

**CERTIFIED LOCAL GOVERNMENT PROGRAM**  
**ANNUAL REPORT**

**City/County of Excelsior Springs**

**Historic Preservation Commission Activities**

**October 1, 2019 through September 30, 2020**

**Prepared by**

Lisa Morgan

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



# 2020 CLG REPORT





## **TABLE OF CONTENTS**

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

## **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 Siloam Spring, a rare iron manganese mineral water. In 1978, the Excelsior Springs Historic Preservation Commission (ESHPC) was created and in February 1991 became a Certified Local Government. Earlier work of the commission includes more than 275 properties surveyed from 1991 to 1994, as well as the parks and driveway system. The City completed a Preservation plan in 2010 and in 2017 an additional 78 properties were surveyed and a new historic district, The Boarding House District was formed in 2018.

In the past fiscal year, the ESHPC held and promoted two educational programs that are now able to be viewed at the City's website, <https://cityofesmo.com/preservation/index.php/historic-preservation-workshops/> and completed work on the revisions to the city's historic properties design guidelines. Additionally, several training opportunities were afforded to our Commission and staff members that allowed for significant training. The training and education programs simply would be more difficult and take far more time to accomplish without the CLG designation that makes grants available. The Commission wrote letters of support for the Save America's Treasures grant that was awarded to the City for the Hall of Waters exterior restoration in September, 2020. The Hall of Waters was also listed on the 2020 11 Most Endangered Historic Places list with the National Trust for Historic Preservation.

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

<b>Member Name</b>	<b>Appointed</b>	<b>Expires</b>	<b>Preservation Related Field (as applicable)</b>
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	9/30/2023	Built or Remodeled over 20 homes
Dennis Hartman	5/16/2016	9/30/2023	Lifelong resident grew up in historical district, rehabbed home in Historic district.

### 3. Scheduled Meetings Held and Attendance:

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



#### **4. Subcommittees and Study Groups:**

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

#### **Community Development Department Historic Preservation Commission**

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



#### **MEMORANDUM**

TO: HISTORIC PRESERVATION COMMISSION  
FROM: DOUG HERMES, PLANNING CONSULTANT  
RE: Discussion of COA Approval Matrix  
DATE: November 13, 2019

#### **Background:**

The Historic Preservation Commission has recently discussed informally the process for reviewing Certificate of Appropriateness applications and whether the standards for review under the COA Approval Matrix should be re-evaluated. In particular, the Commission expressed some interest in reviewing the process for reviewing and approving changes in exterior paint colors.

Current Zoning Code requirements specifically require a Certificate of Appropriateness for the following actions affecting the exterior architectural appearance of any Landmark or property within a Historic District:

1. Any construction, alteration or removal requiring a building permit.
2. Any demolition in whole or in part requiring a building permit.
3. Any violation of a minimum maintenance standard.
4. Any construction, alteration, removal or demolition proposed by the City.

The current COA Approval Matrix, administratively adopted by the Historic Preservation Commission, requires changes to exterior paint colors to be reviewed by the HPC for COA consideration.

**Staff Analysis:**

It is appropriate for the Historic Preservation Commission to periodically review the standards for COA consideration in light of community expectations. While most Missouri Certified Local Governments have established guidelines for exterior paint colors within historic districts, not all communities require a formal COA review for such changes. With specific standards or expectations outlined by the Commission, the COA Approval Matrix could be amended so that the review of such paint color changes could be done administratively by City staff, with monthly updates to the Commission along with other administratively approved actions.

This change can be made administratively by the Commission.

**Action Requested/Recommendation:**

City staff requests the Historic Preservation Commission continue its discussion regarding a potential change to the COA Approval Matrix, provide City staff with direction on a potential change, and ask for a formal proposal to be presented for Commission consideration at a future HPC regular session.

Respectfully Submitted,

Doug Hermes  
City of Excelsior Springs  
Planning Consultant



*Community Development Department*  
**Historic Preservation Commission**  
Phone: 816-630-0756; Fax: 816-630-9572



## **MEMORANDUM**

TO: HISTORIC PRESERVATION COMMISSION  
FROM: DOUG HERMES, PLANNING CONSULTANT  
RE: Discussion of COA Approval Matrix  
DATE: January 8, 2020

### **Background:**

At a special study session in November 2019, the Historic Preservation Commission discussed the process for reviewing Certificate of Appropriateness applications and whether the standards for review under the COA Approval Matrix should be re-evaluated. In particular, the Commission expressed some interest in reviewing the process for reviewing and approving changes in exterior paint colors.

Current Zoning Code requirements specifically require a Certificate of Appropriateness for actions affecting the exterior architectural appearance of any Landmark or property within a Historic District.

The current COA Approval Matrix, administratively adopted by the Historic Preservation Commission, requires changes to exterior paint colors to be reviewed by the HPC for COA consideration.

### **Staff Analysis:**

It is appropriate for the Historic Preservation Commission to periodically review the standards for COA consideration in light of community expectations.

Attached is the current COA Approval Matrix as administered by the HPC and City staff as patterned at the time from the City of Independence historic preservation program. The COA Approval Matrix creates a more streamlined process, either through

administrative authority or exemption, for those building/site activities that could be considered more “temporary” in nature or in which visibility from a public way is limited. A certain level of increased COA scrutiny is applied to contributing structures.

Currently, “Paint, color change” on contributing structures requires HPC review; “Paint, color change” on non-contributing structures can be approved administratively.

**Action Requested/Recommendation:**

City staff requests the Historic Preservation Commission continue its discussion regarding a potential change to the COA Approval Matrix.

If the Commission decides to offer additional administrative approval for “paint, color change” or other activities, the Commission can provide further guidance such as establishing an approved color matrix or other standards.

Respectfully Submitted,

Doug Hermes  
City of Excelsior Springs  
Planning Consultant

COA APPROVAL MATRIX

Action	Contributing			Non-Contributing		
	Exempt	Admin	HPC	Exempt	Admin	HPC
Additions			X			X
Accessory structures (sheds, garages, etc.)			X			X
Awnings, new installation			X			X
Awnings, color changes		X			X	
Deck			X		X	
Decorative shutters		X			X	
Demolitions, part/all of building or structure			X			X
Doors, visible from the street			X		X	
Doors, not visible from the street		X			X	
Driveways		X			X	
Equipment (antennas, satellite dishes, etc.)		X			X	
Exterior siding, in-kind repair	X			X		
Exterior siding, replacement with new materials			X			X
Fences or gates		X			X	
Foundation, repair	X			X		
Fountains, visible from the street			X			X
Landscaping, visible from the street		X			X	
New Construction (infill)			X			X
Paint, color change		X			X	
Pool			X			X
Porch, modification, or new construction			X			X
Relocate of building/structure			X			X
Re-pointing repair	X			X		
Retaining walls			X		X	
Roof, Repair	X			X		
Roof, replacement in-kind	X			X		
Roof, replacement with different materials			X			X
Screen-in existing porches			X		X	
Screened-in porches-new construction			X			X
Sidewalks, repair	X			X		
Sidewalks, new construction			X			X
Signs/plaques and murals			X			X
Site lighting, repair/replacement in-kind	X			X		
Site lighting, new			X			X
Storm windows, replacement in-kind	X			X		
Storm windows, new materials			X			X
Trim, repair/replace in-kind	X			X		
Trim, new materials/design			X			X
Windows, repair	X			X		
Windows, replacement in-kind		X			X	
Window, new materials			X			X



**Community Development Department  
Historic Preservation Commission**

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



**MEMORANDUM**

TO: HISTORIC PRESERVATION COMMISSION  
FROM: DOUG HERMES, PLANNING CONSULTANT  
RE: Discussion of 2020 Historic Preservation Awards Program  
DATE: February 12, 2020

**Background:**

Last year, the Historic Preservation Commission kick started the City's Historic Preservation Awards program to showcase exceptional projects in preservation, restoration and stewardship of structures within the City's historic districts. In 2019, awards were given to the most outstanding commercial (Brunke Building) and residential (Payne Jailhouse) projects.

**Staff Analysis:**

**City staff suggests continuing the awards program for this year and holding it in conjunction with National Preservation Month in May.**

Additional preservation related activities can also be planned for this month including tours of recent exemplary preservation projects and conducting hands-on preservation workshops.

Attached are: 2019 Historic Preservation Awards description; nomination form; and, awards ceremony announcement.

**Action Requested/Recommendation:**

City staff requests the Historic Preservation Commission discuss its thoughts and suggestions for the 2020 Historic Preservation Awards program and to authorize staff to organize the program along with other activities for National Preservation Month in May.

Respectfully Submitted,

Doug Hermes  
City of Excelsior Springs  
Planning Consultant

Historic Preservation Commission  
Council Chambers  
Hall of Waters Building  
201 East Broadway  
Excelsior Springs, MO



**Meeting Notice**

**March 11, 2020 at 5:15 p.m.**

**Special Study Session**

**Agenda**

1. Call to Order
2. Discussion of 2020 Historic Preservation Awards program
3. Adjourn

Copies of this notice are available by contacting Community Development, at 201 E. Broadway, Excelsior Springs, MO 64024, (816) 630-0756.

Date and time posted: Monday, March 09, 2020 @ 8:30 AM

It was decided due to Covid the 2020 awards would be done in 2021



## **5. Commission Activities:**

### **a. Local Landmarks Designated:**

List property names and addresses for locally designated landmarks established within the reporting period. 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.) established within the reporting period. 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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None: Isley next year!

**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 within the reporting period. 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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None



**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
10/9/19	424 E Broadway COA: HPC-19-028	Replace rotten wood siding with fiber hard board/Approved
10/9/19	107 W Excelsior COA: HPC-19-029	Replace chain link with wood fence/Approved
10/9/19	504 Benton Ave COA: HPC-19-030	Change previously approved paint color/Approved
10/9/19	608 Benton Ave COA: HPC-19-031	Change previously approved paint color/Approved
10/9/19	421 S. Thompson COA: HPC-19-032	Repaint building to original color/Approved
11/13/19	255 E Broadway COA: HPC-19-033	Repaint front of building/Approved
12/11/19	117 Saratoga COA: HPC-19-034	Replace existing roof/Approved
12/11/19	253 E Broadway COA: HPC-19-035	Install metal awning with arches and light fixture/Approved
01/08/20	604 Benton COA: HPC-19-036	Replacing windows and paint/Approved
02/26/20	253 E Broadway COA: HPC-20-001	Property sold COA withdrawn
02/26/20	113 W Broadway COA: HPC-20-002	Install waterproof membrane and replace brick/Approved
02/26/20	339 E Broadway COA: HPC-20-003	Various exterior alterations and signage/Approved
03/11/20	455 S Thompson COA: HPC-20-004	Store front signage/Approved
03/11/20	116 E Broadway COA: HPC-20-005	Re-stucco and re-paint front of building/Approved
4/22/20	321 W Broadway COA: HPC-20-006	12x20 shed on southeast corner/Approved
4/22/20	106 E Broadway COA: HPC-20-007	Store front sign/Approved
4/22/20	504 Benton COA: HPC-20-008	Wooden privacy fence/Approved
05/13/20	407 E Broadway COA: HPC-20-009	Dog eared vinyl fence/Approved
05/13/20	118 & 120 E Broadway COA: HPC-20-010	Various exterior alterations/Approved
06/10/20	118 W Excelsior COA: HPC-20-011	Demolition/Approved
06/10/20	508 Isley Blvd. COA: HPC-20-012	Re-roof with white shingles/Approved
07/08/20	246 E Broadway COA: HPC-20-013	Repaint front of building/Approved
07/08/20	201 E Broadway COA: HPC-20-014	Add roof North side to prevent water damage/Approved
07/08/20	107 W Excelsior COA: HPC-20-015	Various exterior alterations/Approved
07/08/20	111 Temple COA: HPC-20-016	Paint trim red and door white/Approved

08/12/20	503 Benton COA: HPC-20-017	Reroof/Approved
08/12/20	255 E Broadway COA: HPC-20-018	Store front sign/Approved
08/12/20	118 & 120 E Broadway COA: HPC-20-019	Three new front doors and three signs/Approved
08/12/20	406 E Broadway COA: HPC-19-020A, B	Rear porch and ADA ramp, paint windows/Approved
08/12/20	517 Elms Blvd. COA: HPC-20-020	Paint wooden upper and trim/Approved
09/09/20	116 E Broadway COA: HPC-20-021	Store front signage/Approved
09/09/20	420 Concourse COA: HPC-20-022	Various exterior alterations/Approved
09/09/20	412 Regent COA: HPC-20-023	Add roof East side to prevent water damage/Approved
09/09/20	102 Elizabeth COA: HPC-20-024	Projecting sign on the east elevation/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
May 19, 2020	Virtual	Public Meetings Part 1: Legal issues/ Presenters were: Preservation Leadership Forum Attending: Dennis Hartman, Rick deFlon, Darrell Coutts, Melinda Mehaffy, Lisa Morgan & Laura Mize.
June 11, 2020	Virtual	Public Meetings Part 2: Lessons from the Field/Presenters were Preservation Leadership Forum Attending: Marilyn Gerdes, Laura Mize, Lisa Morgan & Logan Sours.
June 25, 2020	Virtual	Preservation Leadership: Creating a successful case statement Attending: Lisa Morgan and Logan Sours.
September 3, 2020	Virtual	Cultural Heritage Workshop-Historic Preservation Advocacy/Presenters were: Missouri Humanities Council. Attending: Part 1: Melinda Mehaffy, Sonya Morgan & Lisa Morgan Part 2: Melinda Mehaffy, Sonya Morgan, Laura Mize & Lisa Morgan Part 3: Sonya Morgan & Lisa 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
4/2/2020	Letter sent to Historic District Property Owners about 353 program.

**Community Development Department  
Planning & Zoning**  
Phone: 816-630-0756; Fax: 816-630-9572



April 2, 2020

Dear Historic District Property Owner,

You are receiving this letter because our records indicate that you own or reside in a property that is located in one of Excelsior Springs' regulated historic districts.

**Chapter 353 Tax Abatement Program**

We want to make you aware that there are possible significant tax advantages that you can receive in return for making exterior improvements to your historic property. Please go to <https://www.cityofesmo.com/Downtown353-Presentation.pdf> or contact our office for more information.

**Certificate of Appropriateness**

As a property owner in a historic district, the stewardship of your property is crucial to maintaining the historic resources of the City. Historic homes are vital to communities that are known for their history, and we thank you for your commitment to improve our historic districts! This is just a friendly reminder that living within a historic district requires approval from the Historic Preservation Committee *before* exterior projects can proceed.

The Board approves projects by issuing a Certificate of Appropriateness (COA) for alterations and new construction. The COA must be obtained before a building permit can be issued and before any work can commence. We encourage you to speak to one of our staff early in the planning process so there is sufficient time in your construction schedule for the necessary reviews. More information about the Certificate of Appropriateness can be found at the Historic Preservation Commission website: <https://cityofesmo.com/preservation/>.

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

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

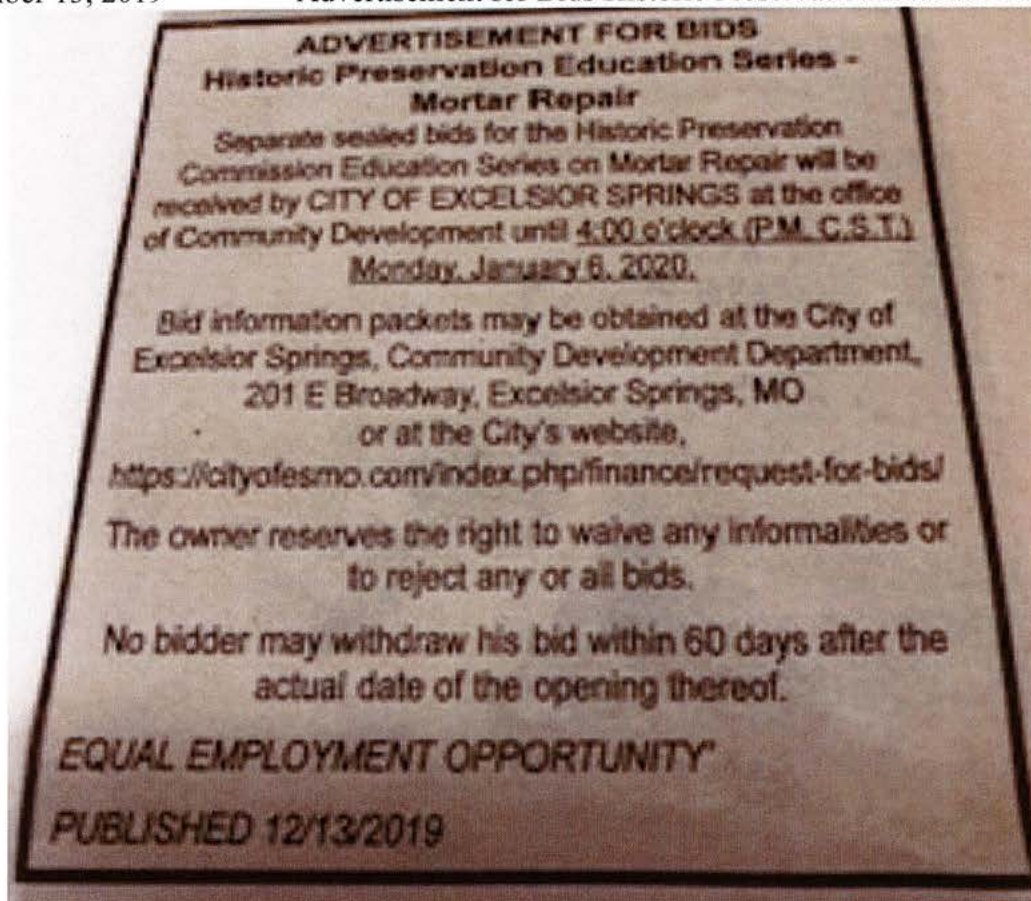
We want all of your projects to succeed! Please consider us partners in your efforts to improve your property. By working together, we can keep Excelsior Springs' historic buildings and historic districts safe and beautiful. Thank you for being an important part of our historic community!

Sincerely,

  
Laura Mize  
Neighborhood Specialist  
Community Development Department  
[neighborhoods@excelsiorsprings.gov](mailto:neighborhoods@excelsiorsprings.gov)

December 13, 2019

Advertisement for Bids Historic Preservation Education Series – Mortar Repair



## NOTICE OF OPEN EVENT

Public Notice is hereby given that a quorum of the Historic Preservation Commission of the City of Excelsior Springs may be present for a **Maintenance and Repair of Historic Masonry workshop beginning at 5:30 PM** at the Hall of Waters Building, Council Chambers at 201 E. Broadway, Excelsior Springs.

The tentative agenda of this meeting is as follows.

**Historic Preservation Committee  
City of Excelsior Springs**

### A G E N D A

**Tuesday, August 18, 2020  
Beginning at 5:30 PM**

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No formal action may be taken on any items. Notice of this session is posted because a quorum of Historic Commissioners members may attend. No votes of the Historic Commission will be taken.

August 11, 2020 at 8:00am

Date and time of posting of notice



August 18, 2020





August 18, 2020

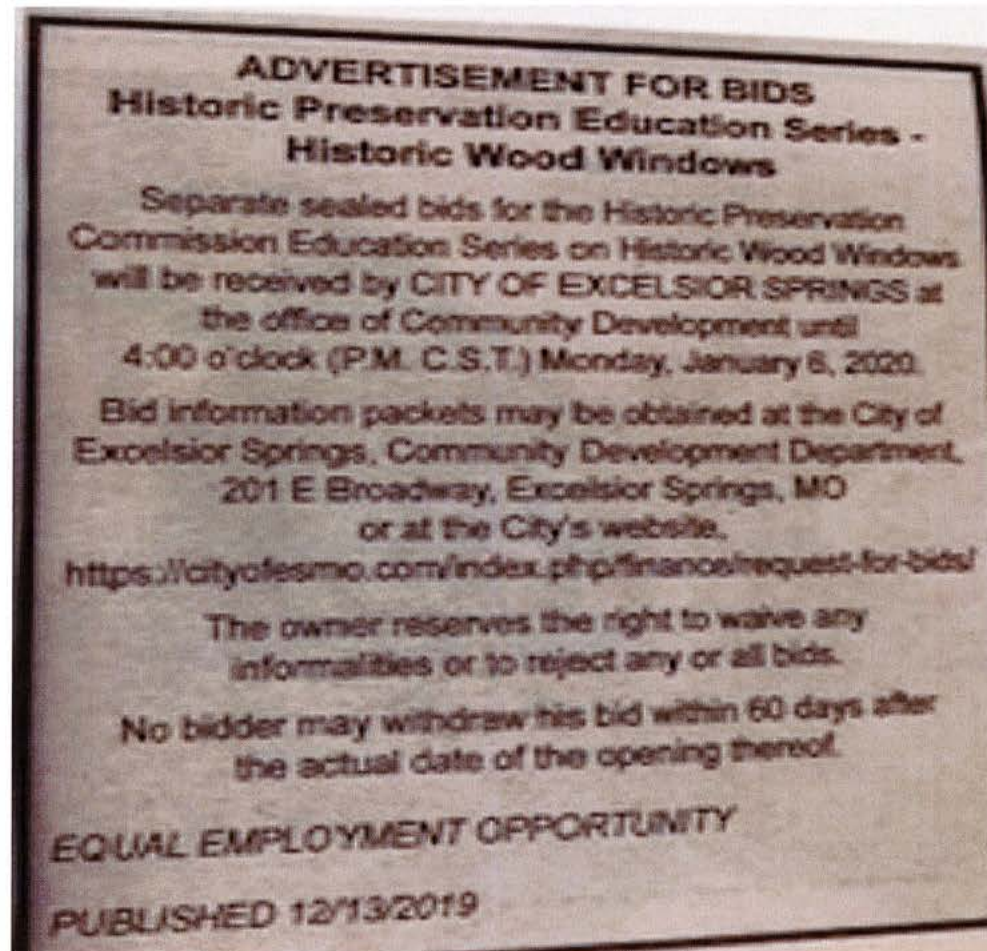


This class was recorded and put on the City of Excelsior Springs website due to Covid 19. Strata and Pishny were the presenters.  
<https://youtu.be/EE1mKuDc7Og>

In attendance were: Betty Bissell, Darryl Coutts, Dennis Hartman, Melinda Mehaffy, Lisa Morgan, Logan Sours, Laura Mize,

December 13, 2019

Advertisement for Bids Historic Preservation Education Series – Wood Windows



The Historic Preservation Commission invites you  
to a free:

# **WINDOW** **REPAIR WORKSHOP**

*How to repair double hung, rope  
and pulley system windows.  
Preserve your existing windows  
and save money!*

Presented by  
**Scott Busch**  
of  
[oldtimewindows.com](http://oldtimewindows.com)

August 22, 2020 from 9:00 to 1:30  
at the Excelsior Springs  
Community Center meeting room.  
Please register at  
[neighborhoods@excelsiorsprings.gov](mailto:neighborhoods@excelsiorsprings.gov).  
For questions, call 816-629-7011



## NOTICE OF OPEN EVENT

Public Notice is hereby given that a quorum of the Historic Preservation Commission of the City of Excelsior Springs may be present **for a Window Repair workshop beginning at 9:00 AM** at the Excelsior Springs Excelsior Springs Community Center Classroom located at 500 Tiger Drive, Excelsior Springs, MO.

The tentative agenda of this meeting is as follows.

**Historic Preservation Committee  
City of Excelsior Springs**

### A G E N D A

**Saturday, August 22, 2020  
Beginning at 9:00 AM**

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No formal action may be taken on any items. Notice of this session is posted because a quorum of Historic Commissioners members may attend. No votes of the Historic Commission will be taken.

August 11, 2020 at 8:00 am  
Date and time of posting of notice



August 22, 2020 To view session: <https://youtu.be/HbspTU38dEE>



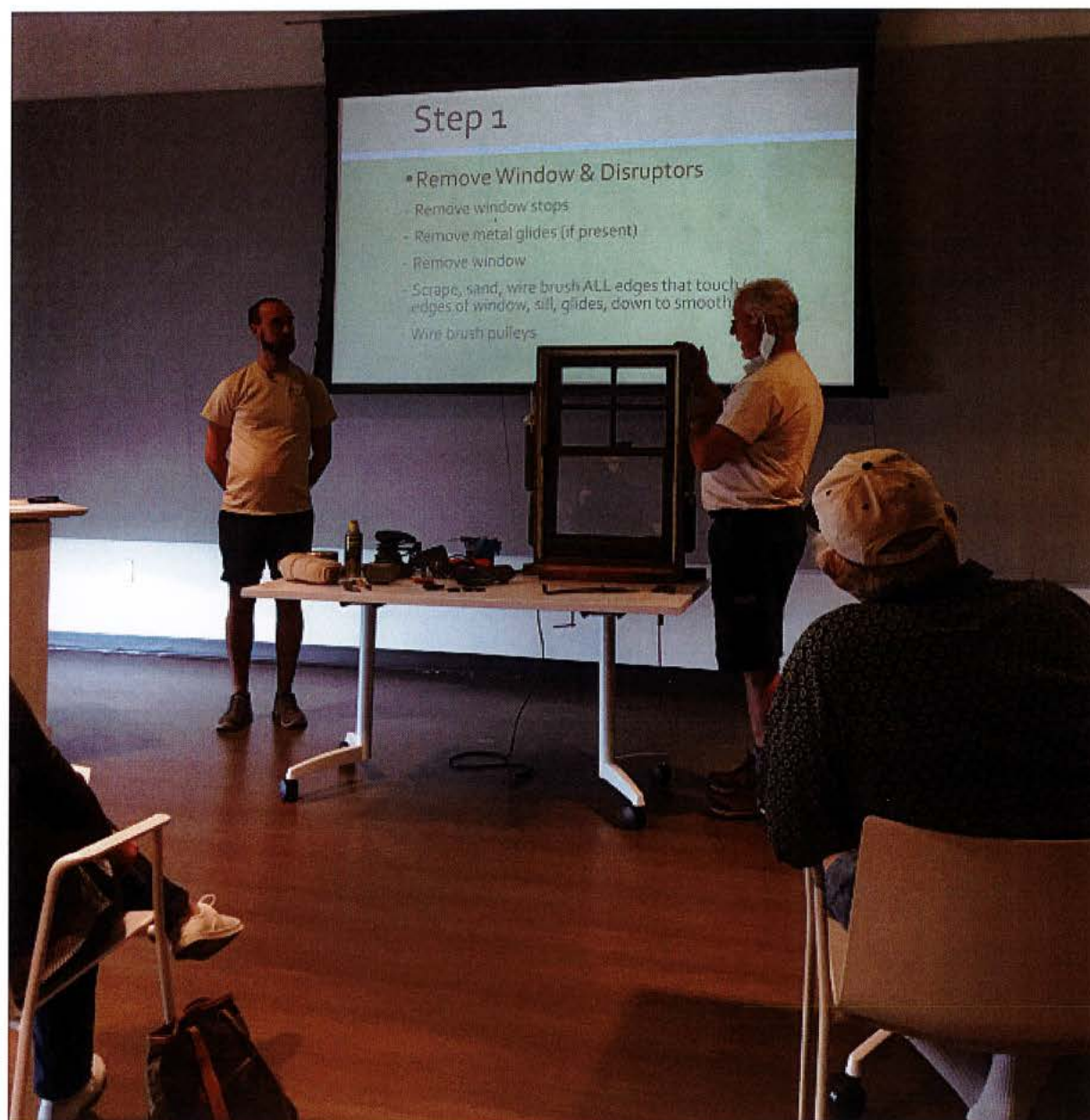












## Sign in Sheet

Meeting: Window Repair WorkshopDate: 8/22/2020

Name	Address	Email Address
Lisa Morgan	201 E Broadway	permits@excelsior-springs.gov
Laura Mize	201 E Broadway	neighborhoods@excelsior-springs.gov
Jason Cole	518 Elms	
Courtney Cole	518 Elms Blvd	courtney@joerdatacenter.com
Melinda Melchaffy	201 E Broadway	mmelchaffy@excelsior-springs.gov
Logan Soules	201 E Broadway	L.Soules@excelsior-springs.gov
Danielle Coats	2117 Cimarron Rd EMO	coatsfamily@gmail.com
Del Henning	1014 Sunset Strip	Janice-Henning@hotmail.com
BETTY BISSELL	101 LINDER	ON FILE
Dennis Hartman	415 E Broadway	"
Martin Conrad	300 Linda Lane	"

Gary and Kim Sanson owners of 407 E Broadway with great care restored this home located in the Boarding House District. The Historic Preservation Commission was invited to tour the home once during construction and again when it was completed.

## **NOTICE OF OPEN EVENT**

Public Notice is hereby given that a quorum of the Historic Preservation Commission, City of Excelsior Springs may be present **for a home tour at 407 E Broadway Meeting beginning at 4:00 PM.**

The tentative agenda of this meeting is as follows.

## **A G E N D A**

**Thursday, September 10, 2020  
Beginning at 4:00 PM**

---

**Touring 407 E Broadway.**

No formal action may be taken on any items. Notice of this session is posted because a quorum of City Council members may attend. No votes of the City Council will be taken.

Wednesday September 9, 2020 @ 1:15 pm  
Date and time of posting of notice



What the home looked like before work began:





During construction those in attendance were: Betty Bissell, David Adams, Darrell Coutts, Rick deFlon, Dennis Hartman, Sylvia Eales, Marilyn Gerdes, Sonya Morgan, Doug Hermes, Melinda Mehaffy, Laura Mize and Lisa Morgan. Outside the home while social distancing.



We limited how many people could go into the home at a time to maintain social distancing.





Cleaning and repainting the trim work:





Some of the interior work being done:



Sylvia Eales and Darryl Coutts looking at the work in progress:



Before photos of the house so Commissioners could see the changes:





Once the work was finished you can see the beauty of the homes historic touches:





Marilyn & Bob Gerdes touring the finished house:



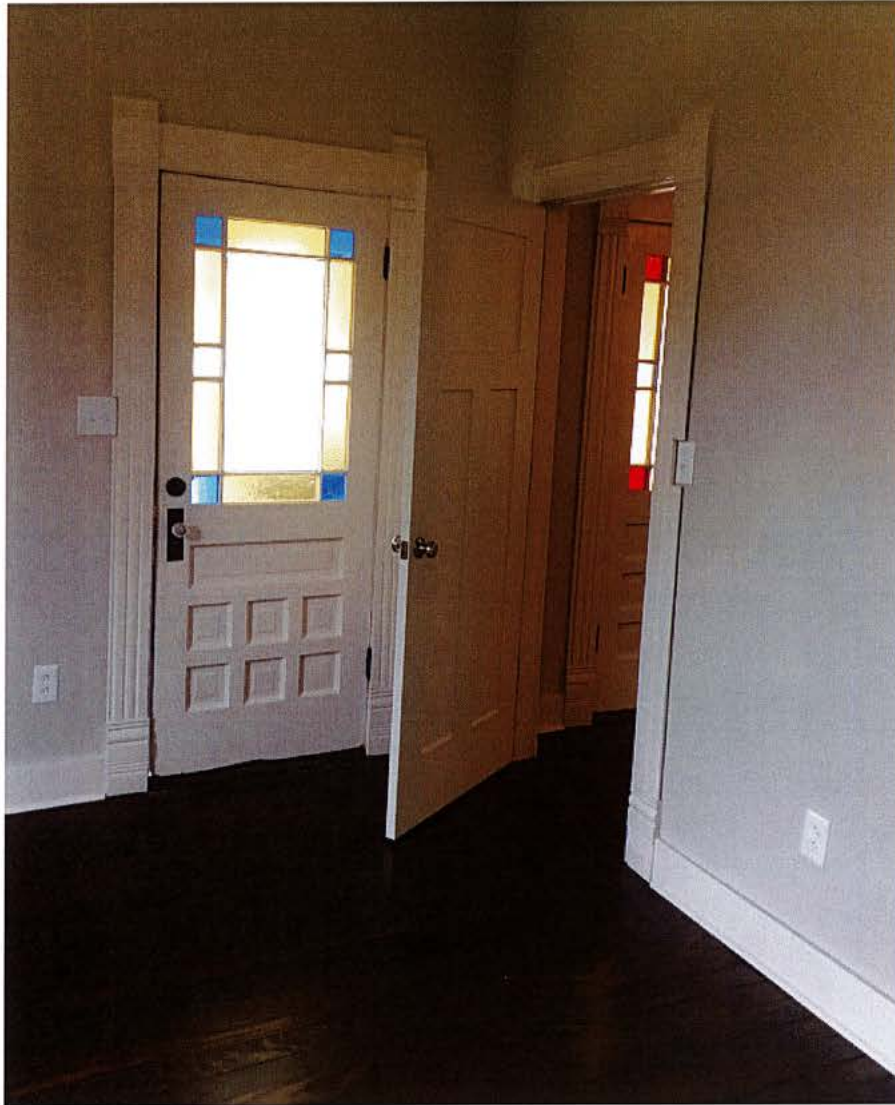


The partial exposed chimney in the downstairs bedroom:

Chairman Betty Bissell going to the second story of the home:



In this photo you can see the inside of the front doors to the home, they are original, the bedroom door and one of the living room doors have blue colored glass in each corner. The main entry to the home the corners are red.





Tub in the master bath was also original to the home and fully restored. The windows are also original to the home with the pulley system, windows were repaired by Scott Busch.



Exterior photo of the main front door that was original to the home and the mail box:



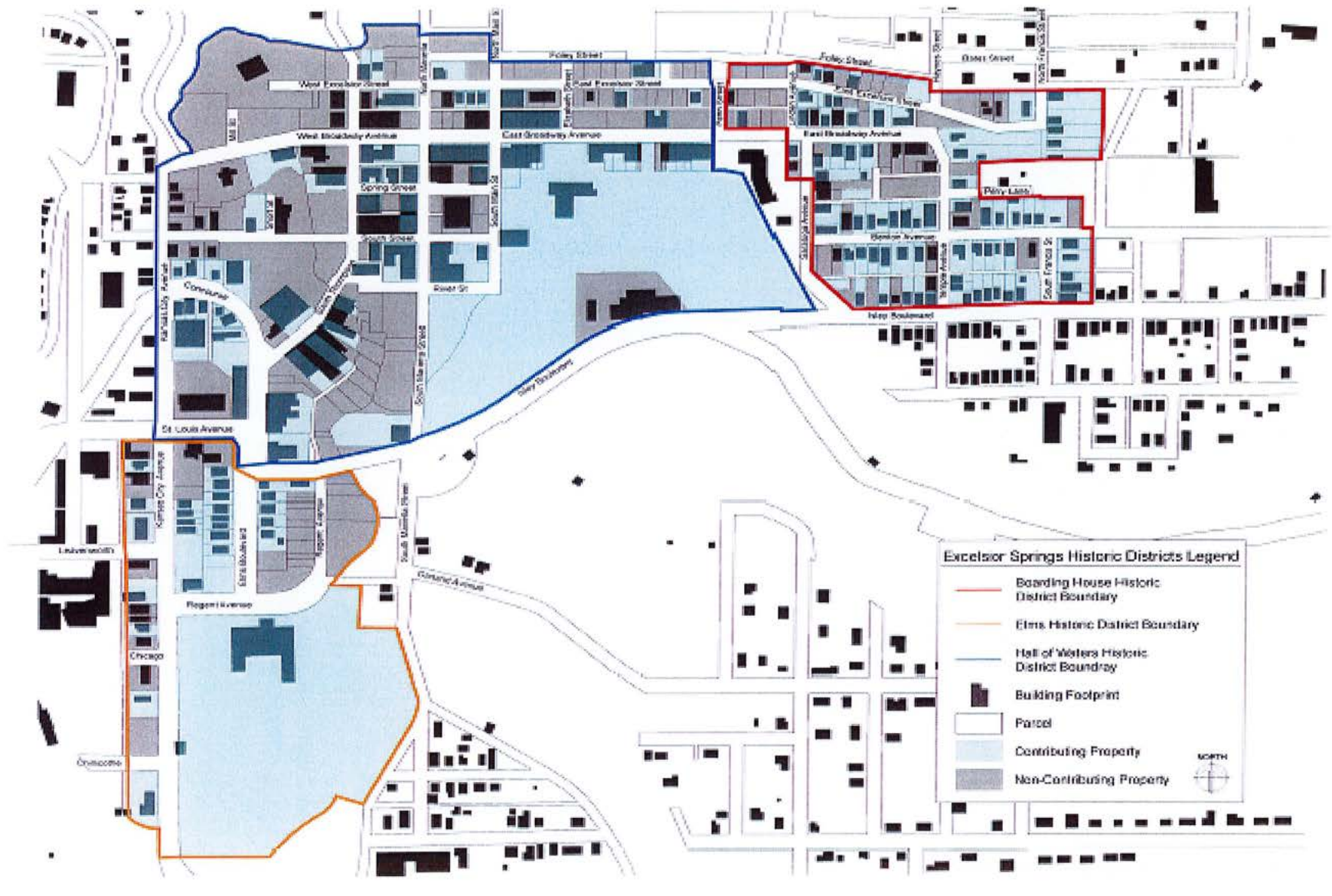
## **6. Comprehensive Preservation Plan/Preservation Component to City Masterplan:**

This may be addressed by a brief discussion of any revisions 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.

In 2020 new Historic Preservation Design Guidelines were developed.  
Historic Preservation Commission and City Council approval will be completed FY 21  
Kelsey Matson has been provided a copy of the new Design Guidelines.



Below is a revised copy of the Excelsior Springs Historic Districts:



## **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

## **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.

Chapter 353 tax abatement is an incentive allowed by Missouri law to encourage the redevelopment of blighted areas through the abatement of real property taxes. The purpose of the program is to remove blight, encourage reinvestment, encourage preservation, increase home ownership, and improve the value and appearance of neighborhoods. The Urban Redevelopment Corporation is responsible for the Downtown 353 Project Area, which includes many historic properties. This Corporation reviews and considers 353 applications and projects for approval for tax abatement. All six (6) properties whose property owners, during the reporting period, applied for and received tax abatement were historic properties.

### **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 during the current reporting period.

No, However the City funded a structural engineers report for the historic Royal Hotel thru grant funds.



## **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 neighbors, 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 2020 work on 407 E Broadway was completed and the home was sold as a single family home. Work will next begin on 409 E Broadway in keeping with a re-development agreement. 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 2016 and it has set empty until 2019 when it was acquired 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. Currently the city is soliciting RFP for City owned 328 E Broadway after several individuals expressed interest.

We try not to acquire additional properties unless it is necessary to stop a cycle of de-investing in the district, we try to solicit proposals for the best re-use strategy rather than the best sales price when selling property.

## **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.

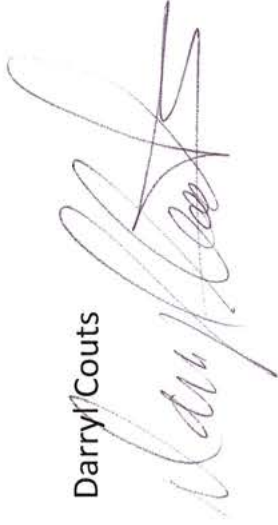
Museum and Archives, On Board of Directors all but 3 or 4 years since 1998. 8 years as Board President. Led tours of Museum since 1998. Worked on numerous rehabs.

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

A handwritten signature in dark ink, appearing to read 'Darryl Coutts', with a stylized flourish at the end.





## 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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FAX (816) 628-4038

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BELTON, MO 64012  
(816) 331-2211  
FAX (816) 331-0981

312 SE MAIN  
LEE'S SUMMIT, MO 64063  
(816) 524-3522  
FAX (816) 524-3524

## **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

## **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 communities. 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. 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



**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 if 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.*

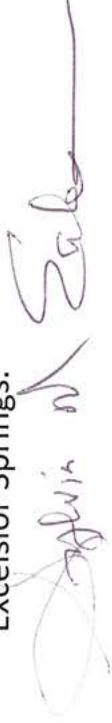
## **Resume**

### **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.

A handwritten signature in purple ink that reads "Sylvia M Eales". The signature is written in a cursive style with a long, sweeping underline.

Sylvia M Eales