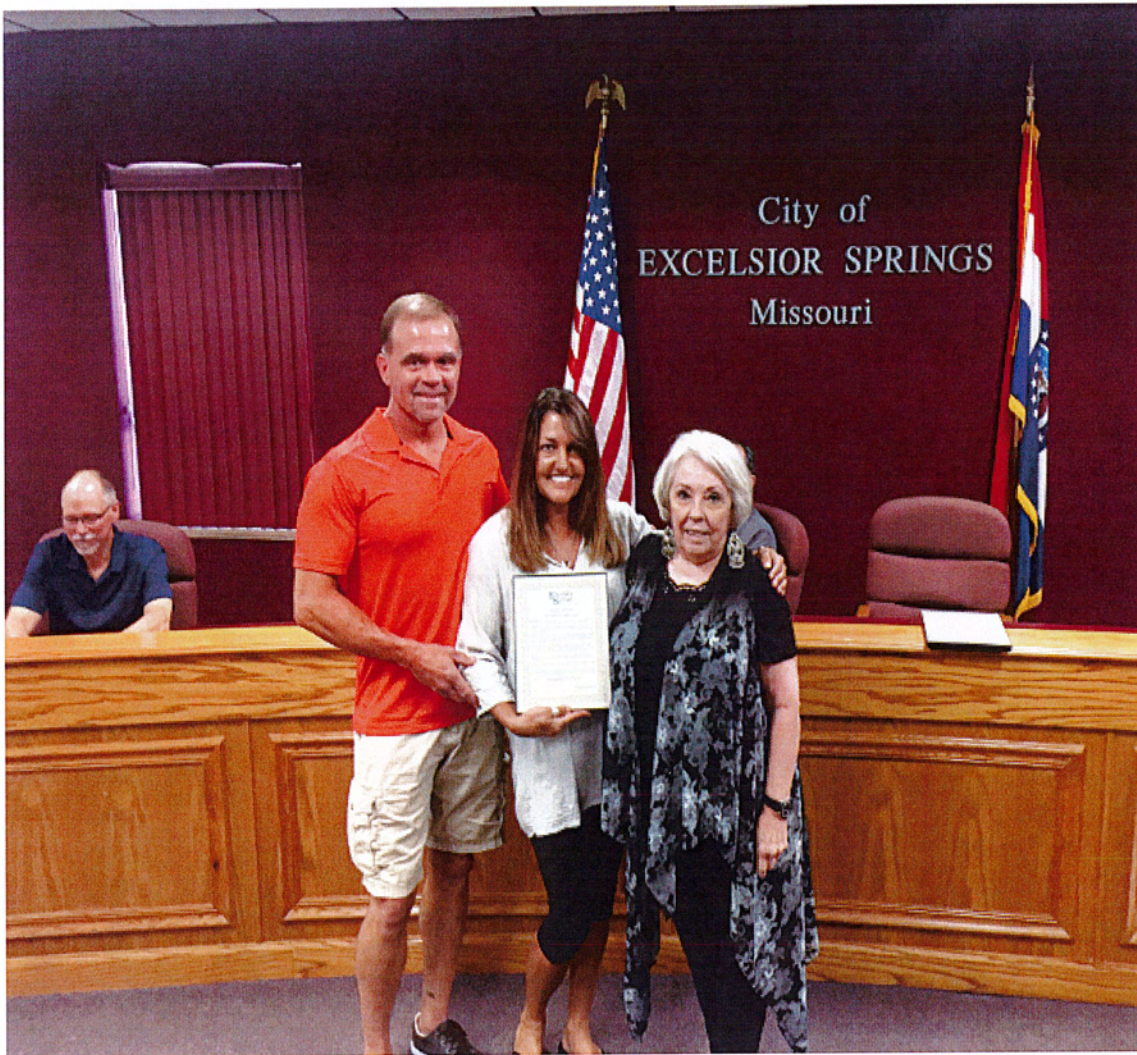
The Preservation Awards ceremony will take place on July 10, 2019 at the Excelsior Springs Historic Preservation Commission meeting at the Council Chambers, Hall of Waters.

YOU'RE INVITED

PLEASE JOIN THE EXCELSIOR SPRINGS HISTORIC PRESERVATION COMMISSION IN THE
RECOGNITION OF THE 2019 HISTORIC PRESERVATION AWARDS FOR
OUTSTANDING HISTORIC PRESERVATION – RESIDENTIAL (PAYNE JAILHOUSE)
& OUTSTANDING HISTORIC PRESERVATION – COMMERCIAL (BRUNKE BUILDING)
ON WEDNESDAY, JULY 10 AT 5 PM AT THE HALL OF WATERS IN THE COUNCIL CHAMBERS.
THERE WILL BE A BRIEF PRESENTATION TO AWARD RECIPIENTS.
REFRESHMENTS WILL BE SERVED.



Outstanding Commercial Project: Gary and Kim Sanson



Outstanding Residential Project: Mark & Anna Spohn



6. Comprehensive Preservation Plan/Preservation Component to City Masterplan:

This may be addressed by a brief discussion of any revisions that have been made to the comprehensive plan submitted as part of the certification request, or submit a copy of the revised document if not previously submitted to the SHPO.

No revisions in 2019

7. Historic Properties Inventory:

Identify all individual properties that have been added to the historic properties inventory, either individually or as components of a district, since transmittal of your local community's last CLG Annual Report to the SHPO. Indicate if the properties were identified as a local project or as part of a Historic Preservation Fund (HPF) grant project.

Property	Address	Property Type	Local/HPF
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None in 2019

8. Historic Preservation Incentives:

a. Local Tax Incentives Program:

During the reporting period, did your local government have a tax incentive program/process under local law that could be used to benefit (directly or indirectly) historic properties? If yes, please give a brief description of the tax incentive program and how many historic properties your local government assisted during the current reporting period.

The City of Excelsior Springs has been using the Chapter 353 tax abatement program for areas which include two of our historic preservation districts. The program has been a success with 4 commercial properties using the program in the past year and two residential properties using the program. We have six commercial and one residential project underway that will be using the program in the next year.

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

During the reporting period, did your community have a local government-funded grants/loans program that could be used for rehabilitating/restoring/preserving historic properties? If yes, please give a brief description of the bricks and mortar program and how many historic properties your local government assisted during the current reporting period. No

9. Local Property Acquisition Program:

During the reporting period, aside from eminent domain, did your local government have a program that could be used to acquire (and/or help others acquire) historic properties in whole or in part through purchase, donation, or other means? If yes, during this reporting period, how many historic properties did your local government acquire (and/or help others to acquire) in whole or in part through purchase, donation, or other means?

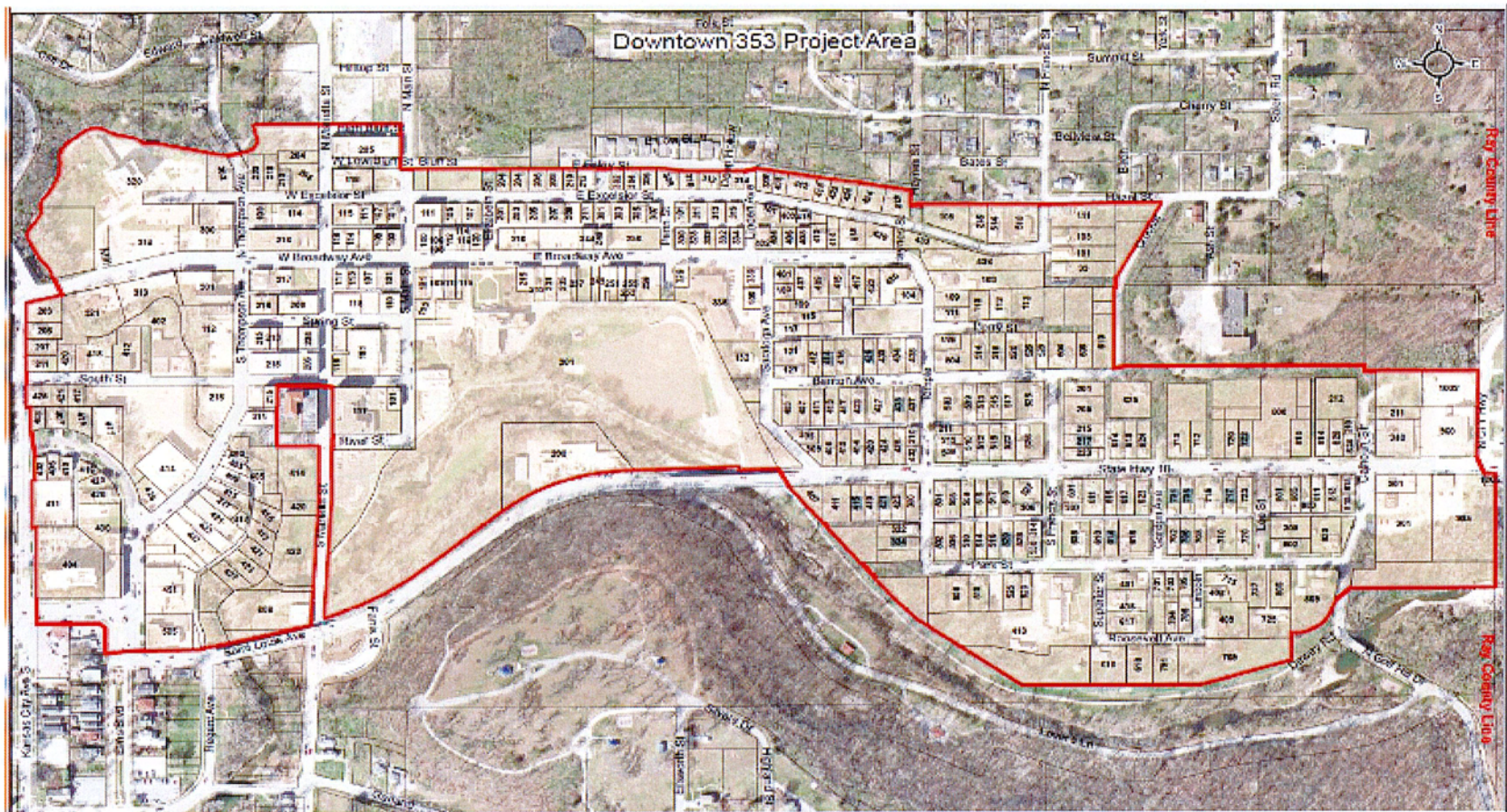
The City of Excelsior Springs is willing to assist with acquisition of Historic Properties. Property owners who are interested in selling their property could partner with the city; the city may have a list of people who have expressed interest in the community, we could assist with formulating potential re-use strategies or incentives that might assist with completing a project. The City could assist with evaluating proposal received. The City's goal would be to ensure properties would have consistent plans with the surrounding neighborhoods, buyers have a realistic understanding of the financial needs to complete improvements and assistance that might be available to be successful.

Per City Manager: Molly McGovern

While the city has a process for relinquishing city-owned properties, we have done so with several city-owned properties within our historic districts. The City has an East Broadway redevelopment project that includes a number of vacant lots and vacant multi-family and single family homes that they have under a redevelopment agreement. In 2018, work began on 407 E. Broadway and the home is nearing completion and will be ready to be sold as a single family home. Around the corner from this property is a vacant lot that was provided to a neighboring lot in a redevelopment agreement where the property owner was restoring a home to be used as an Airbnb and the vacant lot will be used for better parking access.

The city vacated the old community center in recent years and it has set empty. It was acquired this year by a local family that has moved a business, Interface, into it. The building has had significant work completed on it and has been brought back to life.

10. 353 Tax Abatement map for Excelsior Springs, Mo



City of Excelsior works to clean up Wyman property

Kimberely Blackburn, Managing Editor

Excelsior Springs Standard, Friday, November 30 2018

As city workers work to increase the safety and security of the Wyman School property, work continues on The Royal.

Melinda Mehaffy, economic development director, said the city acquired the Wyman property because of a vast amount of vandalism. She said the building remains vacant because many interested parties underestimate renovation cost. "It's a large building in our community that we needed to have some control over," she said. "We experienced other individuals purchasing property thinking they're getting a great deal with little thought to what the renovation cost is for these buildings."

Mehaffy said she estimates the cost on the 96 window and door openings alone to exceed \$100,000. In the past, vandals removed the building's radiators and threw them down the stairs causing tens of thousands of dollars in concrete work.

After the city recently received a letter from a community member advising the owner should clean up the property, they Mehaffy said they decided they should serve as an example. She said the city decided to clean up the property to show how properly boarded up buildings should appear. The work also helps relieve security issues city workers have battled with the property. The Excelsior Springs Police Department routinely must remove individuals from the property, thus putting a drain on city's resources, Mehaffy said.

Cory Wartner with code enforcement said they employed a local contractor to clean up all the yard, remove all the brush around the building and take down the vines growing on the building. They painted the boards to help them best stand up to the elements. City workers currently work to board up all windows and doors to keep out not only the elements but wildlife and vandals as well.

The project alone will cost the city approximately \$10,000, but Mehaffy said because the work must be completed, they want to do it correctly. They did this, she said, so the work will stand up to time and they will not have to complete it again. The city will also ask for proof renovations will be completed to those interested in acquiring the property. Mehaffy said the city will require not only proof of financials but a plan of how interested parties plan to use the building.

The city must take a different approach in the enforcement of renovations going into The Royal because the city never owned the property. After officially designating The Royal as a dangerous building, the city required the owner to submit a remediation plan containing specific dates certain work will be completed.

In the remediation report, the owner agreed to secure construction permit and contractor's license by Nov. 16 and fence off the building by Nov. 21. Mehaffy said the owner completed this work according to schedule. Wartner said the fence going up serves as an indication work began on the property.

The structural engineer's report will be obtained by Friday, which will determine the structural stability of the building. The owner agreed to begin boarding up all windows and doors this week. They will do so with a Plexiglas material to allow for natural light in the building while renovations continue. According to the agreement, this work will be completed Dec. 17.

The fire escape must be removed by Dec. 21. Wartner said the latter currently appears to be falling off the building and must be secured. Work on the existing porch will begin this week and will be completed in 90 days. Estimates on the completion of the remainder of the renovations will be determined after the owner completes the renovations on the porch.

Mehaffy said the owner could not obtain a copy of the building's original plans. This required them to employ an architect to complete plans on the building. As of Nov. 14, Mehaffy said the plans show an 80-85 percent completion. She said the city asked the owner to submit completed plans by Dec. 1. This will allow city staff to fully review the plans before they go before the Historic Preservation Commission. Mehaffy said she estimated it to go before the commission in January.

Historic Preservation Commission hears update on Royal work

Kimberely Blackburn, Managing Editor

Excelsior Springs Standard, Friday, December 14, 2019

At Wednesday's Historic Preservation Commission meeting, members heard an update on renovations to The Royal and approved certificates of appropriateness on other projects.

Melinda Mehaffy, economic development director, said as workers continue removing the roof of the existing porch, the deterioration of the existing columns became evident. As workers secure the columns on Marietta Street, the need will soon arise to close off part of the street, she said. The columns go higher getting closer to River Street, requiring workers to use part of Marietta Street in their stabilization process. Mehaffy said staff currently works to find a solution for the existing traffic. The timeline showed the removal of the fire escape to be completed by Dec. 21. "I do not anticipate we'll hit the deadline of Dec. 21st for fire escape removal," he said. "But we're working on it."

City staff toured the building with the structural engineer and architect Wednesday. Mehaffy said they will receive the structural engineer's report back. Workers should also begin the process of securing all openings to the building soon, she said. Restoration also continues on the porch.

The commission also heard requests for a new clothing store going in at 461 S. Thompson. Emily Brown applied for approval for the signage of her new clothing store Bluebird Couture. Beth Anne Cordova applied for approval for her commercial sign at 401 St. Louis Avenue. Also during the meeting, Victoria Pelis applied for the approval to replace the windows and front door at a private residence located at 608 Benton Avenue. The commission approved all measures. The Historical Society Commission will hold its next scheduled meeting at 5 p.m., Jan. 9 at the Hall of Waters.



Museum installs LED lights in project with Ameren

Excelsior Springs Standard, Friday, December 14, 2019

The installation of new LED lighting is expected to reduce The Excelsior Springs Museum & Archives electric bill by about \$100 a month going forward. After the installation, board member Darryl Coutts commented that he had never realized there was anything green in “The Angelus” painting—the new lighting allows the true colors of the painting to be revealed.

Photo by Kathy Duncan, Museum Docent

Royal improvements stall, city squeezes

Kimberely Blackburn, Managing Editor

Excelsior Springs Standard, Friday, March 15, 2019

With the winter weather stalling work on The Royal Hotel, work diverts from previous plans due to an issue found by the structural engineer.

Melinda Mehaffy, economic development director, said the recent structural engineer report revealed damage caused by water infiltration that must be addressed. "Once they get the roof done and they can do some of them demo of the upper floors so that they can see what they are working with on the underside of the roof, that will help direct how the rest of the construction is going to go," she said.

The city stays in contact with those involved in the project through emails and postal service deliveries. Mehaffy said the city uses certified mail delivery for documentation purposes due to the site's dangerous building designation. The city issued a dangerous building designation in November requiring the owner to submit a timeline of work to be completed. Mehaffy said at this point, the developers have not met all their timeline obligations. The city continues to ask for updates, she said.

According to the timeline provided to the city, the owner agreed to begin boarding up all windows and doors beginning in November. According to the agreement, this work was to be completed Dec. 17. The fire escape was also to be removed by Dec. 21. The developers discussed the possible need to close a portion of Marietta Street to fix the brick columns located on the building's east side.

Mehaffy said they have since determined a alternative solution that will not require the closure of the busy street. The recent winter weather halted work on the building, she said. With the rise in temperatures, Mehaffy said she thinks the community will begin to see progress.

Mehaffy said she stays in contact with Kris Woods of WGN Architecture as Wayne Reeder, the owner of the building, often vacations out of state during the winter months. The city's main concern is the structure and stability of the building, Mehaffy said. They will continue to push the developer to get as much work done as possible to ensure the safety of the Excelsior Springs community. "Our responsibility is to the safety of our citizens and to guests and individuals in our community," she said.

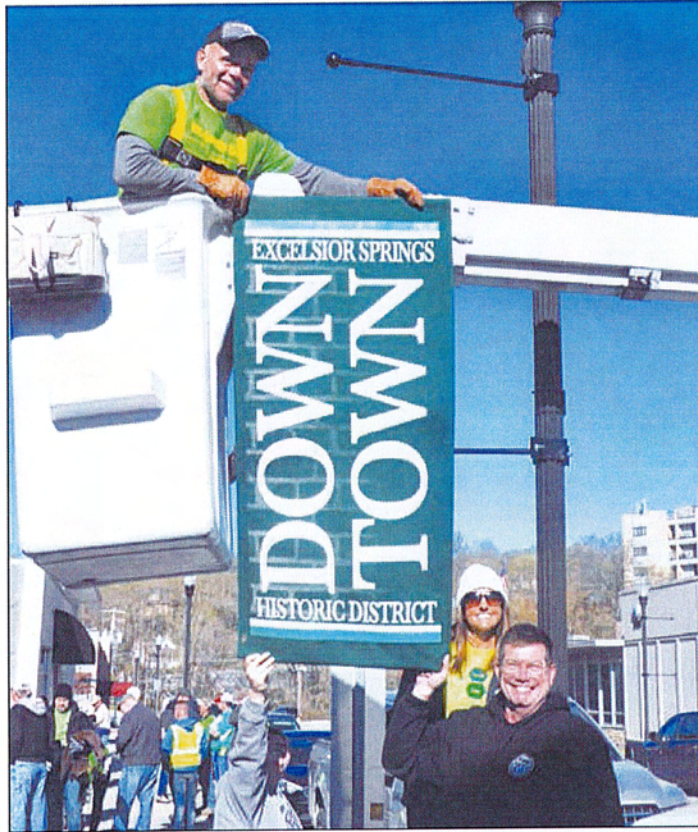
DEP maintains accreditation status

Excelsior Springs Standard, April 19, 2019

Downtown Excelsior Partnership recently became a nationally and state accredited Main Street community again following a program visit from representatives of National Main Street Center and Missouri Main Street Connection. This accreditation represents the highest level a downtown revitalization program can achieve.

To receive National and State Accreditation status, a community must meet or exceed the 10-point criteria established by the National Main Street Center, a subsidiary of the National Trust for Historic Preservation. The organizations used these criteria across the country to recognize high achieving Main Street programs.

The 10-point criteria cover various aspects of revitalization work that help create a sustainable, community-driven Main Street program. These criteria ensure broad-based community support for the program, a strong historic preservation ethic, active Board of Directors and committees, as well as other technical aspects that help the program function at a high level.



development through the Main Street Four-Point Approach®.

“Missouri Main Street Connection works diligently to equip our communities with the tools they need to revitalize their historic districts and make them the economic and cultural heart of their community once again,” Roten said. “Achieving Accredited status showcases that Downtown Excelsior Partnership is realizing this goal through their work and doing so at an elevated level. We are proud of all they have accomplished.”

Pictured are Gary and Kim Sanson, along with Neil Wilkerson, who worked to hang Downtown Excelsior Project’s banners throughout the downtown.

“The community commitment to supporting the Downtown Excelsior Partnership is a phenomenal accomplishment,” Gayla Roten, MMSC State Director, said. “From the dedicated volunteers to the supportive merchants, to the new businesses just opening up – great accomplishments are occurring.”

The accreditation process includes a self-evaluation and submission of materials from the program that support their work for each criterion. A site visit follows with meetings with program staff, board, committee members and city officials. Program officials said they describe a Missouri Main Street community becoming accredited as a critical moment. However, they said they describe the community maintaining the accreditation status once it has been earned as just as important.

Throughout 2018, Downtown Excelsior Partnership saw public and private investments of over \$2 million in the historic district from nine projects. The district also saw a net gain of 15.5 new jobs. Additionally, volunteers for Downtown Excelsior Partnership donated 2,418 hours of their time.

The Missouri Main Street Program helps to create vibrant communities across the state. The program bases this effort on recent studies showing empowering individuals to develop their downtown motivates high achievement. Revitalized downtowns where people want to live, work and invest make the state economically stronger. The National Main Street Center and Missouri Main Street Connection’s goals include encouraging preservation-based economic

Fire damaged apartment building to be demoed

According to Economic Development Director Melinda Mehaffy, a local apartment building damaged by fire in August, 2018 will be demolished in May. She said the owner of the building, located at 514 South Kansas City Ave. recently hired a demo company to take down the building.

Authority discusses Hall of Waters improvements

Kimberely Blackburn, Managing Editor
Excelsior Springs Standard, May 17, 2019

The Capitol Improvement Authority met Monday to discuss improvements to the Hall of Waters.

Steve Marriott, director of Administrative Services, brought a measure before the authority requesting \$168,740 to create construction documents for the building's heating, ventilation and air conditioning unit.

"Staff has been working with the Hall of Waters Steering Committee to determine what direction to take on various items impacting the Hall of Waters. Over the past several years the City has worked with W.L. Cassell Engineering Associates, Inc., to survey the Hall of Waters and determine what type of HVAC system would best meet the needs of the building," he said.

He said they worked with the goals of to ensure the proper pressurization and ventilation of the building, to minimize impact to the building, to have a coordinated effort to cause other improvements in the vicinity where the work on the HVAC system's construction (i.e., asbestos removal) and to ensure that all efforts build upon themselves.

City Manager Molly McGovern said when she began her job with the city, she encountered a contract to create the documents with another firm. After speaking to all parties involved, she said she determined the contract should be canceled. She said in the Spring of 2017, she asked the authority to allocate the remaining funds of the contract to perform a study into the best solution for the building.

Marriott said at this point in time we are ready to contract with Strata Architecture and Preservation to design a replacement HVAC system for the Hall of Waters. Strata will serve as the project manager on the project. The project team will also include W.L. Cassell Engineering Associates, Inc., Structural Engineering Associates, Inc. and Construction Management Resources.

Tray Harkins said they must also consider how they will fund the final projects. He said the city can fund study after study, but at some point, the work must be completed.

Reggie St. John said he thinks the City should get down to business.

"We've been messing around with for a while," he said. I've heard about this for several years."

McGovern said these documents will allow the city to go out for bid to have the work completed. She said the chosen system can be installed in increments, allowing them to complete the work at different times as funds become available. She said the City can also decide to move their offices, but they must then determine how to preserve the HoW.

Harkins said the installation price tag of final project will come soon. He asked if the City does not occupy the building, could it be eligible for grants. Lyndsey Baxter said they would have to go into private ownership to qualify for private funding. McGovern said unless the organization occupying the building creates jobs, grants really won't be available.

McGovern said the City can create a for-business entity to attract tenants and thus, qualify for the grants, but the city can't occupy part of the building. In order to attract tenants, the HVAC must be repaired.

McGovern said the City plans to move Community Development to the space occupying the Municipal Court and move them to the bank building. Harkins said maybe they should use these funds to finish out the bank building and move everything there.

Baxter said if the HoW's doors close to the public, Excelsior will see a major change in its heritage tourism "There's almost 10,000 people per year to that specifically come just to visit this building that are not going to be coming to Excelsior Springs anymore to spend their dollars in our community," she said.

Marriott said that will also result in the continuing deterioration of the building.

Harkins said he would hate to not have the building, but they must consider how they plan to pay for all the repairs.

The authority decided to table to measure for further review.

EPA region seven holds regional conference in Excelsior

Kimberely Blackburn, Managing Editor

Excelsior Springs Standard, June 7, 2019

The Environmental Protection Agency, region seven, comprised of members from a four-state region met at the Hall of Waters Tuesday to help City officials brainstorm new ideas on how to repair the historic building.

Building Superintendent T.R. Kennedy led the group, who held their regional tour in Excelsior, on a tour throughout the building. As Kennedy pointed out existing damage to the building, members discussed possible solutions to raise the funds needed to perform the needed repairs and possible new uses for the space.

City Manager Molly McGovern said the building requires extensive renovation, including the restoration of the steel frame entrance systems at the north and west exterior doors into the building.

City officials said as deterioration and rusting of the frame continues, “rust jacking” occurs. “

This is bowing the frames and making the operation of the existing contemporary aluminum doors difficult,” paperwork provided by the City said. “The purpose of the project is to have both entrances operational.”

The city received bids to perform the work, which could cost the city upwards of \$100,000 per door to complete. Construction companies did not submit exact bids due to the needed investigation into a portion of the project, including the restoration of the upper portion of the frame. This portion of the project would require the repair of historic glass.

“The mirrored glass installed in the transoms is unique,” the bid said. “Several pieces are cracked. This may not be able to be replicated in a satisfactory manner and may need to be reinstalled.”

Depending on the outcome of the contractor’s investigations, the cost to repair this portion alone could cost from \$5,000 to \$50,000 per door.

McGovern said her ultimate goal involves moving all city offices to the bank building on the corner of Thompson Avenue and South Street. The bank building does need extensive repairs as well, she said.

She said they would then lease the HoW space to be used in a more appropriate manner. During the tour, she said owners of a spa have expressed interest in leasing the space, but the City must be able to guarantee the heating, ventilation and air conditions unit to be operational before leasing the space. Because the tenants would create employment opportunities for the area, the city could apply for grants to perform further repairs to the building.

Members of the group provided additional leads on new possible grant opportunities to help proceed with the project and reduce the need for Capital Improvement dollars to be used for the restoration of the building.

Commission creates Historic Preservation Awards

Kimberely Blackburn, Managing Editor

Excelsior Springs Standard, Friday, June 7, 2019

The Excelsior Springs Historic Commission recently announced the creation of the Excelsior Springs Historic Preservation Awards Program to “celebrate the outstanding preservation projects that are recently and substantially completed in the City’s historic districts.

Councilwoman Sonya Morgan said the community created the city's three historic districts to help preserve the unique historical story they tell in Excelsior. "By placing them on a local register or a national register, we've said these places are special, they're unique in character," she said. "These neighborhoods create a story or an atmosphere that is part of what we want to retain and keep here and be able to tell to visitors to our community."

The city began surveying their historic properties, she said, after they entered into a partnership with the state under the certified local government program. After bringing in a consultant to develop a survey plan for the community, they determined several different areas of the community with historic potential.

Morgan said the Commission began work to designate the most historic buildings, including St. Luke's Episcopal Church, the Carnegie Library, Clay County State Bank (now the Excelsior Springs Museum & Archives), Hall of Waters and Elms Hotel to a local landmarks register, prior to the Certified Local Government program. With the help of the CLG program, it became apparent they should designate entire historic districts.

"It just made more sense to designate historic districts then try to do all these properties individually because they all have a unique historic story that they tell in our community," she said.

Melinda Mehaffy, economic development director, said the Historic Preservation Awards will be given to the most outstanding commercial and residential projects. Private citizens, organizations, businesses or any one group who recently preserved a commercial or residential historic structure located within city's historic districts will be eligible for the award. Excelsior's historic districts include the Elms Historic District, Boarding House Historic District or Hall of Waters Historic District. The term "recently and substantially" will be applied liberally by the Commission and awards committee, she said.

Mehaffy said the commission intends to showcase exceptional projects in preservation, restoration and stewardship of structures within the City's historic districts with the award. "The Commission hopes that by recognizing exceptional works, it will encourage more quality restoration and preservation, as well as provide an opportunity to educate the public on some of the more outstanding historic structures within the City," she said.

Projects can be nominated by the property owner, tenant, contractor or simply the passer-by from June 1-21. Mehaffy said projects that restore a historic structure in disrepair or vacant or abandoned to its former glory may be eligible for the award. She said eligible projects are those that have complied with the City's Certificate of Appropriateness process where applicable.

The selection process will be based on the project's ability to serve as a model example for historic preservation, application of the Secretary of Interior's Standards for Rehabilitation or the overall quality of the work performed on the structure Nomination Forms can be found at the Hall of Waters or at cityofesmo.com.

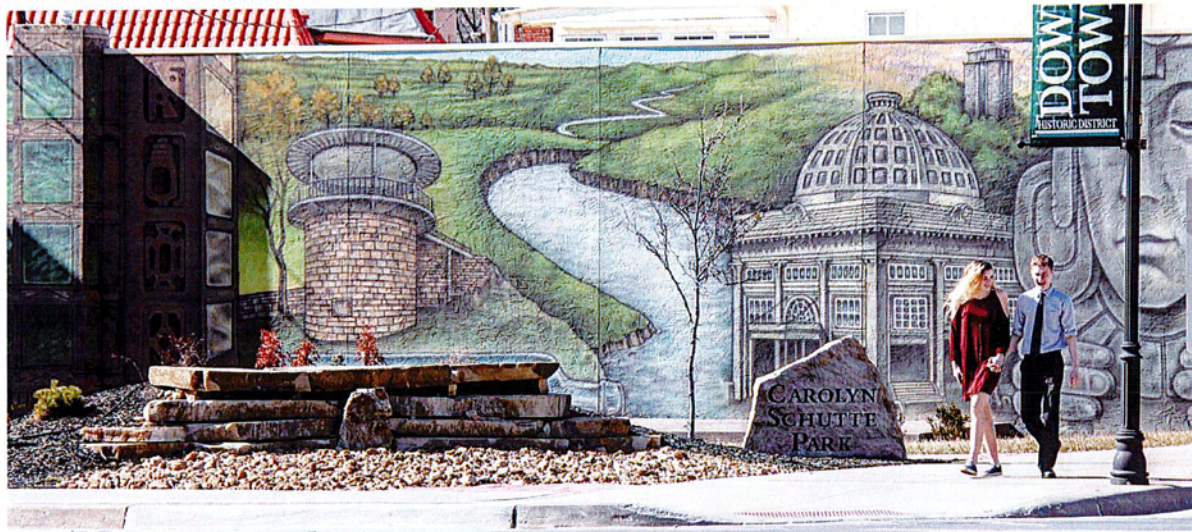
The Preservation Awards ceremony will take place on July 10 at the Excelsior Springs Historic Preservation Commission meeting at the Council Chambers, Hall of Waters. Mehaffy said the historic fabric of the community provides a large impact to Excelsior's tourism economy.

"The preservation of our historic buildings is important for a twofold reason, 1) it protects the architectural integrity of the district in which the property is located and 2) through the renovation of these properties we are seeing improved market values," she said.

Hometown gives artist a chance to follow his dreams

Brooke Beasley, Community Reporter

Excelsior Springs Standard, Friday, June 28, 2019 | Photo by Kevin Morgan



An Excelsior Springs native makes a career following his passions by starting his own painting company.

Jacob Duncan grew up and graduated from Excelsior. Duncan moved to Lawson with his family, and after a few career changes, started his own mural painting business, Kansas City Airbrush. Duncan typically uses airbrushing techniques. Duncan said he learned how to use an airbrush to paint at a job he had at a theme park painting T-shirts. He moved to automotive painting for a few years before deciding to paint murals.

"I decided I wanted to use my skills to do something big and was lucky enough to have people in Excelsior Springs, where I grew up, who were willing to give me a chance," Duncan said. Duncan said he's done many outdoor murals for Excelsior Springs, Lawson, Raymore and Chillicothe.

recently. He also does indoor murals for local businesses. He said his favorite piece he's done is in Excelsior Springs though. Duncan painted the Carolyn Schutte Park mural. He said it was very fun and meaningful.

Duncan said his biggest job so far was in downtown Chillicothe. The area of the wall the mural was painted on was close to 2000 square feet. He said that it was the "hardest job" he's had to date.

When he's not working, Duncan spends time with his family and plays in a band. Duncan married his wife Jessica Church-Duncan over 15 years ago. Together they have two children. He plays guitar in a local band, JD and The Chasers. Playing along with Duncan in the band is Robert Mawby, Marie Mawby and Matt Curtis. According to their Facebook bio, the band plays "high-powered blues, raucous funk and a-rockin' little combo from Guitar Town." The band will be playing at the Lawson Picnic and the BBQ on the River in July.

Duncan said he feels improving himself can be one of the most important parts of keeping his artwork going and successful. "I feel it's important for me to push myself past my boundaries," Duncan said. "I enjoy all the different challenges that each mural presents." Duncan said a quality that assists him in always pushing himself is his curiosity. He said that if he had to choose one word to describe himself, it would be curious. He said he's always trying to keep learning new things.

One thing Duncan said he's recently improved on is the lasting coverage of his art. He said that with what he's learned he wants to put into his previous art. He's planning to start working on restoring some of his earlier work later on in the year. One of the first murals he wants to restore is the Ventana Grill.

Duncan said he loves helping to bring peoples art dreams to life. He said for a mural, he typically charges between \$5-\$7 per square foot, plus materials and lift rental fees, depending on the situation. He also occasionally draws tattoos for people, along with other random art projects. "I love Excelsior Springs," Duncan said. "I hope to keep serving the community for years to come."

A tale of two families: preserving Excelsior's past

Kimberely Blackburn, Managing Editor

Excelsior Springs Standard, Friday, July 26, 2019

The Excelsior Springs Historic Preservation Commission announced the winners of its inaugural Historical Preservation Awards Wednesday.

For the winners, however, their reward doesn't come from awards, but from helping restore part of Excelsior Springs to its former glory.

Gary and Kim Sanson won the 2019 Commercial Preservation Award for their work restoring the Brunke building on South Thompson Avenue. Gary said they just act as caretakers for the history of the buildings they restore.

"To preserve and save history in this town means a lot for our town," he said. "It's not just about us, it's about the whole downtown."

Kim added this award along with the couple's ongoing projects simply inspires them to do more to help benefit the community.

"Actually, it's not about us at all at all," she said. "We have fun going it and the huge payback is our community gets the benefit of it."

Mark and Anna Sue Spohn won the residential award for their work on the Payne Jailhouse Bed and Breakfast.

Mark Spohn said winning the award means a lot to the couple. "It's very rewarding after spending that much time and energy," he said.

THE BRUNKE BUILDING

Gary Sanson said they the couple acquired the building after speaking to John and Vera Brunke in 2017. After learning J.J. Newberry once owned the building, he said he began researching its history. After seeing a historical photo of the building, Gary realized the building did not originally come with the existing siding.



After removing the siding, Sanson discovered some of the building's rosettes to be damaged. Kim said Gary created his own mold to replicate six of the rosettes. After molding the new rosettes, Gary said he asked fellow Excelsior resident Don Collins to paint the rosettes with the original paint colors.

While they kept the historical integrity of the property, the couple said they also upgraded many of the building elements, including installing a new heating, ventilation and air conditioning unit. They also replaced the roof and upgraded the building's lighting to LED.

"It's updated but yet at the same time, it's got its historical value," Gary said.

A proclamation issued by the HPC said board members selected the Sansons for the honor due to their work on the Brunke Building showing "exceptional projects in preservation, restoration and stewardship of structures within the

City's historic districts."

"Whereas, the Brunke Hardware building located at 423 South Thompson Avenue has been a business property in our community for more than 100 years and was closing its doors in 2017," the proclamation said. "Gary and Kim Sanson, as community investors and developers within the community understood the importance of preserving the building and its historical significance; and Whereas, the Sansons' love of preservation led them to invest more than \$75,000 in the restoration of the façade of the building and in replacing mechanical components of the building to secure its future; and Whereas the Brunke Building remains an important business property in downtown Excelsior Springs."

PAYNE JAILHOUSE BED AND BREAKFAST

Mark Spohn said he and his wife looked at other buildings for their bed and breakfast but never found one they both loved until they looked at Bill Payne's old home.

Payne built a jail cell in what now contains the couple's kitchen. Payne's wife, Edna, would check on the inmates each morning, Mark said, and would cook them breakfast.

"And I said, 'See, it was always a B and B from the get-go,'" Mark said laughing.

After a fire destroyed much of the interior of the home, the city boarded it up and slated it for demolition. Mark said he and Anna Sue looked at the buildings while still boarded up and decided to undertake the huge project. Mark said they purchased the property to rehab in July 2014 and opened in 2016. The couple's home now includes the Wall of Fame in the couple's dining room, where each guest eats. The couple asks each guest to sign the wall and the wall now includes messages in Japanese, Portuguese, Chinese, along with a message from Jean Luc, a French gymnast who competed in the 1984 and 1988 Olympics.

According to Mark, the building now enclosing the bed and breakfast used to simply be the garage. Payne then divided the garage into sections, making an apartment for a young couple who recently married and didn't have a place to go. The couple's daughter still visits the bed and breakfast from time and time and will stay in the now Caribbean Room, the apartment where she lived for the first two years of her life.



Payne then later built the second-floor apartment for Payne's sister, whom everyone simply called Aunt Florence.

Mark said he attempted to refurbish and keep as many original elements of the original structures as possible. He said these elements help tell the story of the building. For example, he kept the bathtubs in the bed and breakfast's upper-level that said 1958 Elgin. He kept as much of the original trim as he could and the wood floor.

"As much as possible ... I tried to tell the story of the era with some updates," he said.

According to the proclamation issued by the HPC, the board members chose to honor the Spohns for helping in the "renovation and redevelopment of the historic fabric of our community."

“Whereas, Mark and Anna Sue Spohn, owners of Payne Jailhouse, purchased a property at 426 Concourse Avenue that was vacant and in disrepair and have renovated and restored the Jailhouse to its former glory having saved an important historic building in our community’s history; and Whereas, the Spohn’s have opened a Bed and Breakfast at 426 Concourse Avenue and reside at the property,” the proclamation said.

The Sansons and Spohns received their awards at the HPC meeting at the Hall of Waters. Economic Development Director Melinda Mehaffy said the HPS taking time to recognize the hard work and investment individuals make in the City’s historic district pleases her.

“The work they’re doing is helping to not only raise their own property values, but the property values of those around them, which is incredible important for the entire community,” she said.

City awarded over \$20k in historical preservation grants

Excelsior Springs Standard, Friday, August 16, 2019

The National Historic Preservation Act of 1966 authorizes a program of Federal matching grants known as the Historic Preservation Fund. HPF provides funds to state historic preservation offices to assist in carrying out preservation activities. Missouri State Historic Preservation Office awards a minimum of ten percent of their HPF monies for exclusive use by Certified Local Governments. In FY2019, the department awarded approximately \$210,000 in grants in two separate cycles.

The City of Excelsior Springs received word that they have been awarded \$20,226 in grant funds for two projects.

The City received \$6,000 to produce an educational series that will provide training for homeowners, education for Realtors and real estate offices that sell homes within our historic district and to investors in historic districts. The City has a survey on its website to assist in identifying what training is most needed by property owners. Individuals can take the survey by visiting link cityofesmo.com/index.php/hpc-survey/.

The remaining \$14,226 in grant funds are for revisions to the design guidelines for the City’s three historic districts. The revision will allow the City’s Historic Preservation Commission that oversees the design guidelines within the three historic districts to utilize a set of common residential guidelines and common commercial guidelines. These grant funds are used to hire professional consultants that will work with the city staff and members of the Historic Preservation Commission to develop the guidelines.

Programs must be completed by July 2020. The City’s match includes staff and volunteer time, supplies and services.

City discusses development deal for Wyman School

Kimberely Blackburn, Managing Editor

Excelsior Springs Standard, Friday, September 27, 2019

The City recently entered discussions with the Building Development Corporation for possible development on the Wyman school property. In a letter submitted to the City Council Special Session held Wednesday, Sept. 25, City Manager Molly McGovern said Michael Snodgrass with BDC currently prepares a grant application for the redevelopment of Wyman School. He plans to request Low Income Housing Tax Credits to assist in the redevelopment of the property. McGovern said Snodgrass expressed interest in the property over the last couple of years and now believes the project to be financially feasible because of Excelsior's Opportunity Zone designation.



"He has requested a Resolution of Support and Zoning Letter from the City as a condition of the application process," McGovern said in her letter. "He has engaged Alley Poyner as historic architects, and KVG to conduct the market study. Ryan Durant, with Denasis Group, will serve as co-developer."

Adrienne Fight, planner with BDC, said the project, titled "Lofts at Wyman School," consists of 33 units of mixed-income workforce housing. The project consists of 21 units built in the existing school building. These units will include one and two-bedroom units. The plan also includes 12, three-bedroom townhomes located on the existing parking lot. "This project is designed to provide safe, affordable housing for workforce families in Excelsior Springs," she said.

As the City prepared to hold a special City Council Meeting on Thursday afternoon, on late Wednesday afternoon, the applicant requested to pull the request to allow more time to work through planning issues.

The Council will consider the resolution at a future date. Melinda Mehaffy, economic development director, said the city will continue to work with developers to remove blighted properties from the community. "We, as a City, will continue to work with

applicants interested in the redevelopment of our vacant buildings," she said. "We recognize a value in reintroducing these properties with new life. Our ultimate goal would be to see properties that are blighted, dangerous or in disrepair become valuable once again."

HISTORIC PRESERVATION COMMISSION

Meeting Summary

October 10, 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, Betty Bissell, Rick deFlon, Marilyn Gerdes and Dennis Hartman.

ABSENT: Darryl Coutts and Sylvia Eales

STAFF PRESENT: Councilwoman Liaison Sonya Morgan, Molly McGovern, City Manager, 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 – September 12, 2018

Commissioner Adams made a motion to approve the September 12, 2018 meeting minutes. Commissioner Gerdes seconded the motion. Motion carried.

Vote: Motion passed 5-0-0

Yes: Commissioners Adams, Bissell, deFlon, Gerdes and Hartman.

No: None

Abstain: None

Item 4. COA's Administratively Approved Since Last Meeting

Melinda Mehaffy reviewed the list of COA's that had been administratively approved since the last meeting, which included the following:

- a. HPC-18-020 – 106 Saratoga – Roof
- b. HPC-18-028 – 259 E. Broadway – Roof
- c. HPC-18-022 – 528 Benton Avenue – Ramp removal and roof

Item 5. COA: HPC-18-021 – An application by Melissa Norton for a Certificate of Appropriateness for exterior alterations to the residence located at 103 Temple for exterior alterations such as removal of one door, new concrete drive, siding repair, replace deck, repair concrete stairs, retaining wall to replace rocks along drive, and repair of existing retaining walls at stairs, reroof, guttering, new window trim, repair existing windows and soffit, and painting, and the demolition of the 2-car garage outbuilding.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

The homeowner explained what they would be doing to the property at 103 Temple, explaining all repairs and improvements. The retaining wall along the driveway was discussed in length so all would understand the process of how the existing rocks would be used to build this retaining wall. Chairman Bissell asked for a motion.

Commissioner Hartman moved to approve the all exterior improvements at 103 Temple for Case No. HPC-18-021. Commissioner Adams seconded the motion.

Vote: Motion passed 5-0-0

Yes: Commissioners Adams, Bissell, deFlon, Gerdes and Hartman.

No: None

Abstain: None

Item 6. COA: HPC-18-023 – An application by Angela Snapp for a Certificate of Appropriateness for exterior alterations to the building located at 253 E. Broadway for an awning replacement, window signage, paint of door and trim, along with exterior lighting modifications.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Ms. Snapp explained the new awning and who would be making/installing it, along with the signage being on the inside of the front windows. The paint color was pointed out in the application.

Commissioner Gerdes moved to approve the exterior alterations to the building located at 253 E. Broadway for Case No. HPC-18-023. Commissioner Hartman seconded the motion.

Vote: Motion passed 5-0-0

Yes: Commissioners Adams, Bissell, deFlon, Gerdes and Hartman.

No: None

Abstain: None

Item 7. COA: HPC-18-024 – An application by Larry and Lisa Krause for a Certificate of Appropriateness for the residence at 403 Concourse for a new roof and exterior painting.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Mr. and Mrs. Krause explained that they would like to replace the roof with green shingles to take it back to the original shingle color. They also provided an example of the yellow paint color and the shake shingle material that would be used for a portion of the exterior.

Commissioner Hartman moved to approve the roof shingle color and paint color for the residence located at 403 Concourse for Case No. HPC-18-024. Commissioner Gerdes seconded the motion.

Vote: Motion passed 5-0-0

Yes: Commissioners Adams, Bissell, deFlon, Gerdes and Hartman.

No: None

Abstain: None

Item 8. COA: HPC-18-025 – An application by Kenny Manley for a Certificate of Appropriateness for the residence at 515 Benton Avenue for a variety of exterior alterations.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Mr. Manley provided each commissioner with a handout showing pictures of the various exterior items he would like to change. This handout provided the paint color, front door, porch lighting, a picture of the overhang that once was above the back door, and the existing shed. Mr. Manley explained that he would like to put the overhang back on the back of the home and would be painting the shed the same color as the home. Mr. Manley explained he would be adding gutters and making repairs to the roof.

Commissioner Adams moved to approve the exterior alterations/repairs for the residence located at 515 Benton Avenue for Case No. HPC-18-025. Commissioner Hartman seconded the motion.

Vote: Motion passed 5-0-0

Yes: Commissioners Adams, Bissell, deFlon, Gerdes and Hartman.

No: None

Abstain: None

Item 9. COA: HPC-18-027 – An application by The City of Excelsior Springs for a Certificate of Appropriateness for the demolition of property located at 410 East Broadway.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Molly McGovern, City Manager, began the discussion by passing out an arial view of the neighborhood to give the commissioners a better idea of the total project. Ms. McGovern explained each phase of rehab and explained the importance of the demolition of 410 East Broadway as part of a bigger renovation project.

Chairman Bissell explained that before a motion was made, due to previous discussions and meetings regarding this property, she would be abstaining from the vote.

Commissioner Adams moved to approve the demolition of the residence located at 410 East Broadway for Case No. HPC-18-027. Commissioner Hartman seconded the motion.

Vote: Motion passed 4-0-1

Yes: Commissioners Adams, deFlon, Gerdes and Hartman.

No: None

Abstain: Chairman Bissell

Item 10. Resolution of Support for Historic Preservation Grant.

Melinda Mehaffy explained that the City has applied for a Planning and Outreach Grant for Historic Preservation training. The grant is through the Missouri Department of Natural Resources. They have requested a resolution of support for the grant, from the Historic Preservation Committee.

Commissioner Gerdes moved to approve the Resolution of Support for the Historic Preservation Grant. Commissioner Hartman seconded the motion.

Vote: Motion passed 5-0-0

Yes: Commissioners Adams, Bissell, deFlon, Gerdes and Hartman.

No: None

Abstain: None

Item 11. COMMENTS OF COMMISSIONERS

Commissioner Gerdes updated everyone on the September 21st training in St. Joseph. She enjoyed the topic and learned a lot. Melinda Mehaffy agreed and advised the commissioners that after talking to a masonry expert, he confirmed that the museum repair is being done correctly.

Chairman Bissell asked if the staff had an update on the Royal. Melinda Mehaffy advised that the City is as concerned as they are about this project and are working with the property owner and taking next steps. As soon as Melinda has more information, she will update the commissioners.

Item 12. STAFF COMMENTS

Melinda Mehaffy welcomed Rich deFlon as a new committee member.

Melinda also updated the commissioners on the number of COA's they have reviewed this year. They have increased by approximately 300% and she wanted to thank them for their hard work.

Sonya Morgan advised the commissioners that Robin Curfman would be compiling the annual report for the Missouri Department of Natural Resources State Historic Preservation Office and may be requesting information.

Sonya asked the commissioners to look at the new HPC website and let her know if anything is missing or if they have any questions or concerns.

Item 13. ADJOURN

Meeting was adjourned at 6:18 p.m.

The next meeting of the Commission is scheduled for November 14, 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 Commission.

HISTORIC PRESERVATION COMMISSION

Meeting Summary

November 14, 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, Betty Bissell, Darryl Coutts, Rick deFlon, Sylvia Eales and Marilyn Gerdes.

ABSENT: Dennis Hartman

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 – October 10, 2018

Commissioner Gerdes made a motion to approve the October 10, 2018 meeting minutes. Commissioner Adams seconded the motion. Motion carried.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Item 4. COA's Administratively Approved Since Last Meeting

Melinda Mehaffy reviewed the list of COA's that had been administratively approved since the last meeting, which included the following:

- a. HPC-18-030 – 512 Elms Boulevard – Window Replacement
- b. HPC-18-031 – 112 S. Thompson – Roof Replacement and HVAC Repair

Item 5. COA: HPC-18-026 – An application by Rynanne Wilkins for a Certificate of Appropriateness for painting at the retail business located at 116 E. Broadway.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

The applicant asked that the commissioners also consider new signage that she is wanting for her business. Ms. Wilkins showed the commissioners pictures of the paint colors and her new sign.

Ms. Wilkins said the sign would be the old "The Mug" sign with a new face reflecting her business.

Commissioner Adams moved to approve the all exterior painting and new signage at 116 E. Broadway for Case No. HPC-18-026. Commissioner Coutts seconded the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Item 6. COA: HPC-18-029 – An application by Brian Harris for a Certificate of Appropriateness for a privacy fence, 8 ft. on the back line and 6 ft. on the sides of the yard and replacement of windows in the basement only, with vinyl windows, at 512 Elms Blvd.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Pictures of the already partially installed fence, proposed windows and paint colors were shown to the commissioners. The commissioners advised the applicant that the fence would be required to either be stained or painted. The applicant agreed to stain the fence and also agreed that after it was stained, if the color was not what the commissioners wanted, he would either restain or paint to their liking.

The Commission recognized that vinyl replacement windows were not usually advisable but in this case of persistent water damage and limited visibility of the basement windows, wood-clad vinyl windows would be acceptable.

Commissioner Coutts moved to approve a stained, 8' in the rear, tapering to 6' on the sides, wood privacy fence, the paint colors for the front porch and the replacement of the basement windows with wood-clad vinyl windows at the residence located at 512 Elms Blvd. for Case No. HPC-18-029. Commissioner Eales seconded the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Item 7. COMMENTS OF COMMISSIONERS

No comments at this time.

Item 8. STAFF COMMENTS

Melinda Mehaffy thanked the commissioners for their hard work this year.

Melinda reminded the commissioners of the Christmas celebration taking place downtown this Saturday and also the open house everyone was invited to by the Sanson's at 427 Benton.

Melinda also updated the commissioners regarding the progress of the Royal Hotel. She wanted them to be aware that the owner has plans to fence the property for safety and begin repairs to the porch area. She will keep them updated as things arise.

Sonya Morgan advised the commissioners that an HPC grant has just been made available and asked if they would be interested in apply for it and what they would like to use the grant money for. It was discussed and decided that they did want to apply for the grant and that if awarded, they want to use the money to redo the Historic Districts guidelines and make one set of guidelines to use for all current and future Historic Districts. Commission Coutts made a motion to approve, Commissioner Gerdes seconded. The motion carried.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Item 9. ADJOURN

Meeting was adjourned at 5:35 p.m.

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

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

HISTORIC PRESERVATION COMMISSION

Meeting Summary

December 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: Betty Bissell, Darryl Coutts, Rick deFlon, Sylvia Eales and Marilyn Gerdes.

ABSENT: David Adams and Dennis Hartman

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 – November 14, 2018

Commissioner Coutts made a motion to approve the November 14, 2018 meeting minutes. Commissioner Gerdes seconded the motion. Motion carried.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 4. COA's Administratively Approved Since Last Meeting

Melinda Mehaffy reviewed the list of COA's that had been administratively approved since the last meeting, which included the following:

- a. HPC-18-034 – 552 S. Kansas City Avenue – Roof replacement.
- b. HPC-18-036 – 103 Temple Avenue – Installation of driveway at 109 Temple Avenue.

Item 5. COA: HPC-18-033 – An application by Beth Anne Cordova for a Certificate of Appropriateness for a commercial sign for her business located at 401 St. Louis Avenue.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

The applicant contacted staff earlier in the day and apologized that she would not be able to attend the meeting.

Commissioner Gerdes moved to approve the new signage at 401 St. Louis Avenue for Case No. HPC-18-033. Commissioner Coutts seconded the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 6. COA: HPC-18-035 – An application by Victoria Pelis for a Certificate of Appropriateness for the replacement of windows and front door for her residence at 608 Benton Avenue.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report. Doug Explained that the staff had not looked at the Boarding House District Survey to obtain more detailed information on this property before writing their staff report and noted that staff had changed their recommendation and believe that approval for all windows to be vinyl windows to match the back two vinyl windows, would be appropriate, in this case.

The Commission recognized that vinyl replacement windows were not usually advisable but in this case because of the non-contributing historic factor of the property and the other renovations that have been done to the house in the past, this would be acceptable.

Commissioner Coutts moved to approve the replacement of all windows with vinyl windows and the approval of the new front door at the residence located at 608 Benton Avenue for Case No. HPC-18-035. Commissioner Eales seconded the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 7. COA: HPC-18-037 – An application by Emily Brown for a Certificate of Appropriateness for the signage and painting at her business at 461 S. Thompson Avenue.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Commissioner Eales moved to approve the new signage and painting at the business located at 461 S. Thompson Avenue for Case No. HPC-18-037. Commissioner Gerdes seconded the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 8. COMMENTS OF COMMISSIONERS

Commissioner Coutts invited everyone over to the Museum after the meeting to see the new lighting.

Chairman Bissell thanked the staff and council liaison for all their hard work this year.

Item 9. STAFF COMMENTS

Melinda Mehaffy thanked the commissioners for their hard work this year.

Melinda explained that Dubious Claims business is doing very well and they are needing to add a cooler to the back of the building and wanted to get their approval for the staff to administratively approval the cooler addition. The Committee agreed, as long as the staff makes sure all setbacks and other City requirements are met.

Melinda also updated the commissioners regarding the progress of the Royal Hotel. She wanted them to be aware that they are working on removing the front porch and will be needing to put up supports for the columns, therefore the road will be partially closed to accommodate this. Melinda also advised that a structural engineer did a walk-through of the building this afternoon with the City Inspector and Codes Inspector and that the City should have a report soon. She will keep them updated as things arise.

Sonya Morgan thanked the Commissioners for their hard work. It was also discussed that there is a training meeting scheduled for June 19-21, 2019, in St. Joseph, MO and that this would be a good event to get as many of the Committee together to attend, as possible.

Item 10. ADJOURN

Meeting was adjourned at 5:32 p.m.

The next meeting of the Commission is scheduled for January 9, 2018 at 5 p.m. at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

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

HISTORIC PRESERVATION COMMISSION

Meeting Summary

January 9, 2019, 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, Betty Bissell, Darryl Coutts, Rick deFlon, Sylvia Eales and Marilyn Gerdes.

ABSENT: Dennis Hartman

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 – December 12, 2018

Commissioner Gerdes made a motion to approve the December 12, 2018 meeting minutes. Commissioner Coutts seconded the motion. Motion carried.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Item 4. COA: HPC-19-001 – An application by Sandra Wheeler for a Certificate of Appropriateness for replacing existing green awning with a red awning and painting of trim at the business located at 115 E. Broadway.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Chairman Bissell asked the applicant if she had decided on a paint color for the trim. The applicant stated that it is probably going to be dark grey.

Ms. Wheeler asked if anyone had suggestions on another awning company that she could get a quote from and it was suggested that staff look into who did the awning at the old Brunke building and let the applicant know who did the job.

Commissioner Adams moved to approve the new awning and painting of trim at 115 E. Broadway for Case No. HPC-19-001. Commissioner Gerdes seconded the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Item 8. STAFF COMMENTS

Melinda gave an update on the parapet that had fallen from 120 E. Broadway. Mrs. Lodwick is managing the project and has met with a structural engineer and has scheduled a roofer and a mason is currently working on the building. Melinda will keep the commissioners updated on the progress. Melinda explained that she is putting together processes to handle such occurrences so we have a plan in place in the future.

Melinda also updated the commissioners regarding the progress of the Royal Hotel. She wanted them to be aware that there are concerns regarding the stability of the east wall on Marietta due to water infiltration. It has been decided to start work on the roof before going any further with the porch, so progress might seem slow at the moment but work is being done. She advised she will keep them updated as things progress.

Sonya Morgan advised the Commissioners that she was able to tour the new clubhouse at the golf course yesterday and that they are all invited for a tour next Tuesday, January 15 at 9:30 a.m.

Item 9. COMMENTS OF COMMISSIONERS

None at this time.

Item 10. ADJOURN

Meeting was adjourned at 5:25 p.m.

The next meeting of the Commission is scheduled for February 13, 2019 at 5 p.m. at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

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

HISTORIC PRESERVATION COMMISSION

Meeting Summary

March 13, 2019, 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: Betty Bissell, Darryl Coutts, Rick deFlon, Sylvia Eales, Marilyn Gerdes and Dennis Hartman.

ABSENT: David Adams

STAFF PRESENT: Councilwoman Liaison Sonya Morgan, Melinda Mehaffy, Economic Development Director, and Doug Hermes, City of Excelsior Springs Planning Consultant.

Item 3. Approval of Meeting Minutes – January 9, 2019

Commissioner deFlon made a motion to approve the January 8, 2019 meeting minutes. Commissioner Gerdes seconded the motion. Motion carried.

Vote: Motion passed 5-0-1

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

No: None

Abstain: Commissioner Hartman.

Item 4. Election of Officers

- a. Commissioner Gerdes made a motion to re-elect Betty Bissell as Chair of the Historic Preservation Commission. Commissioner Eales seconded the motion. Motion carried.
- b. Commissioner Eales made a motion to re-elect Dennis Hartman as Vice-Chair of the Historic Preservation Commission. Commissioner Gerdes seconded the motion. Motion carried.

Item 5: COA's Administratively Approved Since Last Meeting:

- a. COA: HPC-19-002 – 409 Ellsworth Street – Cell Tower.

Melinda Mehaffy described the cell tower and noted while it was outside of a historic district the City was provided the opportunity to review for appropriateness as it can be seen from historic district neighborhoods.

Item 6. COA: HPC-19-003 – An application by Angel Snapp for a Certificate of Appropriateness for removing styrofoam faux brick exterior on main floor, replacing it with thin brick at the business located at 253 E. Broadway.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

The applicant brought a sample of the upper floor brick and brought to samples of what she would like to replace the main floor with. It was decided the Rose-blend sample matched. Ms. Snapp said once the faux brick is replaced with the Rose-blend brick, the awning will be adhered. The temperature must be 50-55 degrees to set the brick so mid-April is the planned start date.

Commissioner Hartman moved to approve removing styrofoam faux brick exterior on the main floor, and replacing it with thin brick at the business located at 253 E. Broadway for Case No. HPC-19-003. Commissioner Coutts seconded the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Item 7. COA: HPC-19-004 – An application by Emily Haha for a Certificate of Appropriateness for installing 3 or 4 lights above exterior sign at the business located at 461 S. Thompson.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Applicant was not present at meeting. There was discussion regarding how the light fixtures would be adhered to the brick. Commissioner deFlon noted the proposed fixtures do not necessarily match the adjacent lighting at the Leatherman Clinic but several commissioners noted those adjacent lights were installed prior to establishment of the historic district. The Commission decided to approve subject to the spacing and alignment being similar to the Leatherman clinic.

Commissioner deFlon moved to approve, subject to the lights being aligned and spaced similar to neighboring property, at the business located at 461 S. Thompson for Case No. HPC-19-004. Commissioner Coutts seconded the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Item 8. COA: HPC-19-005 – An application by Builders Development Corporation for a Certificate of Appropriateness for door replacement and door removal; replacement of all windows with vinyl energy-efficient windows; and front porch repairs at the residence located at 411 Benton.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Adrienne Fight was present for Builders Development Corporation. Commissioners discussed the door removal and thought maintaining the door frame was a wise design approach provided the lower section would be painted a similar white to the exterior of the house. Commissioner Eales asked the applicant and staff to ensure the porch railing and spindles meet current city codes. Commissioner deFlon pointed out the need for front porch gutter repairs and installation.

Commissioners Hartman and Gerdes questioned what type of vinyl-clad windows are proposed. Ms. Fight said double-hung windows except for the large picture window on the front of the house. She asked if the Commission would prefer a grid on the upper glass. The Commission agreed to just a plain glass.

The Commission indicated their agreement with repainting the main body of the building white and possibly using a more acceptable blue from the Sherwin Williams palette for certain areas of trim, including the porch railing spindles. Ms. Fight showed an example of the trim style for the porch railing. Ms. Fight said the replacement front door would be a standard six-panel door with a clear storm door. The Commission requested a door with an upper window.

Commissioner Coutts moved to approve subject to porch railing code compliance, paint color approval from the Sherwin Williams palette, and an upper window in the replacement front door, at the residence located at 411 Benton for Case No. HPC-19-005. Commissioner Eales seconded the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Item 8. STAFF COMMENTS

Melinda Mehaffy verbally shared the 2018 Community Development Annual Report and said a digital copy would be sent to each Commissioner. She thanked Commissioners for all their hard work this past year and said 2019 looks to be like another busy one. Melinda discussed the Special Meeting schedule for March 27th; gave an update on the City's grant applications to the State Historic Preservation Office and on 410 E. Broadway. Melinda also briefly previewed the upcoming special study session topic of how to deal with "no COA work" within historic districts.

Councilwoman Morgan mentioned the City Council was reconstituting the Hall of Waters Steering Committee and Commissioner Adams was asked to serve on the committee to represent the HPC. They will be meeting in the near future to discuss the needs of the Hall of Waters.

Item 9. COMMENTS OF COMMISSIONERS

None at this time.

Item 10. ADJOURN

Meeting was adjourned at 6:08 p.m.

The next meeting of the Commission is scheduled for March 27, 2019 at 5 p.m. at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

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

HISTORIC PRESERVATION COMMISSION

Meeting Summary

March 27, 2019, 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, Betty Bissell, Darryl Coutts, Rick deFlon, Sylvia Eales, Marilyn Gerdes and Dennis Hartman.

ABSENT: All present.

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

Item 3. Approval of Meeting Minutes – March 13, 2019

Commissioner Hartman made a motion to approve the March 13, 2019 meeting minutes. Commissioner Coutts seconded the motion. Motion carried.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Item 4: COA's Administratively Approved Since Last Meeting - None

Item 5. COA: HPC-19-006 – An application by David Rhodus for a Certificate of Appropriateness for removing old foundation wall and floor in back of the business located at 461 S. Thompson.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Applicant was not present at meeting. Commissioners questioned the access into the building through the back door and garage door. It was explained that Mr. Rhodus would be laying a concrete slab and provide adequate access, as required by code. By code, this change will require that Mr. Rhodus pave the area in which he is planning for his tenants to park. The use of gravel will not be allowed.

Commissioner Coutts moved to approve the removal of the old foundation wall and floor in back of the business located at 461 S. Thompson for Case No. HPC-19-006. Commissioner Hartman seconded the motion.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Item 6. COA: HPC-19-007 – An application by Ryan Server for a Certificate of Appropriateness for the installation of a sign and painting of the doors and small windows above the doors at the business located at 455 S. Thompson.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Applicant was not present at meeting.

Commissioner Gerdes asked about the proposed paint color. Mr. Hermes showed the Commission the proposed color from the Sherwin-Williams palette.

Commissioner Hartman moved to approve the installation of a sign and painting of the doors and small windows at the business located at 455 S. Thompson for Case No. HPC-19-007. Commissioner Coutts seconded the motion.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Item 7. COA: HPC-19-008 – An application by Tom Tinoco for a Certificate of Appropriateness for the replacement of 4 porch pillars at the residence located at 415 Concourse Avenue.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Applicant was not present at the meeting. The Commissioners discussed and agreed that the pillars proposed would be appropriate.

Commissioner Hartman moved to approve the replacement of 4 porch pillars at the residence located at 415 Concourse Avenue for Case No. HPC-19-008. Commissioner Eales seconded the motion.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Item 8. COA: HPC-19-009 – An application by 401 Regent Street, LLC for a Certificate of Appropriateness for the renovation and expansion of an exterior wall adjacent to the west porch at the business located at 401 Regent Street.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

John Mormino, General Manager of the Elms Hotel & Spa, was present representing the applicant. The Commissioners discussed the placement of the new wall and how the expansion would affect the front façade of the building. Mr. Mormino assured the Commissioners that the owners are adamant about keeping the historic integrity and that they will do their best to make sure the new wall will match the original stone and the glass front will match the existing glass.

The Commissioners discussed the overall project scope. Commissioner Eales said she would prefer the new exterior wall match the existing stone on the rest of the building. Commissioner Adams suggested the new glass front could match the adjacent glass front to the east. Commissioner deFlon suggested the new exterior wall could be inset approximately six inches to eliminate the need for a vertical joint and to signify it is a different wall than the original. Mr. Mormino agreed with all the suggestions.

Commissioner deFlon moved to approve the renovation and expansion of the exterior wall adjacent to the west porch at the business located at 401 Regent Street for Case No. HPC-19-009. Commissioner Gerdes seconded the motion.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Item 9. COA: HPC-19-010 – An application by Mark Spohn for a Certificate of Appropriateness for the exterior renovation at the residence located at 504 Benton Avenue.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Applicant, Mark Spohn, was present for the meeting. Chair Bissell shared a photo of a porch shed roof and Mr. Spohn indicated that is indeed what he plans. Mr. Spohn provided additional details on the siding, porch slats and site improvements. The Commissioners discussed and agreed that the renovations Mr. Spohn proposed would be appropriate.

Commissioner Coutts moved to approve the exterior renovations at the residence located at 504 Benton Avenue for Case No. HPC-19-010. Commissioner Eales seconded the motion.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Item 10. COA: HPC-19-011 – An application by Schwerdt Design Group, Inc. for a Certificate of Appropriateness for the reroofing and installation of metal parapet caps at the business located at 216 W. Broadway.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Two representatives from the Schwerdt Design Group were present. Commissioner deFlon asked for clarification on the metal parapet caps and the applicant explained it in more detail. Chair Bissell noted this is a more modern, non-contributing commercial structure and this appears to be necessary maintenance. The Commissioners discussed and agreed that the proposed reroofing and metal parapet caps would be appropriate.

Commissioner Hartman moved to approve the reroofing and installation of metal parapet caps at the business located at 216 W. Broadway for Case No. HPC-19-011. Commissioner Gerdes seconded the motion.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Item 11. COA: HPC-19-012 – An application by Stonecrest Development for a Certificate of Appropriateness for the exterior renovation at the business located at 251 E. Broadway.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Applicant was not present at the meeting. The Commissions discussed the proposed changes and agreed that the applicant would need to come back before them once the porch replacement was decided upon, to get their approval. Chair Bissell expressed interest in the condition of the original brick façade. Commissioner Gerdes expressed the same regarding the steel posts. Commissioner deFlon noted that the porch will probably need to come down as the existing veneer is removed. The Commission was very pleased to hear of the exterior renovations that the applicant plans to do.

Commissioner Adams moved to approve the exterior renovations at the business located at 251 E. Broadway for Case No. HPC-19-012. Commissioner Eales seconded the motion.

Vote: Motion passed 7-0-0

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

No: None

Abstain: None

Item 12. STAFF COMMENTS

Doug Hermes advised the Commissioners that at this time there had been no Certificates of Appropriateness applications submitted and therefore there would not be a meeting the month of April.

Councilwoman Morgan mentioned the volunteer dinner being held in April and verified that the Commissioners all received an invitation.

Item 13. COMMENTS OF COMMISSIONERS

None at this time.

Item 14. ADJOURN

Meeting was adjourned at 5:50 p.m.

The next meeting of the Commission is scheduled for May 8, 2019 at 5 p.m. at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

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

HISTORIC PRESERVATION COMMISSION

Meeting Summary

May 8, 2019, 5:00 p.m.

Item 1. Call to Order

Chairman Bissell called the meeting to order at 5:27 p.m.

Item 2. Roll Call

PRESENT: David Adams, Betty Bissell, Rick deFlon, and Sylvia Eales.

ABSENT: Darryl Coutts, Marilyn Gerdes and Dennis Hartman

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

Item 3. Approval of Meeting Minutes – March 27, 2019

Commissioner Adams made a motion to approve the March 27, 2019 meeting minutes. Commissioner Eales seconded the motion. Motion carried.

Vote: Motion passed 4-0-0

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

No: None

Abstain: None

Item 4: COA's Administratively Approved Since Last Meeting

- a) 436 E. Broadway – Roof
- b) 415 E. Broadway – Roof and removal of chimney

Item 5. COA: HPC-19-013 – An application by robin Curfman for the installation of a sign for the business located at 106 E. Broadway.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Commissioners had no questions.

Commissioner Adams moved to approve the installation of a sign for the business located at 106 E. Broadway for Case No. HPC-19-013. Commissioner Eales seconded the motion.

Vote: Motion passed 4-0-0
Yes: Commissioners Adams, Bissell, deFlon, and Eales.
No: None
Abstain: None

Item 6. COA: HPC-19-014 – An application by Dana Placher for the installation of a sign for the business located at 100 E. Broadway.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Applicant was not present at meeting.

Commissioner had no questions.

Commissioner Eales moved to approve the installation of a sign at the business located at 100 E. Broadway for Case No. HPC-19-014. Commissioner Adams seconded the motion.

Vote: Motion passed 4-0-0
Yes: Commissioners Adams, Bissell, deFlon, and Eales.
No: None
Abstain: None

Item 7. COA: HPC-19-015 – An application by Cheryl Boose for the addition of a deck on the back of her business, along with moving the A/C units and pouring a small concrete slab for those units at the business located at 259 E. Broadway.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

The Commissioners discussed and agreed that because the deck is going on the back of the business that this addition is appropriate. All agreed that their only concern was that the contractor work with the City's Building Inspector.

Commissioner Adams moved to approve the deck addition and moving of the A/C unit at the business located at 259 E. Broadway for Case No. HPC-19-015. Commissioner deFlon seconded the motion.

Vote: Motion passed 4-0-0
Yes: Commissioners Adams, Bissell, deFlon, and Eales.
No: None
Abstain: None

Item 8. COA: HPC-19-016 – An application by Herb Butzbach for painting and the installation of a sign for the business located at 463 S. Thompson.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Commissioners had no questions.

Commissioner Eales moved to approve the installation of a sign and painting at the business located at 463 S. Thompson for Case No. HPC-19-016. Commissioner Adams seconded the motion.

Vote: Motion passed 4-0-0

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

No: None

Abstain: None

Item 9. COA: HPC-19-017 – An application by Larry Krause for the replacement of all windows at the residence located at 403 Concourse.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

Applicants Larry and Linda Krause were present for the meeting. The applicant showed the Commissioners a photo of the home and pointed out the different stages of window decay. Mr. Krause shared that there are 24 windows that will be replaced over time. Right now he is looking at 12 to 15 replacements. The Commissioners discussed and agreed that the window replacements are appropriate.

Commissioner Adams moved to approve the window replacements at the residence located at 403 Concourse for Case No. HPC-19-017. Commissioner deFlon seconded the motion.

Vote: Motion passed 4-0-0

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

No: None

Abstain: None

Item 10. Historic Preservation Awards Program – Commission discussion regarding a proposed Excelsior Springs Historic Preservation Awards Program for outstanding preservation activities and projects.

Chairman Bissell asked for the staff report. Doug Hermes presented the staff report.

The Commissioners discussed the previous 2 years that there was an awards program, being 2014 and 2015. Previous award recipients and ideas were also discussed. The staff will start working on immediately and send more information to the Commissioners soon.

The Commissioners agreed with the timeline, were excited about the plan and look forward to the program.

Item 11. STAFF COMMENTS

Melinda Mehaffy advised the Commissioners that a letter would be going out in the next few weeks to all home owners and businesses within a historic district. This is just a reminder letter of those exterior

renovations that require a Certificate of Appropriateness and to let them know that the staff is available for any questions.

Melinda updated the Commissioners on our outstanding grants, letting them know that from the information she has received, she is hoping to hear something soon.

Melinda advised the Commissioners that Gary Sanson has offered to let them tour the home he is renovating at 407 E. Broadway and would like to highlight the window restoration that Steve Bush has done at the residence. Brent McElwee has also offered to let the Commissioners tour his renovation project of the old Buckley hotel at 101 South Street.

The Commissioners were reminded of the June 19-21 Missouri Preservation Conference being held in St. Joseph Missouri and all are welcome to attend and the City will make sure their registration is processed.

Melinda and Chairman Bissell recapped the CLG Conference they attended and discussed a few of the interesting topics that were discussed during the conference, such as the duties of a Commissioner and the Raleigh, NC approval matrix of what their staff can approve that does not have to have go in front of the Commission.

Item 12. COMMENTS OF COMMISSIONERS

None at this time.

Item 13. ADJOURN

Meeting was adjourned at 6:15 p.m.

The next meeting of the Commission is scheduled for June 12, 2019 at 5 p.m. at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

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

HISTORIC PRESERVATION COMMISSION

Meeting Summary

August 14, 2019, 5:02 p.m.

Item 1. Call to Order

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

Item 2. Roll Call

PRESENT: Betty Bissell, Darryl Coutts, Sylvia Eales, Rick deFlon and Dennis Hartman.

ABSENT: David Adams and Marilyn Gerdes.

STAFF PRESENT: Melinda Mehaffy, Economic Development Director, Councilwoman Liaison Sonya Morgan, and Lisa Morgan, Administrative Assistant, Community Development.

Item 3. Approval of Meeting Summary – None

Chairman Bissell noted there was no Meeting Summary to consider this evening.

Item 4: COA's Administratively Approved Since Last Meeting - None

Ms. Mehaffy advised the Commission that staff administratively approved the installation of sun shades over the rear patio area at Dubious Claims Brewery, after consulting verbally with the Chair and other commissioners who participated in the Preservation Awards nomination review process.

Item 5: COA: HPC-19-020 – An application by Kenny Fousek for a Certificate of Appropriateness for replacement of an ADA ramp and porch at 406 East Broadway.

Chairman Bissell asked for the staff report. Ms. Mehaffy presented the information for the COA application as described in the staff report.

Mr. Fousek said the ramp replacement is contingent upon approval of a USDA loan and he would also like COA approval this evening for a second ramp at the rear of the house so he would have a second way of egress. Chair Bissell said the ramp appeared in bad shape and certainly needed replacement. Commissioner Eales expressed concern about weeds growing up through the deck but agreed that a second ramp at the rear of the house would be wise.

Commissioner Eales moved to approve Case No. HPC-19-020 for a COA for both a front and rear ADA ramp and porch at 406 East Broadway. Commissioner Coutts seconded the motion.

Vote: Motion passed 4-0-0

Yes: Commissioners Bissell, Coutts, Eales and Hartman.

No: None

Abstain: None

Item 6. COA: HPC-19-021 – An application by Downtown Excelsior Partnership, Inc. for a Certificate of Appropriateness to add fencing to the pocket park south of 426 Concourse Avenue.

Chairman Bissell asked for the staff report. Ms. Mehaffy presented the information for the COA application as described in the staff report.

Lyndsey Baxter, Downtown Excelsior Partnership, said the fencing will be a nice enhancement to the pocket park and to downtown Excelsior Springs. She said the fencing is maintenance free and the partnership is able to purchase it at a discount.

Commissioner Hartman moved to approve Case No. HPC-19-021 for a COA to add fencing to the pocket park south of 426 Concourse Avenue. Commissioner Eales seconded the motion.

Vote: Motion passed 4-0-0

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

No: None

Abstain: None

Item 7. COA: HPC-19-022 – An application by WD General Contractor on behalf of Richard & Clara Boss for a Certificate of Appropriateness for repainting the house at 525 Elms Boulevard.

Chairman Bissell asked for the staff report. Ms. Mehaffy presented the information for the COA application as described in the staff report.

The Commissioners discussed and agreed that the repainting as proposed would be appropriate.

Commissioner Coutts moved to Case No. HPC-19-022 for a COA for repainting the house at 525 Elms Boulevard. Commissioner Hartman seconded the motion.

Vote: Motion passed 4-0-0

Yes: Commissioners Bissell, Coutts, Eales and Hartman.

No: None

Abstain: None

- Commissioner deFlon entered the meeting at 5:31 p.m. -

Item 8. STAFF COMMENTS

Melinda Mehaffy advised the Commission that the City has received both Preservation Grants applied for from the State of Missouri: one for property owner training and the other to develop preservation guidelines for certain areas. She said the City staff is not planning to apply for additional grants until these funded projects are nearing completion.

Ms. Mehaffy briefly discussed a request from property owners of a house on Isley Street to use Trex Matix composite decking in redoing a porch. The commission discussed the appropriateness of that material and agreed it could be considered appropriate pending actual review of appearance.

Ms. Mehaffy said the deadline for the City to place structures on the “peril list” is August 15, 2019 and the Commission may want to consider placing the Hall of Waters on that list. Councilmember Morgan discussed funding opportunities that may go along with that listing. Commissioner deFlon asked if that designation could cause harm to the building. Ms. Mehaffy replied she did not believe so.

Commissioner Bissell moved to place the Hall of Waters on the “peril list”. Commissioner Coutts seconded the motion.

Vote: Motion passed 5-0-0

Yes: Commissioners Bissell, Coutts, deFlon, Eales and Hartman.

No: None

Abstain: None

Councilmember Morgan discussed a recent presentation made about the Hall of Waters building. She also discussed Opportunity Zones.

Item 13. COMMENTS OF COMMISSIONERS

The Commission discussed the status of the old Roosevelt School.

Item 14. ADJOURN

Meeting was adjourned at 6:00 p.m.

The next meeting of the Commission is scheduled for September 11, 2019 at 5 p.m. at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

Meeting Summary prepared by Doug Hermes, Planning Consultant.

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HISTORIC PRESERVATION COMMISSION

Meeting Summary

September 11, 2019, 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, Betty Bissell, Darryl Coutts, Rick deFlon, Sylvia Eales and Marilyn Gerdes.

ABSENT: Dennis Hartman.

PUBLIC PRESENT: 2 in attendance

STAFF PRESENT: Melinda Mehaffy, Economic Development Director, Doug Hermes, Planning Consultant, Councilwoman Liaison Sonya Morgan, and Lisa Morgan, Administrative Assistant, Community Development.

Item 3. Approval of Meeting Summary – August 14, 2019

Chairman Bissell noted she did not make the motion to place the Hall of Waters on the “peril list” and that the motion was made by Commissioner Eales. Commissioner Coutts made the motion to accept the meeting summary as amended to reflect Commissioner Eales’ motion to place the Hall of Waters on the “peril list”. Commissioner Gerdes seconded the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Item 4. COA’s Administratively Approved Since Last Meeting -

Ms. Mehaffy presented HPC-19-025 – An application by Sandra Wheeler for a Certificate of Appropriateness for replacing a six-foot fence with the same style of fencing and repainting the north and east side of the building with same color and repair tuck-pointing on the front of the building. Ms. Mehaffy noted this was administratively approved due to the repair and replacement in-kind and that the original fence was installed prior to the HPC review process.

Item 5. COA: HPC-19-026 – An application by Victoria Pelis for a Certificate of Appropriateness for repainting the house exterior siding, front door and trim at 608 Benton Ave.

Chairman Bissell asked for the staff report. Mr. Hermes presented the information for the COA application as described in the staff report.

Chairman Bissell commented that the proposed paint colors would look nice on this style of house. Other commissioners agreed.

Commissioner Gerdes moved to approve Case No. HPC-19-026 for a COA to repaint the exterior siding, front door and trim at 608 Benton Ave. Commissioner Eales seconded the motion.

Vote: Motion passed 6-0-0

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

No: None

Abstain: None

Item 6. STAFF COMMENTS

Melinda Mehaffy advised the Commission that the City has received an invitation to the HyVee Arena in Kansas City, Mo for the “Unhappy Hour” on September 13th. The Commission’s nomination of the Hall of Waters to be placed on the “peril list” was approved and will be recognized. Those planning to attend include City Manager Molly McGovern, Melinda Mehaffy, Councilmember Sonya Morgan and Commissioner Gerdes and husband Bob Gerdes.

Item 7. COMMENTS OF COMMISSIONERS

Chairman Bissell informed the Commission that the Downtown Excelsior Partnership was awarded a grant to fund a new mural overlooking the Brooke Baxter Memorial Pocket Park and that due to the timing of the grant and availability of the artist, the Commission may want to accommodate the project by holding a special session on September 25. City staff said they would be available to provide staffing support for the special session. All commissioners agreed to hold the special session on September 25.

Commissioner Gerdes inquired about the Fishing River building and asked when the owners planned to repaint the wall with flaked paint. Ms. Mehaffy replied that she has spoken with the owners and they will be removing the flaked paint and repainting as soon as weather permits.

Item 8. ADJOURN

Meeting was adjourned at 5:30 p.m.

The next meeting of the Commission is a special session scheduled for September 25, 2019 at 5 p.m. at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

Meeting Summary prepared by Lisa Morgan, Administrative Assistant, Community Development



DAVID ADAMS

I have been with Owen Lumber from 1975 to present. While working at the lumber yard, I was a student in Drafting at Excelsior Springs Career Center from 1977 to 1978 and began drawing house plans for customers. I continued my career with the lumber yard, becoming Manager in 1992 and have been in charge of the daily operations with 26 employees while continuing to draw house plans and help customers with the construction of building projects.

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Resume

Betty Bissell

Lifetime resident of Excelsior Springs, Missouri

Graduated from Excelsior Springs High School in 1965. Attended Central Missouri State University and Maple Woods Community College.

Past work experience includes real estate sales and mortgage banking.

Served on the Board of Directors for the Excelsior Springs Museum and Archives for seven years. Researched several historic buildings, family histories and past events as a museum volunteer.

Researched Historic Hiawatha House in 2005, after purchasing the property and before undertaking a total interior and exterior restoration of the home. The completed project received a Missouri Preservation Award in 2014.

Researched properties listed on two walking tour brochures for the Downtown Excelsior Partnership.

Presently employed as manager of the Hall of Waters Visitor Center where duties include answering questions concerning the town and its mineral water history. Researched the locations for 42 historic mineral water well sites and the Hall of Waters building for informational purposes at the Visitor Center.

Currently serving as Chairwoman of the Excelsior Springs Historic Preservation Commission, having first been appointed to the commission in 2005.

Resume
Darryl Coutts

Taught Excelsior Springs School District 28 Years Retired 1998

College: favorite classes Humanities. (How art, music, science, architecture and history were entwined)

1992 Drew plans for addition to house on large sheet of graph paper. Drawings were used as working drawings by the builder.

Museum and Archives, On Board of Directors all but 3 or 4 years since 1998. 8 years as Board President. Led tours of Museum since 1998. Worked on numerous rehabs.

Son Derrick teaches overseas (South Korea, Thailand, Turkey, Hungary) been to all those countries plus Newfoundland, Canada where my daughter-in-law grew up, when visiting those areas wife takes pictures of grandchildren and family. I take pictures of architecture and landscapes also historic sights.

Historic Preservation Commission third tenure on commission. 90's 2006 2017

I love my adopted home and want to preserve protect and save the history of this amazing town including its architecture.

Darryl Coutts

Richard L. deFlon, AIA, LEED AP, NCARB.

Professional Experience

Richard deFlon Architect, 2006 to Present, Principal Owner
Ameristar Casinos, Inc., 2001-2006, Senior Vice President of Design
Devine deFlon Yaeger, Inc., 1977-1980 and 1995-2001, Principal Owner
Ellerbe Becket, Inc., 1993-1995, Senior Vice President/Director of Sports Practice
HOK Sports Facilities Group, Now Populous 1983-1993, Senior Vice President/Founding Principal
HNTB Sports Group, 1980-1983, Project Manager

As the Senior Vice President of Design for Ameristar Casinos, Inc. (ACI), Mr. deFlon (Rick) led and coordinated all aspects of Design for Ameristar Casinos. He split his time between new property acquisition and development worldwide and the design and development of existing nationwide properties owned by ACI. He reported directly to the Chairman and CEO of Ameristar. While with Ameristar, Rick was at any given time responsible for all aspects of design in excess of over 100 active Projects that were in the Design or Construction Phase. In order to do this he obviously had to do two things very well. First assemble a high performance team to support him. Assembly of such teams has been a hallmark of his career. His philosophy is to find the very best members, empower them, and keep the number of members to the minimum required for success to be cognizant of budget and schedule requirements. The second is to work in a very open and collegial way. His career has required that he work closely with multiple stakeholders on Large Complex Projects. and that he draw those who may not be familiar with or skilled at the Planning and Design Process into a dialogue that results in a successful finished Project. In his role at ACI he was one of the top Officers of the Company. ACI is a Publicly Traded Corporation and therefore open to all of the resultant scrutiny. While there, Rick was responsible for leadership on Projects from small scale renovations to new Properties with budgets in Excess of \$1 Billion.

Prior to joining Ameristar Casinos, Inc., Mr. deFlon's professional experience focused on the marketing, development, planning, design and construction of public-use and public-assembly facilities worldwide. He has served in a senior principal capacity for two of the largest U.S. A/E firms. While with those firms, he was responsible for business development, design and management of some of the largest and most celebrated sports facilities in the country. He has an unparalleled knowledge of the functional aspects of a wide range of recreation, athletic and public-assembly projects. That experience is chronicled in the listing below. Rick's role was as Principal in Charge of nearly all of the listed Projects.

Rick has spent much of his career not only Designing large complex and notable projects but also building Companies that have exceeded goals and expectations. In late 1983 he and four colleagues left one of the nation's largest Engineering/Architecture firms to found a Practice devoted solely to the Development, Design and Construction of Sports Facilities. They were part of

a very large multi disciplined Architectural Firm and they called themselves HOK Sport. From their base in Kansas City they grew from the Original 5 Principals to be the preeminent Sports design firm in the world.

In 1995 having also just been the Principal in Charge of three of the largest and most notable Stadia in the country, New Comiskey Park, Suncoast Dome and Oriole Park at Camden Yard, Rick moved to a new challenge. He became a leader at Ellerbe Beckett. He was drawn there to help build their Sports Practice but more interesting to Rick was their in-house Construction capability. He immediately had success marketing and landing the firm a role on the ASDT to design the Olympic Stadium for the 1996 Olympics in Atlanta. His role for this work was that of Design Principal. But even more fun for him was participating in the Sale and Delivery of a Design/Build Project in Las Vegas for the new MGM Grand Garden Arena. While Rick was at EB he was quickly promoted to be a part of the firm's top Corporate Management.

In 1995 he left Ellerbe Beckett amidst an attempted takeover of the firm of which he wanted no part. At that time he formed a Partnership with two colleagues which grew rapidly doing local projects but Rick couldn't leave the large complex projects behind. His firm quickly captured the Design role for The Olympic Arena in Sydney Australia and was an integral part of a team that designed the Sprint Corporate Campus that at the time was the Largest Private Construction Project in the Country.

Most significantly for his career, his firm won the commission to design a new Casino in Kansas City. At the time it included one of the largest casino floors in the U.S. and was subsequently acquired by a company in Las Vegas called Ameristar. Ameristar had also acquired an unfinished Property in St. Charles, Missouri. Rick and his firm were selected by ACI to be the Architect of record for part of this work. Soon afterward ACI's then V.P. of Design left and the Chairman asked Rick if he would take the position on an interim basis until a National search could be conducted. Making a long story short he joined them in the newly created and expanded position of Senior Vice President of Design. He remained there as noted above for five years and left shortly after the Chairman passed away.

Since that time he has devoted much of his time to the Development of the Liberty Motorsports Project while designing and building a new timber frame home on his farm northeast of Kansas City.

Education

Bachelor of Environmental Design, University of Kansas

Bachelor of Architecture, University of Kansas

Registration

Alabama, Arizona, California, Colorado, Florida, Georgia, Idaho, Illinois, Iowa, Kansas, Maryland, Massachusetts, Minnesota, Missouri, Nevada, New Jersey, New York, Nevada, North Carolina, Pennsylvania, South Carolina, Tennessee, Texas, Virginia, Wisconsin, Wyoming, NCARB Certified (note that at any given time some of these registrations may be dormant based on workload in the specific state.)

Affiliations

American Institute of Architects

Missouri Council of Architects

National Council of Architectural Registration Boards

Speeches

Pacific Design Center, March "The Olympic Stadium Design"

Sportec International Conference, Monte Carlo, "Facility Design and Bidding for International Sporting Events"

Hospitality Design Convention Panelist for Discussion of New Trends in Casino design.

In addition to the above specific speeches Rick is very comfortable with Public speaking. He has made countless Public and Private Presentations and speeches to Ownership Groups, Financing Institutions, Selection Committees, Media/press events, Governmental Hearings and large Project meetings.

Juries

AIA Texas Student Design Competition for a new Rangers Stadium. A very interesting jury experience as Former U.S. President George W. Bush was an owner of the Texas Rangers and was a fellow Juror.

Hospitality Design Magazine Casino Design Awards. Juror for National Casino Design awards.

Articles

"New Comiskey Park," Architectural Record

"Garden Centre" features MGM Grand Garden, Intersport, Volume 2, Issue 1

"The Master Plan: Olympic Stadium Facilities Planning," PanStadia International

"Spotting the Hot Spots," PanStadia International

"The New Face of Stadium Design," European Sport

"All-Round Entertainment," Intersport

Beyond these published articles Rick has also authored and Published many Studies for new or renovated facilities as standalone documents to assist in the promotion and subsequent funding of the facilities.

Selected Casino/Hospitality/Entertainment Project Experience

Ameristar Casino Black Hawk, Colorado

This Project is one that required much creativity in both design and governmental relations. Rick was part of the advance Development Team that initially identified the Property and led to the firms Acquisition of the Casino. He then led the team that expanded and renovated this existing acquisition as well as built a 500 room resort hotel on a postage stamp site. He handled the negotiations with the City to allow this large expansion and various additions through the process that resulted in what at the time was the tallest building in the Rocky Mountains.

Ameristar Casino Council Bluffs, Nebraska

This Property located on the Missouri River across from Omaha Nebraska was an early example of Riverboat Casinos in the Midwest. As the Casino Industry matured in Iowa, Rick identified and found creative ways to shift from a cruising river boat with the related logistical, cost and in his opinion safety issues to a land based facility. In addition the existing land based support restaurant, entertainment and hotel facilities were updated.

Ameristar Casino Kansas City, Missouri

As in Iowa the gaming regulations in Missouri were maturing and Rick was instrumental in finding creative ways to improve the floating gaming floors to be more integrated and open to the supporting restaurant and entertainment venues. His contributions included suggesting installing low glass rails at the perimeter of the gaming floor, addition of a multi storey parking structure and renovation of the existing venues and Hotel. A new resort hotel and spa were also master planned and designed.

Ameristar Casino St. Charles, Missouri

When ACI acquired this Project it was an open shell that had been abandoned unfinished for several years. Through Ricks leadership it was designed to overcome health hazards of the shell, expand a Parking Garage that no one thought could be done and build one of the nation's largest gaming floors at that time, as well as a high-rise resort hotel, spa and conference center. ALL in record time.

Ameristar Casino Vicksburg, Mississippi

Cactus Pete's Casino, Jackpot, Nevada

Horshu Casino, Jackpot, Nevada

Development of new Ameristar Properties domestically and internationally

Rick spent much of his time at ACI helping to review existing Properties for acquisition. Examples of this are the Blackhawk Colorado Casino and subsequently a small casino across the street that he identified as a strategic acquisition to allow for future expansion of the very tight site nestled into the mountain terrain. He also spent time identifying and assessing potential sites in new gaming jurisdictions. Examples of these were Pennsylvania, England, Scotland and Wales as well as new property opportunities in Las Vegas and Atlantic City.

Six Flags Entertainment Village, Gurnee, Illinois

Masterplanning for expansion and transformation of an existing themepark in the Chicago area to become an entertainment/hospitality/retail village.

Selected Sports Facility Project Experience

Allstar Ballpark Heaven, Field of Dreams Site, Dyersville, Iowa
Olympic Stadium/Atlanta Braves Ballpark, Atlanta, Georgia
Oriole Park at Camden Yards, Baltimore Orioles, Baltimore, Maryland
New Comiskey Park, Chicago White Sox, Chicago, Illinois
H.H.H. Metrodome Renovations, Minneapolis, Minnesota
Oakland A's Consultation, Oakland-Alameda County Coliseum Modifications, Oakland, California
Washington Redskins Stadium Food Service Facilities, Prince Georges County, Maryland
Legends Field, New York Yankees Spring Training Facility, Food Service Facilities, Tampa, Florida
Tropicana Field (Original Florida Suncoast Dome), The Thunder Dome, St. Petersburg Devil Rays, St. Petersburg, Florida
Glenview Arena and Speed-Skating Oval, Glenview, Illinois
Sydney Olympic Stadium Design Proposal, Sydney, Australia
Boardwalk & Baseball Spring Training Facility, Kansas City Royals, Haines City, Florida
Ed Smith Sports Complex, Spring Training Facility for the Chicago White Sox, Sarasota, Florida
New York Mets Spring Training Facility (Architectural Consultant), Port St. Lucie, Florida
Osceola Spring Training Complex, Houston Astros, Kissimmee, Florida
University of Tennessee, Chattanooga Stadium Study, Chattanooga, Tennessee
Atlanta Braves Spring Training Facility, Locker Room Renovation and Addition, West Palm Beach, Florida
Rochester Redwings Baseball Stadium, Rochester, New York
Chicago White Sox Spring Training Facility, Peoria, Arizona: site plan, programming and land use studies
MGM Grand Garden Arena, Las Vegas, Nevada
New Chicago Stadium (Arena), Chicago Blackhawks and Bulls, Chicago, Illinois
Atlanta Domed Football Stadium Study, Atlanta, Georgia
Florida Field Expansion, University of Florida, Gainesville, Florida
Stanley Coveleski Regional Stadium, South Bend, Indiana
Comiskey Park Luxury Suite Addition, Chicago, Illinois
Hoover Metropolitan Stadium, Hoover, Alabama
Truman Sports Complex, Kansas City, Missouri: Master Plan and Capital Improvements, Jackson County Sports Complex Authority
Arrowhead Stadium/Kansas City Chiefs, Scoreboard Replacement, Turf Replacement, Stadium Modifications, Kansas City, Missouri
Excelsior Springs Sports Complex, Excelsior Springs, Missouri
Siloam Park Sports Facility Improvements, Excelsior Springs, Missouri.

Selected Motorsports Project Experience

Daytona International Speedway, Concept Design, Daytona, Florida

Daytona International Speedway, Winston Tower Expansion Phase II and III, Daytona, Florida

Rick spent several years working with ISC and the France family producing improvement master plans and concepts for their various Properties as noted. The Winston Tower along the front stretch at Daytona is an example of specific Structures completed by Rick.

Phoenix International Raceway, Concept Designs, Phoenix, Arizona

Talladega Speedway, Concept Designs, Alabama

Darlington International Speedway, Expansion Study, Darlington, South Carolina

One of the things that was hampering expansion and proper development of this storied track was the fact that it was built very close to the adjacent main road. Rick has always looked for creative and as much as possible "simple" solutions to complex design problems. In this case he proposed to simply shift the start finish line from the north side of the track to the south. This simple change made seating expansion and spectator festival areas possible without constraints of the road network.

Columbus Indoor Motorplex Concept Design, Columbus, Ohio

Heartland Park Topeka, Master Plan and Concept Design, Topeka, Kansas

Garden State International Speedway, Atlantic City, New Jersey

Riverbend Speedway, Kansas City, Missouri

Pikes Peak Speedway, Master Plan for Improvements and Renovations, Colorado Springs, Colorado

Liberty Motorsports Park, Master planning and concept design, New Jersey

Selected Corporate/Commercial Project Experience

Filipino Cultural Center Expansion, Overland Park, Kansas.

Liberty Hospital/Hospitality House, Liberty, Missouri

Saxon Medical Clinic, Liberty, Missouri

Cradle to Crayons Retail Store, Liberty, Missouri

Boone Retirement Village, Columbia, Missouri

Nolan Realty, Multiple Projects

Converse County Bank, Douglas, Wyoming

Citizens Telephone Company Building, Higginsville, Missouri

Pony Express Bank, Liberty, Missouri

Liberty Office Development, Liberty, Missouri

Northgate Village Redevelopment, North Kansas City, Missouri

Kansas City Riverfront Development, Kansas City, Missouri
Thomson Title Company Office Building, Liberty, Missouri
Lee Company Renovations, Merriam, Kansas
Uptown Theatre Building, DdY Offices, Kansas City, Missouri
Peak Fitness Health Club, Douglas, Wyoming

Expert Witness

Mr. deFlon has acted as expert witness for the defense of multiple cases for his Sports and Entertainment Clients on work unrelated to his own.

Resume

Sylvia Eales

I moved to Excelsior Springs, Mo in 1963. I worked at the Clay County State Bank, in the bank building that is now the Excelsior Springs Museum. When it became Commerce Bank, I continued working for them for 12 years. At that time, I purchased and operated Brown Floral for 6 years. I sold the shop to Gazebo, and then obtained my real estate license. I have been an active agent for the last 35 years, retiring in April, 2017, I also served on the Tri-County and Kansas City Board of Real Estate.

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

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

Sylvia M Eales

Resume of Marilyn Gerdes

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

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

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

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

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

Marilyn Gerdes

Resume

Dennis Hartman

Lifelong resident of Excelsior Springs and remember much of the hay day from the late 50's to early 70's. Grew-up in downtown Excelsior Springs. Went to school in Excelsior Spring, and to college at William Jewel. Worked part time at the clinics in the late 60's & early 70's. After college went to work at Community Bank in downtown Excelsior Springs. Currently live in the boarding house district & just finished rehabbing a home at 415 E Broadway, from top to bottom, using the state program, Neighborhood Preservation act.

Dennis Hartman

SONYA MORGAN

526 Isley Blvd.

Excelsior Springs, MO 64024

Phone 816-824-2424

Excelsior Springs City Council

Liaison to the Excelsior Springs Historic Preservation Commission, May 2012 to present
Also serve as liaison to the Planning & Zoning Commission and Housing Authority

During my tenure on the council I have been an advocate for local historic preservation with emphasis on seeking ways to restore the Hall of Waters and our mineral water system. This past October, I traveled to Thomas, West Virginia, to be part of a Citizen's Institute on Rural Design (CIRD) 2019 Learning Cohort to participate in a design-focused workshop on building public/private partnerships for the Hall. The Hall of Waters was listed on the Missouri Places in Peril this past year.

As a council member, I have worked to put in place a 353 Tax Abatement to help property owners in historic districts make needed improvements to their businesses and homes. I served on the committee for a new golf course club house, designed to showcase and preserve a log cabin built in 1825. I was a participant in the Archaeology Survey Training and Site Recordation for Missouri sessions led by Mark Raab held in Excelsior Springs in 2012 and 2013. In 2012, I presented a program at the Lexington Historic Preservation Day on the mineral water study, archaeology survey training, and the Excelsior Villas, melding new housing with significant historic properties in a historic district.

Excelsior Springs Historic Preservation Commission

Reappointed April 18, 2005 to April 2012

Past Board Member 1990-1994, Past Chairman

During my membership on the Excelsior Springs Historic Preservation Commission, I have been able to attend several state conferences and was one of the preservation conference planners for the state convention held at the Hall of Waters in Excelsior Springs in 1992. More recently, I served as one of the conference planners for the 2014 state conference held at the Elms Hotel. I have participated in all local activities of the HPC and have had good attendance at the annual forums in Jefferson City.

Downtown Excelsior Partnership

Maintain a membership with DEP, a National Main Street organization, to promote downtown preservation and growth. I serve on the website development committee.

Excelsior Springs Museum & Archives

Member, Past Board Member, Past President

Excelsior Springs Chamber of Commerce

Member, Past Board Member, Past Treasurer

Missouri Alliance for Preservation

Member