

FALL AT THE HISTORIC HALL OF WATERS

201 E BROADWAY

EXCELSIOR SPRINGS MISSOURI

CLG REPORT 2023



WE HOPE YOU'LL COME VISIT US SOON!



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF STATE PARKS

**CERTIFIED LOCAL GOVERNMENT (CLG) ANNUAL REPORT (PAGE 1 OF 7)**

Have you or an immediate family member ever served in the U.S. Armed Forces?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Thank you for your service! If YES, would you like information about military-related services in Missouri?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<div>RESET</div>	

FEDERAL FISCAL YEAR: **OCT. 1, 2022 — SEPT. 30, 2023**

**BASIC INFORMATION**

1. CLG IDENTIFICATION			
NAME OF CITY/COUNTY <b>Excelsior Springs, MO Clay/Ray Counties</b>	DATE CERTIFIED BY NPS <b>2/13/91</b>		
NAME OF HISTORIC PRESERVATION COMMISSION <b>City of Excelsior Springs Historic Preservation Commission (ESHPC)</b>			
REPORT PREPARED BY (name) <b>Lisa Morgan</b>	PREPARER TITLE <b>ESHPC Secretary</b>		
2. CLG CONTACT INFORMATION (Official correspondence is directed to this individual. Their name and contact info is provided to the National Park Service.)			
NAME <b>Lisa Morgan</b>	TITLE <b>Community Development Administrative Assistant</b>		
ADDRESS <b>201 E. Broadway</b>	CITY <b>Excelsior Springs</b>	STATE <b>MO</b>	ZIP <b>64024</b>
TELEPHONE NUMBER WITH AREA CODE <b>(816) 630-0756</b>	FAX NUMBER WITH AREA CODE <b>(816) 630-9572</b>	EMAIL <b>permits@excelsiorsprings.gov</b>	

3. LIST ALL STAFF MEMBERS WITH DUTIES ASSIGNED TO LOCAL PRESERVATION PROGRAM OR HPC. INDICATE WHETHER STAFF MEETS THE SECRETARY OF THE INTERIOR'S PROFESSIONAL QUALIFICATION STANDARDS ( <a href="https://www.nps.gov/history/local-law/arch_strds_9.htm">https://www.nps.gov/history/local-law/arch_strds_9.htm</a> ).		
NAME <b>Melinda Mehaffy</b>	TITLE <b>Economic Development Director</b>	SOI QUALIFIED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW
NAME <b>Shantele Frie</b>	TITLE <b>Planner</b>	SOI QUALIFIED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW
NAME <b>Lisa Morgan</b>	TITLE <b>ESHPC Secretary</b>	SOI QUALIFIED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> DON'T KNOW

**ORGANIZATION, PLANNING, AND OPERATIONAL DOCUMENTS**

4. WERE ANY OF THE FOLLOWING NEWLY ADOPTED OR REVISED/AMENDED IN THE REPORTING YEAR? Provide links or attachments. If not adopted or amended in the reporting year, when was each document type most recently developed/amended (if applicable).	
PRESERVATION ORDINANCE (including amendments) <b>Adopt Appendix AJ IRC code Historic Dist.</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	PRESERVATION PLAN (stand alone or a component of a local comprehensive plan) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
BY-LAWS OR RULES OF PROCEDURE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	SURVEY PLAN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
FORMS FOR CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION, LOCAL HISTORIC LANDMARK/DISTRICT DESIGNATION, DEMOLITION, ETC. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	FOR THE ENTIRE JURISDICTION <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
FLOW CHART OR GUIDE FOR COA APPLICANTS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Design Guidelines FOR A SPECIFIC HISTORIC DISTRICT? IF SO WHAT DISTRICT(S)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

**HISTORIC PRESERVATION COMMISSION MEMBERSHIP**

5. LIST ALL CURRENT HPC MEMBERS. ATTACH RESUME FOR EACH. CONTINUE ON NEXT PAGE AND ATTACH A CONTINUATION SHEET IF NEEDED.		
NAME <b>Betty Bissell</b>	TERM START DATE <b>9/30/22</b>	TERM END DATE <b>9/30/25</b>
Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Preservation professional? If yes, what discipline? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <b>Volunteer at Excelsior Springs Museum &amp; Archives</b>	
Is this member an ex-officio representative of another local board or organization? If yes, which one? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <b>Downtown Excelsior Partnership Visitor Center Manager</b>		
NAME <b>Dennis Hartman</b>	TERM START DATE <b>9/30/23</b>	TERM END DATE <b>9/30/26</b>
Newly appointed in the reporting year? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Preservation professional? If yes, what discipline? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <b>Restored 3 houses in Historic Districts</b>	
Is this member an ex-officio representative of another local board or organization? If yes, which one? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <b>Museum Board</b>		



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**HISTORIC PRESERVATION COMMISSION MEMBERSHIP (continued)**

5. LIST ALL CURRENT HPC MEMBERS. ATTACH RESUME FOR EACH CURRENT MEMBER.

NAME <b>Darryl Coutts</b>	TERM START DATE <b>9/30/21</b>	TERM END DATE <b>9/30/24</b>
Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Preservation professional? If yes, what discipline? <b>Building Chairman Ex. Springs Museum &amp; Archives 24 yrs.</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Is this member an ex-officio representative of another local board or organization? If yes, which one? <b>Excelsior Springs Museum</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
NAME <b>Marilyn Gerdes</b>	TERM START DATE <b>9/30/20</b>	TERM END DATE <b>9/30/23</b>
Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Preservation professional? If yes, what discipline? <b>Remodel Homes over 20 yrs.</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Is this member an ex-officio representative of another local board or organization? If yes, which one? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
NAME <b>Rick deFlon AIA, LEED, AP NCARD</b>	TERM START DATE <b>9/30/21</b>	TERM END DATE <b>9/30/24</b>
Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Preservation professional? If yes, what discipline? <b>Bachelor of Architecture, University of Kansas</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Is this member an ex-officio representative of another local board or organization? If yes, which one? <b>AIA</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
NAME <b>Susan Blaser</b>	TERM START DATE <b>9/30/22</b>	TERM END DATE <b>9/30/25</b>
Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Preservation professional? If yes, what discipline? <b>Renovated building that had been vacant over 30 yrs.</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Is this member an ex-officio representative of another local board or organization? If yes, which one? <b>KCPL Journeyman Lineman/Department of Labor since 1992</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
NAME <b>Jason Van Till</b>	TERM START DATE <b>9/30/22</b>	TERM END DATE <b>9/30/25</b>
Newly appointed in the reporting year? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Preservation professional? If yes, what discipline? <b>Real Estate agent for MO-Kan Veteran Realty</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Is this member an ex-officio representative of another local board or organization? If yes, which one? <b>General Manager at Van Till Family Farm Winery, Planning and Zoning Commission</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
6. HAS A RESUME BEEN ATTACHED FOR EACH HPC MEMBER (and city staff if petitioning for responsibilities under III.B.11 of the Guidelines for Participation in Missouri's CLG Program)? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
7. DOES THE BOARD CONTAIN AT LEAST ONE MEMBER IN A PROFESSIONAL PRESERVATION FIELD (architecture, architectural history, history, prehistoric and historic archaeology, planning, urban design, cultural geography, cultural anthropology, folklore, curation, conservation, landscape architecture, or any other related disciplines or fields related to historic preservation)? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If not, describe efforts to recruit professional members and additional expertise in the fields of architecture, architectural history, or archaeology when needed. <b>Richard deFlon Architect</b>		

8. LIST ANY EDUCATIONAL OR TRAINING SESSIONS ATTENDED BY HPC AND STAFF MEMBERS IN THE REPORTING YEAR.  
CONTINUE ON NEXT PAGE AND ATTACH A CONTINUATION SHEET IF NEEDED.

NAME OF TRAINING <b>Overview of Codes Relating to Historic Buildings</b>	TRAINING PROVIDER <b>Past Forward Conference Recordings on Demand</b>
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED <b>Betty, Rick, Dennis, Marilyn, Jason, Sonya Morgan, Melinda Mehaffy, Shantele Frie &amp; Lisa Morgan</b>	
NAME OF TRAINING <b>CLG Forum 11-3-2022</b>	TRAINING PROVIDER <b>SHPO</b>
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED <b>Melinda Mehaffy, Shantele Frie &amp; Lisa Morgan</b>	



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8. LIST ANY EDUCATIONAL OR TRAINING SESSIONS ATTENDED BY HPC AND STAFF MEMBERS IN THE REPORTING YEAR. ATTACH A CONTINUATION SHEET IF NEEDED (continued).	
NAME OF TRAINING <b>Cultural Heritage Workshop</b>	TRAINING PROVIDER <b>MO Humanities</b>
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED <b>Marilyn Gerdes, Betty Bissell, Sonya Morgan, Dennis Hartman, Darryl Coutts, Lisa Morgan, Laura Mize, Melinda Mehaffy</b>	
NAME OF TRAINING <b>Local Preservation Efforts &amp; Strategies in Action</b>	TRAINING PROVIDER <b>NAPC</b>
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED <b>Shantele Frie May 24, 2023</b>	
NAME OF TRAINING <b>2023 MO Preservation Conf. in Joplin June 7th</b>	TRAINING PROVIDER <b>Missouri Preservation</b>
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED <b>Melinda Mehaffy, Shantele Frie, Lisa Morgan all three of us attended four sessions each</b>	
NAME OF TRAINING <b>Best Practices for an Effective Local Preservation Com.</b>	TRAINING PROVIDER <b>NAPC</b>
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED <b>Lisa Morgan (June 29, 2023)</b>	
NAME OF TRAINING <b>Show Me The Money: Historic Fund in your Community 8-23</b>	TRAINING PROVIDER <b>NAPC Summer Short Courses</b>
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED <b>Shantele Frie, Betty Bissell &amp; Dennis Hartman</b>	
NAME OF TRAINING <b>Outreach to property owners &amp; community members</b>	TRAINING PROVIDER <b>NAPC Summer Short Courses</b>
NAME(S) OF HPC MEMBERS/STAFF WHO ATTENDED <b>Shantele Frie, Betty Bissell &amp; Dennis Hartman</b>	
9. IF EACH HPC MEMBER DID NOT RECEIVE AT LEAST ONE TRAINING, PROVIDE AN EXPLANATION AND DESCRIBE EFFORTS TO OBTAIN THE REQUIRED ANNUAL TRAINING.	
<p><b>Education cont: A popcorn and pop party was held August 23 &amp; 24, 2023 to view the following webinars for our Commissioners.</b></p> <p><b>The Carrot to the stick: identifying &amp; creating local incentives for preservation:</b>  <b>Shantele Frie, Darryl Coutts</b></p> <p><b>Demystifying Demolition by Neglect:</b>  <b>Laura Mize, Darryl Coutts</b></p> <p><b>Resilience planning for your community:</b>  <b>Shantele Frie, Lisa Morgan &amp; Rick deFlon</b></p> <p><b>Fix, don't replace - Where are the preservation contractors:</b>  <b>Rick deFlon, Shantele Frie &amp; Lisa Morgan &amp; Jason VanTill</b></p> <p><b>Expanding your preservation program to tell a fuller story: Culturally significant places, Designation, and the role of local governments:</b>  <b>Rick deFlon and Laura Mize</b></p> <p><b>Make it happen: Small-scale development in historic areas:</b>  <b>Shantele Frie and Rick deFlon &amp; Jason Van Till</b></p> <p><b>Susan Blaser: her adult child passed away and was not able to attend any training.</b></p>	

**HISTORIC PRESERVATION COMMISSION ACTIVITY**

10. HPC MEETINGS MUST BE HELD REGULARLY AT LEAST FOUR (4) TIMES PER YEAR. WHAT IS THE HPC'S REGULAR MEETING SCHEDULE? (e.g. First Tuesday of each month at 6:00 PM)

The second Wednesday of each month beginning at 5:00 p.m.

11. HAS THE HPC DEVELOPED A WORK PLAN OR LIST OF GOALS SEPARATE FROM THE CITY'S COMPREHENSIVE PRESERVATION PLAN? IF SO, ATTACH.

☐ YES☒ NO

12. LIST ALL MEETINGS HELD IN THE REPORTING YEAR (meetings that were actually held with a quorum, not just scheduled).

REGULAR MEETING DATES		SPECIAL MEETING DATES	WORK/STUDY SESSION DATES
October 12, 2022			
			November 9, 2022
December 14, 2022			
February 8, 2023			
March 8, 2023			
April 12, 2023			
May 10, 2023			
June 14, 2023			
July 12, 2023			
September 13, 2023			

13. DID THE HPC DEVELOP, SPONSOR, OR PARTICIPATE IN ANY PUBLIC OUTREACH, EDUCATION, OR INTERPRETIVE EVENTS OR RESOURCES IN THE REPORTING YEAR? IF YES, DESCRIBE.

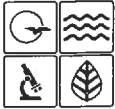
☒ YES☐ NO

13.a March 7, 2023 The City of Excelsior Springs held a Watershed Study for the flooding issues in downtown Excelsior Springs. The meeting was held in the Excelsior Springs Museum. In attendance were HPC: Chairman Betty Bissell, Commissioners Dennis Hartman, Darryl Coutts, Merilyn Gerdes. City Council Liaison: Sonya Morgan. City Staff: Melinda Mehaffy, Shantele Frie & Lisa Morgan. An other various business owners and property owners. See attachment.

13.b April 15, 2023 The City of Excelsior Springs hosted the Cultural Heritage Workshop at 201 E. Broadway the Hall of Waters building. In attendance were Chairman Betty Bissell, Commissioner Darryl Coutts, Dennis Hartman & Marilyn Gerdes. City Council Liaison: Sonya Morgan. City Staff: Melinda Mehaffy, Laura Mize & Lisa Morgan. See attachment.

13.c June 8, 2023 A friends of the wells meeting was held in the Hall of Waters building at 201 E. Broadway to discuss the historical significance of the waters in the community development and advocate for their revival. In attendance were HPC Chairman Betty Bissell, Commissioners: Darryl Coutts & Dennis Hartman. Chairman of FOW Committee Sonya Morgan. City Staff: Melinda Mehaffy, Shantele Frie, Lisa Morgan. See attachment.

13.d July 25, 2023 A Boarding House Historic District neighborhood meeting was hosted by the Community Development Department at the Calvary Christian Union Church located at 438 Benton Ave. In attendance: Chairman Betty Bissell, Commissioner Dennis Hartman. City Council Liaison: Sonya Morgan. City Staff: Melinda Mehaffy, Shantele Frie, Laura Mize & Lisa Morgan. See attachment.



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**LOCAL DESIGNATION & REVIEW**

14. HOW MANY RESOURCES HAVE BEEN DESIGNATED LOCALLY IN TOTAL (since the HPC was initially formed)? **181**  
FOR DISTRICTS, COUNT ANY CONTRIBUTING BUILDINGS OR OBJECTS INDIVIDUALLY (if known).

15. LIST ANY LOCAL LANDMARKS OR DISTRICTS THAT WERE NEWLY LISTED DURING THE REPORTING YEAR.  
Attach a list of all locally designated landmarks and districts including property name (if applicable), address, and date of listing. **None**

16. HOW MANY COA APPLICATIONS (including new construction, alterations, demolition, or relocation) DID THE HPC OR STAFF CONSIDER DURING THE REPORTING YEAR?	TOTAL # REVIEWED <b>41</b>	REVIEWED BY FULL HPC <b>25</b>	REVIEWED BY CITY STAFF ONLY (administrative approval) <b>16</b>
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**SURVEY AND INVENTORY**

17. LIST ANY CULTURAL RESOURCE SURVEYS (architectural or archaeological) IN PROCESS OR COMPLETED DURING THE REPORTING YEAR	IN CONFORMANCE WITH ALL SHPO STANDARDS FOR CULTURAL RESOURCE INVENTORY?	ON FILE WITH THE SHPO?	COMPLETED WITH SUPPORT OF AN HPF GRANT?
None	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO

18. HAVE ADDITIONAL INVENTORY ACTIVITIES NOT CONFORMING TO SHPO STANDARDS (i.e. for local use only) BEEN UNDERTAKEN (winners of local preservation awards, century houses, etc.)? IF YES, DESCRIBE. ☒ YES ☐ NO

Missouri Preservation Honor Awards held April 25th 2023 at the state capital Casa Di Vite (Susan Blaser) was awarded Preserve Missouri Award. See attached photos and write up.

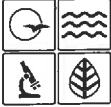
April 3, 2023 Was the deadline for the Ex Springs Historic Preservation awards nominations. Award recipients were:  
Owner Occupied: 420 Concourse, Commercial: 415 S Thompson (Parings by Van Till) and 100 W Broadway (The Atlas),  
Investment Property: 522 Elms Blvd (Ron Prewett). See attachments.

**NATIONAL REGISTER OF HISTORIC PLACES**

19. DOES THE HPC REVIEW ALL NEW NATIONAL REGISTER OF HISTORIC PLACES (NRHP) NOMINATIONS AND SUBMIT WRITTEN COMMENT TO THE SHPO WITHIN THE REQUIRED TIME FRAME? ☒ YES ☐ NO

20. DOES THE MAYOR OR HIGHEST ELECTED OFFICIAL REVIEW ALL NEW NRHP NOMINATIONS AND SUBMIT WRITTEN COMMENT TO THE SHPO WITHIN THE REQUIRED TIME FRAME? ☐ YES ☒ NO

21. WERE ANY PROPERTIES IN THE JURISDICTION ADDED TO THE NRHP DURING THE REPORTING YEAR? IF SO, LIST THEM. ☐ YES ☒ NO



#### **NARRATIVE QUESTIONS**

22. DISCUSS ANY NOTABLE ACCOMPLISHMENTS OR ACHIEVEMENTS FROM THE PAST YEAR.

Hosted the Cultural Heritage Workshop April 15, 2023

Casa Di Vite was awarded Preserve Missouri award in Jefferson City.

Excelsior Spring City Council proclaimed May Historic Preservation Month. See attachment.

Write up in our local news paper about our commissions discussion about wood siding. See attachment.

On June 14, 2023 Excelsior Springs Historic Preservation commission was evaluated for compliance with the terms of its Certification Agreement, Our last evaluation was July 10, 2017.

23. DISCUSS ANY PROBLEMS ENCOUNTERED IN THE PAST YEAR.

Business owners doing work on their buildings that go against the Design Guidelines and no COA applied for, or doing work prior to approval or denial of COA application.

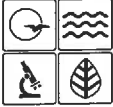
The ability for Commission to say no on requests that do not follow Design Guidelines.

24. DISCUSS ANY PLANNED ACTIVITY, PROJECTS, OR BUSINESS FOR THE UPCOMING FEDERAL FISCAL YEAR (Oct. 1 - Sept. 30).

Having Historic Districts neighborhood meetings for information sharing and issues owners are experiencing.  
Creating Neighborhood Plans for those districts without written plans.

Hosting one of the Advisory Council meetings in 2024.

Creating a local historic district in the Isley Neighborhood.



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**ATTACHMENT CHECKLIST (MAY BE LINKS TO ONLINE DOCUMENTS)**

HPC MEETING MINUTES	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Already emailed to John Peterson		
RESUMES FOR ALL HPC MEMBERS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
RESUMES FOR CITY STAFF (only required if petitioning for responsibilities under section III.B.11 of the "guidelines for participation")	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
CURRENT HPC WORK PLAN/GOALS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Boarding House Plan already sent to SHPO for previous grant application. To large to send on report.		
LIST OF ALL LOCALLY DESIGNATED LANDMARKS AND HISTORIC DISTRICTS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
See attached map		
CURRENT PRESERVATION ORDINANCE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
CURRENT BY-LAWS OR ADMINISTRATIVE RULES	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Ordinance and section 402 of codes attached		
CURRENT PRESERVATION PLAN	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<a href="https://cityofesmo.com/eshpc/resources/BoardingHousePlan_Final.pdf">https://cityofesmo.com/eshpc/resources/BoardingHousePlan_Final.pdf</a> <a href="https://cityofesmo.com/eshpc/Pre">https://cityofesmo.com/eshpc/Pre</a>		
CURRENT SURVEY PLAN	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<a href="https://cityofesmo.com/eshpc/surveys/CLAS009-S.pdf">https://cityofesmo.com/eshpc/surveys/CLAS009-S.pdf</a>		



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ORDINANCE NO. 22-07-01

**AN ORDINANCE AMENDING TITLE IV, CHAPTER 400 ZONING REGULATIONS, CHAPTER 402 HISTORIC PRESERVATION OVERLAY DISTRICT, CHAPTER 403 SIGN REGULATIONS, CHAPTER 404 PERMITS, ENFORCEMENT, AMENDMENTS AND PENALTIES, AND CHAPTER 406 SUBDIVISION REGULATIONS OF THE MUNICIPAL CODE**

WHEREAS, at its meeting on June 27, 2022, the Planning and Zoning Commission of the City of Excelsior Springs, Missouri (the "Commission") conducted a public hearing wherein it considered and reviewed amendments to the Zoning Regulations, Historic Preservation Overlay District, Sign Regulations, Permits, Enforcement, Amendments and Penalties and Subdivision Regulations of the City as recommended by the Director of Planning and Zoning; and

WHEREAS, the Commission approved the proposed amendments at its regular meeting on June 27, 2022, and recommend approval of the amendments to the City Council; and

WHEREAS, the proposed amendments will promote the development, rehabilitation, restoration, and preservation of property in the City and the educational, cultural, economic, health, safety and general welfare of the City.

WHEREAS, the City Council of the City of Excelsior Springs, Missouri has determined that the Municipal Code of the City should be revised as set forth herein.

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

**Section 1.** Chapter 400: Zoning Regulations, Chapter 402 Historic Preservation Overlay District, Chapter 403 Sign Regulations, Chapter 404 Permits, Enforcement Amendments and Penalties, and Chapter 406 Subdivisions Regulations of the Municipal Code is hereby amended to read as attached in Exhibit A, and is hereby adopted in lieu thereof:

**Section 2.** Should any provision hereof for any reason be deemed or ruled illegal, invalid or unconstitutional by any court of competent jurisdiction, no other provision of this Ordinance shall be affected; and this Ordinance shall then be construed and enforced as if such illegal or invalid or unconstitutional provision had not been contained herein.

**Section 3.** The Mayor, the City Manager, the City Clerk and other appropriate City officials are hereby authorized to take any and all actions as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments, agreements and other documents, as may be necessary or convenient to perform all matters herein authorized.

**Section 4.** This Ordinance overrides any conflicting provision or regulation with the Municipal Code of the City of Excelsior Springs, Missouri.

**Section 5.** This Ordinance shall be in full force and effect from and after its passage and approval.

**INTRODUCED IN WRITING**, read by title two times, passed and approved on the 18<sup>th</sup> day of July, 2022.



ATTEST:

Shannon Stroud

Shannon Stroud, City Clerk

Sharon Powell

Sharon Powell, Mayor

REVIEWED BY:

Molly McGovern

Molly McGovern, City Manager

**Community Development Department  
Historic Preservation Commission**

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



May 11, 2022

**To:** Chairman and Commissioners  
Historic Preservation Commission

**Re:** Staff Report for Case No. P&Z ZTA-22-001 – An application by the City of Excelsior Springs to amend Chapter 402 Historic Preservation Overlay District of Excelsior Springs City Code as part of the City's Code Review process.

**Historic District:** N/A

**Background:** A City Code review process focusing on the Zoning & Subdivision Regulations and development-related code sections has been identified as an action item in the Community Development Department 2021 Work Plan. The review process began last year and is continuing into the first half of 2022.

This code review process focuses on updating and correcting the current Zoning & Subdivision Regulations and other development related code sections to fix conflicting language, clarify areas of ambiguity, and modernize regulatory steps to reflect current best practices in administration.

The code review process was facilitated by City staff through the Planning & Zoning Commission with consultation, as appropriate, with other City boards & commissions that have advisory roles in certain development procedures. Final recommendations for City Code amendments will follow the statutory and code requirements for consideration through the Planning & Zoning Commission and City Council.

While the primary focus of the code review process has been on updates and corrections, certain policy and procedural matters, previously raised, were identified by the Planning & Zoning Commission and other advisory boards.

The Historic Preservation Commission reviewed Chapter 402. Historic Preservation Overlay District in September 2021 and identified suggested modifications to the Certificate of Appropriateness review process to reflect the current practice of Historic Preservation Commission review and consideration and removing the role of the Chief Building Official.

The City has filed a formal application to amend City Code with the suggested code review amendments, including modifications to Chapter 402. Historic Preservation Overlay District. The Historic Preservation Commission is afforded the opportunity to review and comment on any proposed amendments to Chapter 402 and provide a recommendation to the Planning and Zoning Commission.

**Staff Review:** The proposed amendments to Chapter 402. Historic Preservation Overlay District of Excelsior Springs City Code are attached. As discussed with the Commission, these proposed amendments simply modify the COA preview process to reflect current practice.

As a Certified Local Government under the State's historic preservation program, amendments to this section are subject to review and approval by the State Historic Preservation Office. The proposed amendments have been submitted to the SHPO for their review and comment.

**Staff Recommendation/Action Requested:** Staff requests the Commission provide a final review of the proposed amendments to the Planning and Zoning Commission.

Respectfully Submitted,

Doug Hermes  
City of Excelsior Springs  
Planning Consultant

Attachment: Chapter 402. Historic Preservation Overlay District proposed amendments

## Chapter 402. Historic Preservation Overlay District

Editor's Note: Ord. no. 08-9-2 has established terms for this board of historic preservation to be uniform with the terms of other boards and commissions with terms commencing September 30, 2009.

Note — Ord. no. 10-06-07 §1, adopted June 21, 2010, sets out the Excelsior Springs Historic Preservation and Revitalization Plan ("Plan"), which is on file in the city offices and incorporated herein and is hereby adopted and approved for use as a planning tool for city staff, boards and commissions, the city council, and other groups and organizations engaged in community-based initiatives with interests in protecting and experiencing cultural resources.

### Section 402.010. Establishment.

[R.O. 2012 §402.010; Ord. No. 90-4-4 §1, 4-16-1989]

There is hereby established a Historic Preservation District which shall consist of all that area designated as such by the Official Zoning Map of the City of Excelsior Springs. Areas in a Historic Preservation District shall be subject to the zoning regulations of the zoning assigned to those areas, and, in addition, those areas, including landmarks, shall also be subject to the rules established by this Chapter.

### Section 402.020. Purpose.

[R.O. 2012 §402.020; Ord. No. 90-4-4 §1, 4-16-1989]

A.

The purpose of this Chapter is to promote the educational, cultural, economic and general welfare of the community by:

1.

Providing a mechanism to identify and preserve the distinctive historic and architectural characteristics of Excelsior Springs which represent elements of the City's cultural, social, economic, political and architectural history;

2.

Fostering civic pride in the beauty and noble accomplishments of the past as represented in Excelsior Springs Landmarks and Historic Districts;

3.

Conserving and improving the value of property designated as landmarks or within Historic Districts;

4.

Protecting and enhancing the attractiveness of the City to homebuyers, tourists, visitors, and shoppers, and thereby supporting and promoting business, commerce, industry, and providing economic benefit to the City.

5.

Fostering and encouraging preservation, restoration and rehabilitation of structures, areas, and neighborhoods and thereby preventing future urban blight.

### Section 402.030. Definitions.

[R.O. 2012 §402.030; Ord. No. 90-4-4 §1, 4-16-1989]

Unless specifically defined below, words or phrases in this Section shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this Section its most reasonable application.

**ALTERATION**

Any act or process that changes one (1) or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure.

**AREA**

A specific geographic division of the City of Excelsior Springs.

**CERTIFICATE OF APPROPRIATENESS**

A design permit issued by the Building Inspector, indicating approval of the plans for alteration, construction, removal or demolition of a Landmark or of a structure within a Historic District. A Certificate will be denied for any work on a building that would destroy, alter, or remove significant exterior architectural features or construction element.

**COMMISSIONERS**

Members of the Excelsior Springs Historic Preservation Commission (ESHPC).

**CONSTRUCTION**

The act of adding an addition to an existing structure or the erection of a new principal or accessory structure on a lot of property.

**COUNCIL**

The City Council of the City of Excelsior Springs.

**DEMOLITION**

Any act or process which destroys in part or in whole a Landmark or structure within a Historic District, or which threatens to destroy a Landmark or a structure within a Historic District by failure to maintain it in a good condition of good repair and maintenance.

**DESIGN GUIDELINE**

A general guide of appropriate activity that will preserve the historic and architectural character of a structure or areas.

**EXTERIOR ARCHITECTURAL APPEARANCE**

The architectural character and general composition of the exterior of a structure, including but not limited to the kind, color and texture of the building materials and the type, design and character of all windows, doors, light fixtures, signs and appurtenant elements.

**HISTORIC DISTRICT**

An area designated as a "Historic District" by the City Council and which may contain within definable geographic boundaries one (1) or more Landmarks and which may have within its boundaries other properties or structures which, while not of such historic and/or architectural significance to be designated as Landmarks, nevertheless contribute to the overall visual characteristics of the Landmark or Landmarks located within the Historic District.

**LANDMARK**

A property or structure designated as a "Landmark" by the City Council, pursuant to procedures prescribed herein, which is worthy of rehabilitation, restoration, and preservation because of its historic and/or architectural significance to the City of Excelsior Springs.

**OWNER OF RECORD**

The person, corporation or other legal entity listed as the owner on the records of the County Record of Deeds.

**ESHPC COMMISSION**

The Excelsior Springs Historic Preservation Commission.

**PUBLIC IMPROVEMENT PROJECT**

An action by the City of Excelsior Springs or any of its departments or agencies involving major modification or replacement of streets, sidewalks, curbs, street lights, street or sidewalk furniture, landscaping, or other portions of the public infrastructure servicing commercial, residential, or industrial development.

#### **REMOVAL**

Any relocation of a structure on its site or to another site.

#### **REPAIR**

Any change that is not construction, removal or alteration.

#### **STOP WORK ORDER**

An order of the City Council or Building Official directing an owner, occupant, contractor or subcontractor to halt an action for which a Certificate of Appropriateness is required, and notifying the owner, occupant, contractor or subcontractor of the application process for a Certificate of Appropriateness.

#### **STRUCTURE**

Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground including, but without limiting the generality of the foregoing, buildings, fences, gazebos, advertising signs, billboards, backstops for tennis courts, radio and television antennae, satellite dishes, supporting towers, and swimming pools.

### **Section 402.040. Composition of Historic Preservation Commission.**

[R.O. 2012 §402.040; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 17-08-01 § 1, 8-7-2017]

The Excelsior Springs Historic Preservation Commission shall consist of seven (7) members, four (4) whom must be residents of Excelsior Springs, all of whom shall be appointed by the Mayor and approved by the City Council. The Mayor shall make every reasonable effort to appoint residents of Excelsior Springs with a demonstrated interest in the history or architecture of the City of Excelsior Springs, including a registered architect or engineer, a person having at least five (5) years' experience in construction, a person having at least five (5) years' experience in real estate, a historian living in the community at least twenty (20) years, and three (3) individuals chosen from the citizens at large with reference to their fitness for such office, and no member of the Municipal Government shall be a member of the Commission due to the need to attract individuals registered as an architect or engineer, or with experience in construction or real estate, non-residents may be selected to fill these positions if they are not available among residents of Excelsior Springs.

### **Section 402.050. Terms.**

[R.O. 2012 §402.050; Ord. No. 90-4-4 §1, 4-16-1989]

The terms of office of the members of the ESHPC shall be for three (3) years. Vacancies shall be filled for the unexpired term only. Commissioners serve at the pleasure of the Council.

### **Section 402.060. Officers.**

[R.O. 2012 §402.060; Ord. No. 90-4-4 §1, 4-16-1989]

A.  
Officers shall consist of a Chairman, a Vice Chairman, ~~and a Secretary-Treasurer~~ elected by the ESHPC who shall each serve a term of one (1) year and shall be eligible for re-election. The Chairman shall preside over the meetings. In the absence of the Chairman, the Vice Chairman shall

perform the duties of the Chairman. ~~If both are absent, the Secretary-Treasurer shall perform the duties of the Chairman.~~ The officers shall assure that the following duties of the ESHPC are performed.

1.  
Preparation of minutes of each ESHPC meeting;
2.  
Publication and distribution of copies of the minutes, reports and decisions of the ESHPC to the member of the ESHPC, Planning Commission, and City Council.
3.  
Provision of notice as required herein or by law for all public hearings conducted by the ESHPC.
4.  
Notification to the Mayor of vacancies on the ESHPC and expiring terms of members;
5.  
Preparation and submission to the City Council of a complete record of the proceedings before the ESHPC on all matters requiring Council consideration.

## Section 402.070. Meetings.

[R.O. 2012 §402.070; Ord. No. 90-4-4 §1, 4-16-1989]

A quorum shall consist of at least four (4) members. All decisions or actions of the ESHPC shall be made by a majority vote of those members present and voting at any meeting where a quorum exists.

Meetings shall be held at regularly scheduled times to be established by resolution of the ESHPC at the beginning of each calendar year or at any time upon the call of the Chairman. No member of the ESHPC shall vote on any matter which may materially or apparently affect the property, income or business interest of that member. No action shall be taken by the Commission which could in any manner deprive or restrict the owner of a property in its use, modification, maintenance, disposition or demolition until such owner shall first have had the opportunity to be heard at public meeting of the ESHPC, as provided herein. All meetings of the ESHPC shall be open to the public. The ESHPC shall keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the Office of the City Clerk, forwarded to the Council, ESHPC, and shall be a public record.

## Section 402.080. Powers and Duties.

[R.O. 2012 §402.080; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 94-12-2 §1, 12-19-1994]

A.  
The ESHPC shall have the following powers and duties:

1.  
To adopt its own procedural regulations.
2.  
To conduct an ongoing survey to identify historically and architecturally significant properties, structures and areas, that exemplify the cultural, social, economic, political, or architectural history of the Nation, State or City.
3.  
To investigate, and recommend to the Planning and Zoning Commission and to the City Council the designation of properties or structures having special historic, community or architectural value as "Landmarks".
- 4.



To investigate, and recommend the Planning and Zoning Commission and to the City Council the designation of areas having special historic, community or architectural value as "Historic Districts".

5.

To keep a register of all properties and structures which have been designated as Landmarks or Historic Districts, including all information required for each designation.

6.

To confer recognition upon the owners of Landmarks or property or structures within Historic Districts by means of certificates, plaques, or markers; and to make recommendations for the design and implementation of specific markings of the streets and routes leading from one (1) Landmark or Historic District to another.

7.

To advise and assist owners of Landmarks and property or structures within Historic Districts on physical and financial aspects of preservation, renovation, rehabilitation and reuse, and on procedures for inclusion on the National Register of Historic Places.

8.

To nominate Landmarks and Historic Districts to the National Register of Historic Places, and to review and comment on any National Register nominations submitted to the ESHPC upon request of the Mayor or City Council.

9.

To inform and educate the citizens of Excelsior Springs concerning the historic and architectural heritage of the City by publishing appropriate maps, newsletters, brochures and pamphlets, and by holding programs and seminars.

10.

The ESHPC to review applications for Certificates of Appropriateness, construction, alteration, removal or demolition affecting designated Landmarks or structures within Historic Districts. Applicants may be required to submit plans, drawings, elevations, specifications and other information as may be necessary to make decisions.

11.

To review stop work orders issued for any construction, alteration, removal or demolition undertaken without a Certificate of Appropriateness.

12.

To develop specific design guidelines for the alteration, construction or removal of Landmarks, or property and structures within Historic Districts for approval by the Council.;

13.

To review proposed zoning amendments, applications for Special Use Permits or application for zoning variances that affect designated Landmarks and Historic Districts. The **Zoning-Administrator Director of Community Development** shall send applications for special use or zoning variances to the ESHPC for comment prior to the date of the hearing by the Planning and Zoning Commission, or Board of Zoning Adjustment.

14.

~~To administer on behalf of the City of Excelsior Springs any property, or full or partial interest in real property, including easements, which the City of Excelsior Springs may have or accept as a gift or otherwise, upon authorization and approval by the City Council.~~

15.

To call upon available City staff members as well as other experts for technical advice.

16.

To retain such specialists or consultants, or to appoint such citizen advisory committees, as may be required from time to time.

17.

Upon request, provide advisory opinion before all boards and commission including the Planning and Zoning Commission and the Board of Zoning Adjustment on any matter that may affect historically and architecturally significant property, structures and areas.

18.

To develop a preservation component in the General Plan of the City of Excelsior Springs and to recommend it to the Planning and Zoning Commission and to the City Council.

19.

To periodically review the Excelsior Springs Zoning Ordinance and to recommend to the Planning and Zoning Commission and the City Council any amendments appropriate for the structures within Historic Districts.

## Section 402.090. Surveys and Research.

[R.O. 2012 §402.090; Ord. No. 90-4-4 §1, 4-16-1989]

A.

The ESHP Commission shall undertake an ongoing survey and research effort in the City of Excelsior Springs to identify neighborhoods, areas, sites, structures, and objects which have historic, community, architectural, or aesthetic importance, interest, or value. As part of the survey, the ESHP Commission may review and evaluate any prior surveys and studies by any unit of government or private organization and compile appropriate descriptions, facts, and photographs. Before the ESHP Commission shall on its own initiative nominate any Landmark or District it shall first develop a plan and schedule for completing a survey of the City of Excelsior Springs to identify potential Landmarks or Districts. The ESHP Commission shall then systematically identify potential Landmarks and Districts and adopt procedures to nominate them individually or in groups based upon the following criteria:

1.

The potential Landmarks or Districts in one (1) identifiable neighborhood or distinct geographical area of the City of Excelsior Springs.

2.

The potential Landmarks or Districts associated with a particular person, event or historical period;

3.

The potential Landmarks or Districts of a particular architectural style or school, or a particular architect, engineer, builder, designer, or craftsman.

4.

Such other criteria as approved by the Planning Commission and Council to assure systematic survey and nomination of all potential Landmarks and Districts within the City of Excelsior Springs.

## Section 402.100. Nomination of Landmarks and Historic Districts.

[R.O. 2012 §402.100; Ord. No. 90-4-4 §1, 4-16-1989]

Nominations shall be made to the ESHP Commission on a form prepared by it and may be submitted by a member of the ESHP Commission; owner of record of the nominated property or structure; or City Council.

## Section 402.110. Criteria for Consideration of Nomination.

[R.O. 2012 §402.110; Ord. No. 90-4-4 §1, 4-16-1989]

A.

The ESHP Commission shall, upon such investigation as it deems necessary, make a determinations as to whether a nominated property, structure or area meets one (1) or more of the following criteria.

1.

Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, County, State or Country;

2.

Its location as a site of significant Local, County, State or National event.

3.

Its identification with a person or persons who significantly contributed to the development of the community, County, State or Country;

4.

Its embodiment of distinguishing characteristics of an architectural style valuable of the study of a period, type, method of construction or use of indigenous materials;

5.

Its identification as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, County, State or Country;

6.

Its embodiment of elements of design, detailing, materials or craftsmanship which renders it architecturally significant;

7.

Its embodiment of design elements that make it structurally or architecturally innovative;

8.

Its unique location or singular physical characteristics that makes it an established or familiar visual feature;

9.

Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures, with a high level of integrity or architectural significance; and/or

10.

Its suitability for preservation or restoration.

Any structure, property, or area that meets one (1) or more of the ESHPC above criteria shall also have suff

## Section 402.120. Application of This Chapter to Historic District or Landmark.

[R.O. 2012 §402.120; Ord. No. 90-4-4 §1, 4-16-1989]

A nomination of a Landmark or District shall be considered an application for amendment of the Official Zoning Map of the City of Excelsior Springs provided in Section **404.090** of the Zoning Ordinances of the City of Excelsior Springs. All procedures as provided in said Section and by State Law shall be followed by the Planning and Zoning Commission and City Council. The fee required under Section **404.030** shall not be required upon nomination by the ESHP Commission. The Planning and Zoning Commission may consider Zoning Amendment Application by others all as provided by Section **404.090**.

## Section 402.130. Notification of Nomination.

[R.O. 2012 §402.130; Ord. No. 90-4-4 §1, 4-16-1989]

The Planning and Zoning Commission shall schedule and hold a public hearing for all nominations. The hearing shall be scheduled, held and conducted in the same manner as other hearings to consider application for zoning map amendments or ordinance amendments.

Notice of date, time, place, and purpose of the public hearing and a copy of the completed nomination form shall be sent by regular mail to the owner(s) of record and to the nominator, as well as to property owners adjoining the nominated Landmark or Historic District at least fifteen (15) days prior to the date of the hearing. Notice shall also be published in a newspaper having general circulation in the City of Excelsior Springs. The notice shall state the street address and legal description of a nominated Landmark and the boundaries of a nominated Historic District.

## Section 402.140. Certificate of Appropriateness.

[R.O. 2012 §402.140; Ord. No. 90-4-4 §1, 4-16-1989]

A.

A Certificate of Appropriateness shall be required before the following actions affecting the exterior architectural appearance of any Landmark or property within a Historic District may be undertaken:

1.

Any construction, alteration or removal requiring a building permit from the City of Excelsior Springs.

2.

Any demolition in whole or in part requiring a permit from the City of Excelsior Springs.

3.

Any violation of a minimum maintenance standard, or construction, alteration, demolition or removal affecting a significant exterior architectural feature or features.

4.

Any construction, alteration, removal, or demolition in whole or in part proposed by the City of Excelsior Springs or any of its agencies or departments for a Landmark or a structure within a Historic District and affecting a significant exterior architectural feature, structure, or district.

5.

The provisions of a Certificate of Appropriateness shall be waived in the event of an emergency situation as determined by the ~~Building Inspector~~ **Director of Community Development** or emergency personnel of the City of Excelsior Springs, i.e., Fire Department, Police.

## Section 402.150. Application for Certificates of Appropriateness.

[R.O. 2012 §402.150; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 94-12-2 §1, 12-19-1994; Ord. No. 14-07-05 §15, 7-21-2014]

Application fees shall be as specified in the Schedule of Fees, Title I, Appendix A. No application for a building permit or demolition permit affecting the exterior architectural appearance of a designated Landmark or of a property within a designated Historic District shall be approved by the ~~Building Inspector~~ **Director of Community Development** until a Certificate of Appropriateness has been issued. Any applicant may request a meeting with the ESHP Commission before or during the review of the application. Application for review of construction, alteration, demolition or removal not requiring a building permit for which a Certificate of Appropriateness is required, including actions necessary to meet minimum maintenance standards, shall be made on a form prepared by the ESHP Commission and available at the Office of the ~~Building Inspector~~ **Director of Community Development**. The City of Excelsior Springs or any of its agencies or departments shall apply for a Certificate of Appropriateness on a form prepared by the ESHP Commission. Following the filing of an application for a Certificate of Appropriateness, construction, alteration, removal or demolition

with the ~~Building Inspector~~ Director of Community Development for a landmark or structure within an historic district, the ~~Building Inspector~~ Director of Community Development shall forward the application, together with any supplemental materials, to the ~~Chairperson of the~~ Commission for the Commission's review. ~~The Commission shall be prepared to meet with the Building Inspector to review the application and to present its findings and recommendations which shall be in writing within five (5) working days of when the Inspector notifies the Commission of his readiness to proceed with the review or such longer period of time as is mutually agreeable between the Commission and the Building Inspector. The applicant shall be notified of the scheduled meeting to review the application and shall be invited to attend. The Building Inspector shall incorporate the Commission's recommendations into his/her review of whether to grant, deny or condition Certificates of Appropriateness. The Building Inspector shall have the ultimate authority to grant, deny or condition Certificates of Appropriateness, construction, alteration, removal or demolition affecting designated landmarks or structures within historic districts. The Commission shall consider the application in a public meeting to evaluate the application in conformance with the Standards of Review. The Commission may approve the application, with or without stipulations, or deny the application. If the Commission denies the application, the Commission shall provide a statement of the reasons for denial and make recommendations to the applicant concerning modifications to the proposed action which would cause the Commission to reconsider the denial. The application shall be issued or denied within forty-five (45) days of receipt of the application.~~

The Board of Zoning Adjustment shall hear appeals of denial from the applicants.

### Section 402.160. Determination by Building Inspector.

[R.O. 2012 §402.160; Ord. No. 90-4-4 §1, 4-16-1989]

~~Determinations will be based on the standards and guidelines set forth in Sections 402.190 and 402.200. The Building Inspector shall review the application for a building or demolition permit or for a Certificate of Appropriateness. The Certificate of Appropriateness shall be issued or denied within no more than forty five (45) days of receipt of the application with issuance being automatic if the Building Inspector fails to act within sixty (60) days of receiving an application. Written notice of approval or denial of the application for Certificate of Appropriateness shall be provided within seven (7) days following the determination, and shall be accompanied by a Certificate of Appropriateness in the case of an approval.~~

### Section 402.170. Denial of a Certificate of Appropriateness.

[R.O. 2012 §402.170; Ord. No. 90-4-4 §1, 4-16-1989]

A denial of a Certificate of Appropriateness application ~~by the Commission~~ shall be accompanied by a statement of the reasons for denial. The ~~Building Inspector Commission~~ shall make recommendation to the applicant concerning changes, and the proposed action which would cause the ~~Building Inspector Commission~~ to reconsider the denial, and shall confer with the applicant and attempt to resolve the difference as quickly as possible. The applicant may resubmit an amended application or reapply for a building or demolition permit that takes into consideration the recommendations provided. Projects requiring Certificates of Appropriateness will be monitored as necessary by the ~~Building Inspector~~ Director of Community Development to insure compliance with the terms and specifications of Certificates of Appropriateness, Building Permits, and Demolition Permits. If necessary a second Stop Work Order may be issued ~~by the Building Inspector~~ for the same project.



## Section 402.180. Review of Public Improvement and Land Acquisition Projects.

[R.O. 2012 §402.180; Ord. No. 90-4-4 §1, 4-16-1989]

A.

Public improvement and land acquisition projects by the City of Excelsior Springs or any of its departments or agencies shall be reviewed by the ESHP Commission in the following manner:

1.

The ESHP Commission shall review and comment upon any public improvement project proposed by the City of Excelsior Springs or any of its agencies or departments within any Historic District, on the site of or within two hundred (200) feet of any Landmark, or within two hundred (200) feet of any boundary of a Historic District. The ~~Community Development Department~~ **Director of Community Development** shall send a completed preliminary design for a public improvement project to the ESHP Commission simultaneously with its submission to the City Council for approval. The ESHP Commission shall have at least thirty (30) days to complete its review and report to the City Council, except when the ~~Community Development Department~~ **Director of Community Development**, if necessary to accelerate the design review process, may specify a time less than thirty (30) days within which the ESHP Commission shall complete its review and report to the City Council.

2.

The ESHP Commission shall review and comment upon any proposed acquisition of a Landmark or of land or buildings within a Historic District by the City of Excelsior Springs or any of its agencies or departments.

The ~~Community Development Department~~ **Director of Community Development** shall send a completed preliminary design for a public improvement project to the ESHP Commission simultaneously with its submission to the City Council for approval. The ESHP Commission shall have at least thirty (30) days to complete its review and report to the City Council, except when the ~~Community Development Department~~ **Director of Community Development**, if necessary to accelerate the design review process, may specify a time less than thirty (30) days within which the ESHP Commission shall complete its review and report to the City Council.

3.

The ESHP Commission shall review and comment upon any proposed acquisition of a Landmark or of land or buildings within a Historic District by the City of Excelsior Springs or any of its agencies or departments. The ~~City Council or the Community Development Department~~ **Director of Community Development** shall, at the earliest possible date that will not interfere with acquisition negotiations, send the ESHP Commission information concerning the location, size, purchase price, current use, and proposed use of the land or building to be acquired, and specify the date by which the ESHP Commission shall report to the City Council.

4.

The ESHP Commission shall review the public improvement or land acquisition project to determine its effect upon the historic or architectural character of the Landmark or Historic District and report to the City Council within any time specified by the ~~City Council or Community Development Department~~ **Director of Community Development** but not to exceed forty-five (45) days. The report by the ESHP Commission shall include any recommendations for changes to the preliminary design or land acquisition that will lessen or alleviate any adverse effect of the proposed project upon the historic or architectural character of the Landmark or Historic District.

## Section 402.190. Design Guidelines.

[R.O. 2012 §402.190; Ord. No. 90-4-4 §1, 4-16-1989]

A.

The City of Excelsior Springs and the Excelsior Springs Historic Preservation Commission have adopted the following design review guidelines for all Historic Districts and Landmarks in the City. **Additional detailed design guidelines may be adopted by the Commission and City Council.** The guidelines are based on the "Secretary of the Interior's Standards and Guidelines for Rehabilitation". The guidelines will be enforced within District or Landmark boundaries under any of the following circumstances:

1.

Construction, alteration or removal requiring a building permit, and which has an impact on the exterior appearance of a structure.

2.

Demolition in whole or in part requiring a permit.

3.

Construction, alteration (including color changes), demolition or removal affecting a significant exterior architectural feature or features.

4.

Construction, alteration, improvement (including color changes), demolition or removal which negatively impacts the significance, appearance, or harmony of adjacent structures, rows of building, streetscapes, or the Historic District as a whole as determined by the ESHP Commission.

The purpose of the guidelines is to encourage preservation of intact significant structures; restoration of significant structures that have already undergone insensitive alterations; and new construction that is sensitive to the existing environment.

The guidelines are not intended to inhibit change, new construction, or new architectural styles, as long as such changes complement the existing buildings and streetscapes.

Design review decisions for all structures within a district and all individual Landmarks will be based on the same set of guidelines. However, structures possessing a greater degree of integrity, originality, craftsmanship and historic significance, may have the guidelines more stringently applied than those with lesser significance, as determined by the Historic Preservation Commission.

B.

*New Buildings And Additions To Existing Buildings.* New buildings do not need to duplicate older styles of architecture but must be compatible with the architecture within the district. However, their scale, placement on lots, and street setback must conform with the scale, placement and setback of adjacent structures, especially in the context of rows of buildings and streetscapes. Styles of architecture will be controlled only to insure that their exterior design, materials, and color are in harmony with neighboring structures.

C.

*Alterations.* Alterations affecting the exterior of a structure shall preserve all significant original exterior elements including building materials, doors, windows, and decorative elements. In some cases, exterior elements which are not original, but which have acquired significance by virtue of their age or craftsmanship shall also be preserved. Alterations shall restore a structure's original elements, materials, and appearance if economically or physically feasible. Alterations which disguise or sheath original elements and materials will not be permitted.

Storefronts and commercial building facades shall be treated as a whole. The first (1st) floor facade should be compatible with the upper floor(s).

D.

*Demolition.* Demolition in whole or in part, of individual Landmarks or any structure within a Historic District, is not permitted. Exceptions are allowed only if a structure has been substantially damaged through fire or deterioration, and if there is reasonable proof that it would be not economically or physically feasible to rehabilitate. Other exceptions may be allowed if a structure does not possess the integrity, originality, craftsmanship, and age to merit preservation.

Demolition of past additions which have disguised or sheathed original elements or facades are encouraged, as long as the intention is to restore such elements or facades.

E.

*Relocation Of Buildings.* Structures shall not be removed from their original site. Exceptions will be allowed only if there is substantial evidence that it would not be practical or economical to utilize the building on its present site.

If a building lies in the path of a public improvement project, involving the City of Excelsior Springs, and if the building is worthy of preservation by virtue of its integrity, originality, craftsmanship or age, relocation may be considered as an alternative.

F.

*Exterior Walls.* A structure's original walls, including masonry, siding, sheathing materials, and exposed foundations shall be maintained and preserved. Walls, siding, and sheathing materials which may not be original, but which have acquired significance by virtue of age of craftsmanship shall also be maintained and preserved. Such walls, siding, and sheathing materials shall not be altered, covered or disguised by new building materials, siding, stucco or paint. Restoration of original wall, siding, and sheathing materials is encouraged. Removal of false facades which cover or disguise original walls and materials is encouraged.

If walls, siding and sheathing are to be painted, the colors chosen shall harmonize with neighboring structures. The use of colors chosen from a palette of colors popular at the time of construction of the building is encouraged.

G.

*Decorative And Character Defining Elements.* Original decorative and character defining elements and decorative elements which may not be original, but which have acquired significance by virtue of their historic significance or craftsmanship, shall be restored, maintained, and preserved. Such elements include, but are not limited to, moldings, trimwork, cornices, brackets, posts, columns, towers, steeples, finials, porches, porticos, verandas, parapet walls, bay windows, oriel windows, patterned siding, decorative window sashes, architraves, door surrounds, balustrades, dormers, roof overhangs, soffits, and other significant elements which define the character, period and style of a building.

Colors applied to these elements shall harmonize with adjacent or neighboring structures. The use of colors chosen from a palette of colors popular at the time of construction of the building is encouraged.

H.

*Doors And Windows.* Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. If it is necessary to expand openings, it shall be accomplished in a manner which respects and complements the surrounding building elements, materials, and colors. In general, existing openings shall not be covered or relocated. If additional entryways or service doors become necessary they shall be located and designed in a sensitive manner. Restoration of original entryways, which may have been covered, altered, or removed over time is encouraged. Replacement doors and windows which imitate earlier inappropriate styles is discouraged.

I.



*Porches.* Porches, Porticos, Stoops, Entryways, Loading Docks, and Exterior Stairways: Such elements shall be of scale, design, material, and color which complement the existing facade and its individual elements. Loading docks and other service entrances shall be located inconspicuously, and should be considered a part of a building's overall design scheme.

J.

*Roofs.* Roof lines and shapes shall not be altered. Visible roofing materials shall be compatible with other building elements and materials in terms of colors, materials, texture. The use of roofing materials appropriate to the style and period of the building is encouraged. The use of roofing materials which reflect an earlier or later style or period is discouraged.

K.

*Mechanical Equipment And Weather Protection Devices.* Mechanical and weather protection devices shall be placed and installed in a manner which is unobtrusive.

L.

*Fences, Sidewalks, Decorative Dividers, And Walls.* Fences and decorative walls shall be placed and scaled in a manner which does not cover, block or damage significant building facades or elements. Such elements shall be of a style or period which corresponds with the style or period of the building or buildings which they serve. Original fences, walls, and sidewalks or fences, walls and sidewalks, and trees which have acquired significance by virtue of their age or craftsmanship shall not be removed or destroyed and shall be maintained and preserved.

M.

*Vacant Lots, Alleys, And Parking Areas.* Parking lots, driveways, and other spaces between and around buildings shall be designed and maintained in a manner which does not detract from neighboring buildings and facades. Garbage dumpsters, bollards, loading docks, and other similar fixtures shall be structurally and cosmetically maintained and shall be placed in a manner which is as inconspicuous as possible.

N.

*Sign Applications.* Application for sign permits in or immediately adjacent to a Landmark or Historic District are reviewed under the existing procedures of the sign ordinance administered by the Zoning Administrator. The Historic Preservation Commission may make recommendations to the Zoning Administrator concerning the conformance of a sign with the character of a Landmark or Historic District.

[1]

## Section 402.200. Standards for Review.

[R.O. 2012 §402.200; Ord. No. 90-4-4 §1, 4-16-1989]

A.

In considering an application for a building or demolition permit or for a Certificate of Appropriateness, the Building Inspector shall be guided by the following general standards in addition to the design review guidelines.

1.

Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2.

The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural feature should be avoided when possible.

3.

All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

4.

Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5.

Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.

6.

Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the materials being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7.

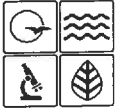
The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.

8.

Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

9.

Contemporary design for alterations and additions to existing properties and for new construction shall not be discouraged when such alterations, additions, or new construction does not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION COMMISSION MEMBER RESUME**

Have you or an immediate family member ever served in the U.S. Armed Forces?

☐ YES ☒ NO

If a professional resume, curriculum vita, or similar has not been provided for each Historic Preservation Commission (HPC) member, the following form should be completed.

"The request for certification shall include....Resumes for each of the current or proposed members of the historic preservation commission, including demonstration of their interest, competence or knowledge in historic preservation and, where appropriate, information sufficient to allow the SHPO to establish the qualifications of professional members." (Guidelines for Participation in Missouri's Certified Local Government Program IV.A.4.)

**BASIC INFORMATION**

HPC MEMBER (NAME)

Betty Bissell

CERTIFIED LOCAL GOVERNMENT NAME

Excelsior Springs Historic Preservation Commission

EMAIL

bettybissell@aol.com

TELEPHONE

(816) 630-7826

TERM START DATE

9/30/22

TERM END DATE (ANTICIPATED)

9/30/25

**EDUCATION**

IDENTIFY ALL SCHOOLS ATTENDED AND MAJOR FIELDS OF STUDY. YOU MAY ALSO LIST ANY RELEVANT CREDENTIALS OR CERTIFICATIONS.  
ATTACH ADDITIONAL CONTINUATION SHEETS IF NEEDED.

E.S. High School Graduate

Attended Central Mo. State and attended Maplewoods Community College

Courses: Accounting, Art, Psychology & English

**CURRENT OCCUPATION**

Visitor Center Manager & Bookkeeper- Downtown Excelsior Partnership.

**BACKGROUND IN HISTORIC PRESERVATION**

DESCRIBE THE MEMBER'S BACKGROUND IN HISTORY, HISTORIC PRESERVATION, OR RELATED FIELDS (showing a demonstrated interest, competence, or knowledge in historic preservation).

Reasearched history of town 7 properties as volunteer at Excelsior Springs Museum & Archives

Restored Hiawatha House (Historic Landmark) Received "Preservation Legacy Award" from Mo. Preservation in 2015.



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION COMMISSION MEMBER RESUME**

Have you or an immediate family member ever served in the U.S. Armed Forces?

☒ YES ☐ NO

Thank you for your service! If YES, would you like information about military-related services in Missouri?

☐ YES ☒ NO

RESET

If a professional resume, curriculum vita, or similar has not been provided for each Historic Preservation Commission (HPC) member, the following form should be completed.

"The request for certification shall include....Resumes for each of the current or proposed members of the historic preservation commission, including demonstration of their interest, competence or knowledge in historic preservation and, where appropriate, information sufficient to allow the SHPO to establish the qualifications of professional members." (Guidelines for Participation in Missouri's Certified Local Government Program IV.A.4.)

**BASIC INFORMATION**

HPC MEMBER (NAME)

Dennis Hartman

CERTIFIED LOCAL GOVERNMENT NAME

Excelsior Springs Historic Preservation Commission

EMAIL

dhartman1930a@gmail.com

TELEPHONE

(816) 630-1188

TERM START DATE

9/30/20

TERM END DATE (ANTICIPATED)

9/30/26

**EDUCATION**

IDENTIFY ALL SCHOOLS ATTENDED AND MAJOR FIELDS OF STUDY. YOU MAY ALSO LIST ANY RELEVANT CREDENTIALS OR CERTIFICATIONS.  
ATTACH ADDITIONAL CONTINUATION SHEETS IF NEEDED.

Excelsior Springs High School  
William Jewell College

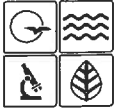
**CURRENT OCCUPATION**

Retired

**BACKGROUND IN HISTORIC PRESERVATION**

DESCRIBE THE MEMBER'S BACKGROUND IN HISTORY, HISTORIC PRESERVATION, OR RELATED FIELDS (showing a demonstrated interest, competence, or knowledge in historic preservation).

Chamber of Commerce Board  
Museum Board  
HPC Board Member  
Studied Excelsior Springs History for 35 yrs.  
Restored 3 houses, including one in the Boarding House District.  
Currently live in house i rehabbed in the Boarding House District.



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION COMMISSION MEMBER RESUME**

Have you or an immediate family member ever served in the U.S. Armed Forces?

☐ YES ☒ NO

If a professional resume, curriculum vita, or similar has not been provided for each Historic Preservation Commission (HPC) member, the following form should be completed.

"The request for certification shall include....Resumes for each of the current or proposed members of the historic preservation commission, including demonstration of their interest, competence or knowledge in historic preservation and, where appropriate, information sufficient to allow the SHPO to establish the qualifications of professional members." (Guidelines for Participation in Missouri's Certified Local Government Program IV.A.4.)

**BASIC INFORMATION**

HPC MEMBER (NAME)

Susan Blaser

CERTIFIED LOCAL GOVERNMENT NAME

City of Excelsior Springs

EMAIL

blaser.susan@gmail.com

TELEPHONE

(816) 405-4756

TERM START DATE

9/30/22

TERM END DATE (ANTICIPATED)

9/30/25

**EDUCATION**

IDENTIFY ALL SCHOOLS ATTENDED AND MAJOR FIELDS OF STUDY. YOU MAY ALSO LIST ANY RELEVANT CREDENTIALS OR CERTIFICATIONS.  
ATTACH ADDITIONAL CONTINUATION SHEETS IF NEEDED.

MCCCK - Associate of Applied Science

KCPL - Journeyman Lineman / Department of Labor 1992

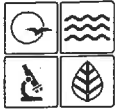
**CURRENT OCCUPATION**

Lineman Program Coordinator

**BACKGROUND IN HISTORIC PRESERVATION**

DESCRIBE THE MEMBER'S BACKGROUND IN HISTORY, HISTORIC PRESERVATION, OR RELATED FIELDS (showing a demonstrated interest, competence, or knowledge in historic preservation).

i renovated a local building in Excelsior Springs that was vacant for over 30 years. The east building was built in 1909 and the west side in 1929. Worked with the Federal and State Historic Preservation and Rosin Preservation to meet historic standards.



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION COMMISSION MEMBER RESUME**

Have you or an immediate family member ever served in the U.S. Armed Forces?

☒ YES ☐ NO

Thank you for your service! If YES, would you like information about military-related services in Missouri?

☐ YES ☒ NO

RESET

If a professional resume, curriculum vita, or similar has not been provided for each Historic Preservation Commission (HPC) member, the following form should be completed.

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**BASIC INFORMATION**

HPC MEMBER (NAME)

Darryl Coutts

CERTIFIED LOCAL GOVERNMENT NAME

Excelsior Springs Historic Preservation Commission

EMAIL

couttsfamily@gmail.com

TELEPHONE

(816) 507-7515

TERM START DATE

9/30/21

TERM END DATE (ANTICIPATED)

9/30/24

**EDUCATION**

IDENTIFY ALL SCHOOLS ATTENDED AND MAJOR FIELDS OF STUDY. YOU MAY ALSO LIST ANY RELEVANT CREDENTIALS OR CERTIFICATIONS.  
ATTACH ADDITIONAL CONTINUATION SHEETS IF NEEDED.

Elementary, Wilcox, Elm Grove, Egenefield Junior High, Maryville, High School Mayville, College Northwest Missouri State.  
Masters Kansas City University, BS & Masters in Elementary Education, US Army NCO School Fort Benning, GA. Vietnam  
infantry Platoon Sgt. E6

At Northwest I studied history for 2 yrs. favorite classes Humanities. need 6 hours received 15. How history Science Art,  
Architecture etc. intertwine. Worked at private boys camp in Wisc. 11 summers, Historic grounds & building.  
Designed addition to own house on graph paper, Drawings were used as working drawings by the builder.

**CURRENT OCCUPATION**

Retired teacher Ex Spgs Dist. #40, Helped start basketball league ages 3-1 & 5-6 grades, multi city area.  
Volunteer Excelsior Springs museum/Archives, have been building Chairman most of 23 yrs.  
Volunteer Optimist Club 37 yrs. also Just Say No - Junior Optimist Club.

**BACKGROUND IN HISTORIC PRESERVATION**

DESCRIBE THE MEMBER'S BACKGROUND IN HISTORY, HISTORIC PRESERVATION, OR RELATED FIELDS (showing a demonstrated interest, competence, or knowledge in historic preservation).

1 term HPC 89s and 90s, 2 terms 2008: resigned, 2 term 2015 -current  
Helped restore basement of Willow Springs Merchantile, Bowman's house on Garland and Jail house bed & breakfast,  
worked on home decking, siding, interior, etc...  
As part of museum with Z-100+ year old buildings, I have overseen rehab of Francis Exhibition Hall and over looking  
electrical, plumbing, roofing flooring, lighting. Emergency Preparedness. I am not a master tradesman but try to get the best  
and work with them.



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION COMMISSION MEMBER RESUME**

Have you or an immediate family member ever served in the U.S. Armed Forces?

☐ YES ☐ NO

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"The request for certification shall include....Resumes for each of the current or proposed members of the historic preservation commission, including demonstration of their interest, competence or knowledge in historic preservation and, where appropriate, information sufficient to allow the SHPO to establish the qualifications of professional members." (Guidelines for Participation in Missouri's Certified Local Government Program IV.A.4.)

**BASIC INFORMATION**

HPC MEMBER (NAME)

Richard (Rick) deFlon

CERTIFIED LOCAL GOVERNMENT NAME

Excelsior Springs Historic Preservation Commission

EMAIL

rdeflon@aol.com

TELEPHONE

(816) 769-0050

TERM START DATE

9/30/21

TERM END DATE (ANTICIPATED)

9/30/24

**EDUCATION**

IDENTIFY ALL SCHOOLS ATTENDED AND MAJOR FIELDS OF STUDY. YOU MAY ALSO LIST ANY RELEVANT CREDENTIALS OR CERTIFICATIONS.  
ATTACH ADDITIONAL CONTINUATION SHEETS IF NEEDED.

Bachelor of Environmental Design, University of Kansas

Bachelor of Architecture, University of Kansas

**CURRENT OCCUPATION**

Richard deFlon Architect, 2006 to Present, Principal Owner

**BACKGROUND IN HISTORIC PRESERVATION**

DESCRIBE THE MEMBER'S BACKGROUND IN HISTORY, HISTORIC PRESERVATION, OR RELATED FIELDS (showing a demonstrated interest, competence, or knowledge in historic preservation).

Affiliations:

American Institute of Architects

Missouri Council of Architects

National Council of Architectural Registration Boards



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION COMMISSION MEMBER RESUME**

Have you or an immediate family member ever served in the U.S. Armed Forces?

☐ YES ☒ NO

If a professional resume, curriculum vita, or similar has not been provided for each Historic Preservation Commission (HPC) member, the following form should be completed.

"The request for certification shall include....Resumes for each of the current or proposed members of the historic preservation commission, including demonstration of their interest, competence or knowledge in historic preservation and, where appropriate, information sufficient to allow the SHPO to establish the qualifications of professional members." (Guidelines for Participation in Missouri's Certified Local Government Program IV.A.4.)

**BASIC INFORMATION**

HPC MEMBER (NAME)

CERTIFIED LOCAL GOVERNMENT NAME

Marilyn Gerdes

Excelsior Springs Historic Preservation Commission

EMAIL

bobandmarilyngerdes@gmail.com

TELEPHONE

(816) 630-6801

TERM START DATE

9/30/20

TERM END DATE (ANTICIPATED)

9/30/23

**EDUCATION**

IDENTIFY ALL SCHOOLS ATTENDED AND MAJOR FIELDS OF STUDY. YOU MAY ALSO LIST ANY RELEVANT CREDENTIALS OR CERTIFICATIONS.  
ATTACH ADDITIONAL CONTINUATION SHEETS IF NEEDED.

National Business Inst. Lincoln NE.

Certification from Chicago School of Interior Design

Participated in an Adult Ed Class on Architectural Design at the University of Neb.

**CURRENT OCCUPATION**

Retired--- Now doing volunteer work for Church and Community.

**BACKGROUND IN HISTORIC PRESERVATION**

DESCRIBE THE MEMBER'S BACKGROUND IN HISTORY, HISTORIC PRESERVATION, OR RELATED FIELDS (showing a demonstrated interest, competence, or knowledge in historic preservation).

I was the oldest child in a Farm Family. I was taught to use tools by the age of 6 yrs. and expected to help with building repairs and remodeling projects. My favorite passtime was drawing house plans for a "some day" dream house. During 60 yrs. of married life, my husband and i have lived in 20 homes. Of these, we have extensively remodeled 4 of them, and had 3 homes built that i drew the plans for. We have also helped remodel 3 homes for our children. My husband and I have always had an interest in preserving the charm and integrity of neighborhoods.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION COMMISSION MEMBER RESUME**

Have you or an immediate family member ever served in the U.S. Armed Forces?

☐ YES ☒ NO

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"The request for certification shall include....Resumes for each of the current or proposed members of the historic preservation commission, including demonstration of their interest, competence or knowledge in historic preservation and, where appropriate, information sufficient to allow the SHPO to establish the qualifications of professional members." (Guidelines for Participation in Missouri's Certified Local Government Program IV.A.4.)

**BASIC INFORMATION**

HPC MEMBER (NAME)

Jason Van Till

CERTIFIED LOCAL GOVERNMENT NAME

Excelsior Springs Historic Preservation Commission

EMAIL

jason.vantill@gmail.com

TELEPHONE

816-206-8583

TERM START DATE

9/30/2022

TERM END DATE (ANTICIPATED)

9/30/2025

**EDUCATION**

IDENTIFY ALL SCHOOLS ATTENDED AND MAJOR FIELDS OF STUDY. YOU MAY ALSO LIST ANY RELEVANT CREDENTIALS OR CERTIFICATIONS.  
ATTACH ADDITIONAL CONTINUATION SHEETS IF NEEDED.

Covenant Christian High School

Christ College - Associates Degree

**CURRENT OCCUPATION**

Real Estate agent for MO-Kan Veteran Realty, Lawson, MO

General Manager at Van Till Family Farm Winery, Rayville, MO

**BACKGROUND IN HISTORIC PRESERVATION**

DESCRIBE THE MEMBER'S BACKGROUND IN HISTORY, HISTORIC PRESERVATION, OR RELATED FIELDS (showing a demonstrated interest, competence, or knowledge in historic preservation).

10 Years in property maintenance for a large property management company, with multiple Historic properties. Worked with historic preservation contractors and local Historic Preservation Commissions to maintain and renovate those historic buildings.

Also have owned historic homes and maintained their historic qualities. In addition to my family business owning and renovating a historic building in Excelsior Springs.

As a real estate agent I also have seen the value of maintaining/renovating historic buildings in keeping historic neighborhoods and business centers alive. I believe this directly affects the property values, keeps history alive, and attracts further investment in those districts.



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION COMMISSION MEMBER RESUME**

Have you or an immediate family member ever served in the U.S. Armed Forces?

☐ YES ☒ NO

If a professional resume, curriculum vita, or similar has not been provided for each Historic Preservation Commission (HPC) member, the following form should be completed.

"The request for certification shall include....Resumes for each of the current or proposed members of the historic preservation commission, including demonstration of their interest, competence or knowledge in historic preservation and, where appropriate, information sufficient to allow the SHPO to establish the qualifications of professional members." (Guidelines for Participation in Missouri's Certified Local Government Program IV.A.4.)

**BASIC INFORMATION**

HPC MEMBER (NAME)

Sonya Morgan

CERTIFIED LOCAL GOVERNMENT NAME

Excelsior Springs Historic Preservation Commission

EMAIL

sonya@morgansites.com

TELEPHONE

(816) 824-2424

TERM START DATE

5/5/12

TERM END DATE (ANTICIPATED)

5/5/24

**EDUCATION**

IDENTIFY ALL SCHOOLS ATTENDED AND MAJOR FIELDS OF STUDY. YOU MAY ALSO LIST ANY RELEVANT CREDENTIALS OR CERTIFICATIONS.  
ATTACH ADDITIONAL CONTINUATION SHEETS IF NEEDED.

**CURRENT OCCUPATION**

Website designer for family company, Morgansites.com

**BACKGROUND IN HISTORIC PRESERVATION**

DESCRIBE THE MEMBER'S BACKGROUND IN HISTORY, HISTORIC PRESERVATION, OR RELATED FIELDS (showing a demonstrated interest, competence, or knowledge in historic preservation).

Serve as City Council liaison to the Commission since 2012. Served on the Excelsior Springs Historic Preservation Commission from 1990-1994, 2005-2012, Past Chairman.

I have attended several state conferences; was one of the preservation conference planners for the state convention held at the Hall of Waters in 1992 and the state conference held at The Elms Hotel in 2014.

I was employed by preservation consultant Deon Wolfenbarger, Three Gables Preservation, to research the Excelsior Springs Parks and Driveway System, including the Golf Course property, in 1994.

Maintain a membership with the National Main Street organization, Downtown Excelsior Partnership, to promote downtown business and development.

In 2016, I presented a slide presentation on the Excelsior Springs Boarding House Historic District Preservation Plan at the CLG Forum in Jefferson City. I helped organize and attended two Archaeology Survey Training and Site Recordation events led by Mark Raab, UMKC, Dept. of Geo-Physics, held in Excelsior Springs in 2012 and 2013. (CLG grant).

Served on the panel discussion during the CLG Forum held in Jefferson City, October 2023.



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION COMMISSION MEMBER RESUME**

Have you or an immediate family member ever served in the U.S. Armed Forces?

☐ YES ☒ NO

If a professional resume, curriculum vita, or similar has not been provided for each Historic Preservation Commission (HPC) member, the following form should be completed.

"The request for certification shall include....Resumes for each of the current or proposed members of the historic preservation commission, including demonstration of their interest, competence or knowledge in historic preservation and, where appropriate, information sufficient to allow the SHPO to establish the qualifications of professional members." (Guidelines for Participation in Missouri's Certified Local Government Program IV.A.4.)

**BASIC INFORMATION**

HPC MEMBER (NAME)

Melinda Mehaffy

CERTIFIED LOCAL GOVERNMENT NAME

Excelsior Springs Historic Preservation Commission

EMAIL

mmehaffy@excelsiorsprings.gov

TELEPHONE

(816) 630-0756

TERM START DATE

4/12/17

TERM END DATE (ANTICIPATED)

**EDUCATION**

IDENTIFY ALL SCHOOLS ATTENDED AND MAJOR FIELDS OF STUDY. YOU MAY ALSO LIST ANY RELEVANT CREDENTIALS OR CERTIFICATIONS.  
ATTACH ADDITIONAL CONTINUATION SHEETS IF NEEDED.

Pittsburg State University, B.A. Communication  
Anna Maria College, Masters Public Administration

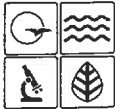
**CURRENT OCCUPATION**

Economic Development Director

**BACKGROUND IN HISTORIC PRESERVATION**

DESCRIBE THE MEMBER'S BACKGROUND IN HISTORY, HISTORIC PRESERVATION, OR RELATED FIELDS (showing a demonstrated interest, competence, or knowledge in historic preservation).

Melinda has worked at the City of Gladstone overseeing the renovation and development of the Atkins-Johnson Farm.  
She has worked with the Excelsior Springs HPC since 2017.  
She has attended multiple training opportunities over 5 years on HPC.



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION COMMISSION MEMBER RESUME**

Have you or an immediate family member ever served in the U.S. Armed Forces?

☒ YES ☐ NO

Thank you for your service! If YES, would you like information about military-related services in Missouri?

☐ YES ☒ NO

RESET

If a professional resume, curriculum vita, or similar has not been provided for each Historic Preservation Commission (HPC) member, the following form should be completed.

"The request for certification shall include....Resumes for each of the current or proposed members of the historic preservation commission, including demonstration of their interest, competence or knowledge in historic preservation and, where appropriate, information sufficient to allow the SHPO to establish the qualifications of professional members." (Guidelines for Participation in Missouri's Certified Local Government Program IV.A.4.)

### BASIC INFORMATION

HPC MEMBER (NAME)

Shantele Frie

CERTIFIED LOCAL GOVERNMENT NAME

City of Excelsior Springs

EMAIL

sfrie@excelsiorsprings.gov

TELEPHONE

(816) 630-0756

TERM START DATE

TERM END DATE (ANTICIPATED)

### EDUCATION

IDENTIFY ALL SCHOOLS ATTENDED AND MAJOR FIELDS OF STUDY. YOU MAY ALSO LIST ANY RELEVANT CREDENTIALS OR CERTIFICATIONS.  
ATTACH ADDITIONAL CONTINUATION SHEETS IF NEEDED.

University of Kansas- B.S. Environmental Science  
University of Kansas- Master in Urban Planning- Specialize Housing  
University of Kansas- Graduate Certificate City and County Management

### CURRENT OCCUPATION

My current Occupation in the City Planner for the City of Excelsior Springs.

### BACKGROUND IN HISTORIC PRESERVATION

DESCRIBE THE MEMBER'S BACKGROUND IN HISTORY, HISTORIC PRESERVATION, OR RELATED FIELDS (showing a demonstrated interest, competence, or knowledge in historic preservation).

- Current member of National Trust for Historic Preservation
- Current member of Missouri Preservation
- Member of Historic Preservation Committee at City of Excelsior Springs

The City of Excelsior Springs has four designated historic districts- Individual landmarks, Hall of Waters Historic District, Elms Historic District, and Boarding House Historic District. As the City Planner it is important to help preserve these districts and the uniqueness of the buildings within. It is important to enforce both state and local legislation for the designation and the historic properties in our city limits.



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
DIVISION OF STATE PARKS  
**HISTORIC PRESERVATION COMMISSION MEMBER RESUME**

Have you or an immediate family member ever served in the U.S. Armed Forces?

☒ YES ☐ NO

Thank you for your service! If YES, would you like information about military-related services in Missouri?

☐ YES ☒ NO

RESET

If a professional resume, curriculum vita, or similar has not been provided for each Historic Preservation Commission (HPC) member, the following form should be completed.

"The request for certification shall include....Resumes for each of the current or proposed members of the historic preservation commission, including demonstration of their interest, competence or knowledge in historic preservation and, where appropriate, information sufficient to allow the SHPO to establish the qualifications of professional members." (Guidelines for Participation in Missouri's Certified Local Government Program IV.A.4.)

**BASIC INFORMATION**

HPC MEMBER (NAME)

Lisa Morgan

CERTIFIED LOCAL GOVERNMENT NAME

Excelsior Springs Historic Preservation Commission

EMAIL

permits@excelsiorsprings.gov

TELEPHONE

(816) 630-0756

TERM START DATE

7/16/19

TERM END DATE (ANTICIPATED)

**EDUCATION**

IDENTIFY ALL SCHOOLS ATTENDED AND MAJOR FIELDS OF STUDY. YOU MAY ALSO LIST ANY RELEVANT CREDENTIALS OR CERTIFICATIONS.  
ATTACH ADDITIONAL CONTINUATION SHEETS IF NEEDED.

Lawson High School Graduate

Maplewood Community College: a few Accounting Classes

First Responder Traing Lawson Fire Department

Executrain: Computer Courses

**CURRENT OCCUPATION**

City of Excelsior Springs Community Development Administrative Assistant

Excelsior Springs Historic Preservation Commission Secretary

Excelsior Springs Planning and Zoining Secretary

Excelsior Springs Board of Zoning Adjustments Secretary

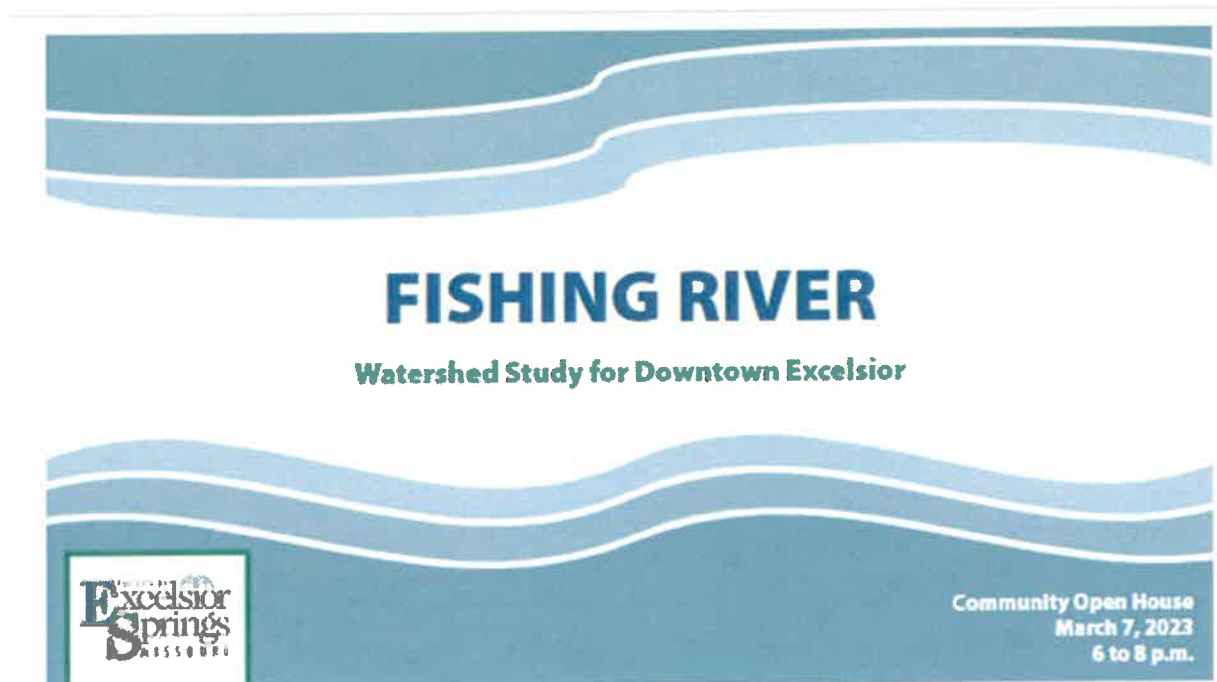
**BACKGROUND IN HISTORIC PRESERVATION**

DESCRIBE THE MEMBER'S BACKGROUND IN HISTORY, HISTORIC PRESERVATION, OR RELATED FIELDS (showing a demonstrated interest, competence, or knowledge in historic preservation).

Attended the Old Time Window Repair workshop in 2020

Attended the Historic Morter Repair workshop in 2020

Attended CLG CAMP 2022 & 2023



# Citizens Dive into Data at City's Watershed Open House

/ Archives, City, Featured / By S Jason Cole



Subscribe to the Excelsior Citizen YouTube Channel and never miss a video!

Excelsior Springs, MO – On March 8th, the City of Excelsior Springs hosted an open house meeting at the Excelsior Springs Museum & Archives to provide community members with more information about their watershed study and plans for flood mitigation. More than 50 citizens gathered to hear the results of the initial study which focused on chronic flooding and erosion issues along the East Fork and Dry Fork Fishing Rivers, particularly where they come together downtown.





According to the city's plan, potential improvement projects will reflect the city's vision and character as well as input from the community. The plan includes engaging the community, reducing the frequency and severity of flooding, protecting downtown properties, businesses, and infrastructure, caring for and enhancing the community's ecological health and natural resources, and catalyzing community revitalization efforts.

Recommended improvement projects could be implemented over a three- to five-year period and beyond. Community members can help by championing the efforts as they are developed. Some projects have already begun such as a new bridge to replace the low water crossing at the intersection of Kennedy and Main. Several other exciting projects have been proposed and a search for funding is underway. Watch the video above or browse the report to see more:



JOIN US FOR A

# Cultural Heritage Workshop

SATURDAY, APRIL 15TH, 2023 | 9AM-3PM

201 E. BROADWAY ST  
EXCELSIOR SPRINGS, MO 64024

Learn how heritage and culture can benefit your community through group discussion, applied activities, and guest speakers. We'll also tour some of the area's unique cultural heritage sites.

Our workshop will be held in the Council Chamber at the Hall of Waters. Bring your creativity, your open mind, and your questions!

**This workshop is FREE, but registration is required.**  
**Register here: <https://mohumanities.org/event/cultural-heritage-workshop-excelsior-springs> or scan the QR code.**



April 15, 2023



**In attendance:**

HPC: Chairman Betty Bissell, Commissioners Darryl Coutts, Dennis Hartman, Marilyn Gerdes

City Council Liaison: Sonya Morgan

City Staff: Melinda Mehaffy, Laura Mize & Lisa Morgan

People from other Communities attended as well.

After the presentation a tour of the water bar was given to attendees by Melinda Mehaffy

April 15, 2023



Melinda Mehaffy conducting the water bar tour at the Hall of Waters building.

Construction work had just been completed in the water bar area.

After this portion of the tour TR Kennedy building maintenance for the Hall of Waters gave a tour of the museum.



## Humanities/cultural heritage

# Workshop connects past, present, future



ELIZABETH BARNT | Staff

**SPEAKER DR. ARTHUR MEHRHOFF** encourages new ways to think about cultural heritage.

**ELIZABETH BARNT**  
Staff Writer

Dr. Arthur Mehrhoff discussed culture and heritage associated with developing regions such as Excelsior Springs during a recent Missouri Humanities Cultural Heritage workshop held locally. A Missouri Humanities council affiliate Mehrhoff provided necessary tools and resources to help communities re-evaluate cultural heritage assets to revive the community in specific ways — incorporating tourism, economic development and programming to reach broader audiences.

With a background in community design, Mehrhoff discussed the culture and heritage associated with developing regions like Excelsior Springs.

Culture is the ability to shape behavior through history into present day life, he said.

Mehrhoft explained, heritage is something inherited due to natural circumstances or transmitted through predecessors handed down and is considered legacies being passed down through generations.

Cultural heritage, he said, is cultivating meaning and value through individuals within the community.

Mehrhoft's lecture was designed to encourage new ways of thinking about cultural heritage — how to enhance lives and find the beating heart within where you live.

"Every community has authentic places central to cultural heritage," he added.

"Excelsior Springs was founded upon moving onward and upward, and the springs it rose from, paired with the idea of progress and hydrology, will help make Excelsior Springs progress," Mehrhoff said, noting the city can sharpen the discourse with cultural heritage and tourism.

Mehrhoft said tourism is vital to economic development.

"Tourism accounts for 10 percent of employment and tourism accounts for one-trillion dollars in spending in the United States," Merhoff said. "It provides production and consumption in one place."

Those who attended the event were encouraged to incorporate how they felt about where they were from to get others thinking about their own cultural heritage and what it meant to them.

Excelsior Springs Mayor Mark

**HERITAGE, 3**

The Excelsior Springs Standard  
2001 W. Jesse James, Suite B  
Excelsior Springs, MO 64024



6 85620 00008 3

Sphon wrote:

"I am from a place where water used to bubble, for cleansing, healing and pleasure.

"Excelsior Springs is my place where I evoke to the sight of a cross on a hill, buildings with a strong community. I am from the smell of grain turning the waters into beer.

"I am from a place where the festivals are fragrant and dreams are still alive.

"I am from a place that is both far and near to the big city, the valley of vitality, and the hope of future that is superior to the past.

"I am from a place where historians keep our past from disappearing, where anyone can become anything they apply their heart and mind to."

Mehrhoff explained the connection between placemaking within a community and how to strengthen that connection.

"Placemaking revolves around the resources you can offer to the entire community outside of commercial enterprise," he said. He explained specific ways to incorporate placemaking within communities such as agritourism, historical districts, main streets and heritage regions.

Placemaking is described as utilizing details that have cohesion, reinforcing a story, wayfinding by specific and relatable unique qualities and planning and development of outdoor utilization. Mehrhoff explained you need community engagement and comfort.

Several attending the event drew upon Mehrhoff's ideals about incorporating cultural heritage into Excelsior Springs, utilizing natural resources — mineral water.

Economic development director Melinda Mehaffy explained bringing



ELIZABETH BARNT | Staff

DURING THE TOUR of the Hall of Waters Melinda Mehaffy explains the importance of the mineral waters.

cultural heritage back to the city would be by reactivating the wells and using the water Excelsior Springs was founded upon.

"We would like to reengage with our waters, so Excelsior can be like those of Sarasota Springs, Fla.; or Hot springs, Ark. utilizing Excelsior's own water sources," said Mehaffy.

T.R. Kennedy, building supervisor of Excelsior Springs Hall of Waters explained the city is unsure of the quality of the water.

"The problem is, smaller companies have come here and have had problems pulling up the water," he said.

Kennedy explained minerals are still in the Excelsior Springs water supply. The city needs to show that water in the wells is safe for consumption before utilizing the natural ability Excelsior Springs has for cultural heritage to be a more intricate part of economic vitality, he said.

Mehaffy and Kennedy had the opportunity to walk guests through the historical Hall of Waters, demonstrating the cultural heritage Excelsior has already established.

Mehaffy informed guests the \$1 million from Save America's Treasure

grant had been used for revitalizing the terrazzo flooring and infrastructure to utilize the Hall of Waters for tours.

Kennedy took guests through the museum portion of the building, sharing the methods used to incorporate the mineral waters properties for health benefits from the past.

Council member Sonya Mergan demonstrated the cultural heritage of Excelsior Springs via a virtual walking tour of historical sights.

She shared the importance of Excelsior Springs' first original well — Siloam Springs.

Siloam Springs was the first well discovered in Excelsior Springs, responsible for the founding of the city and the mineral water industry.

"Siloam Springs had been the only iron manganese water bottled within the U.S. and one of four waters bottled by the Excelsior Springs Bottling Co.," said Morgan.

The effort put forth through the Missouri Humanities Cultural Workshop "offers exceptional opportunities to connect people with the past, present and future. We must embrace both to restore the economy," said Mehaffy.

In a City of Sphon phen S tem.

Spoh Powell since 2 Pow 2014 a 2016.

"She steadfa membe

Of h obtaine refundi new oi center, be build ing as c Sun Fe Powe clude o tation g grants,

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ELIZ

Clay Office participati a bulla vest, the terest in Argo Clay Office is patie his ne vest, w to arriv weeks. departm Deputy. Esta the nor

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Doors

• Furn Fishing





Friends of the Wells committee members meet on Thursday, June 8, 2023. Photo Courtney Cole

Excelsior Springs, a city renowned for its mineral waters, has faced a prolonged absence of public access to these cherished resources. The historical significance and pivotal role of these waters in community development have motivated the Friends of the Wells committee to advocate for their revival. On June 8, 2023, the committee gathered at the Hall of Waters to strategize the necessary steps to reintroduce the mineral waters to the public.

July 25, 2023

Boarding House Neighborhood meeting

Conducted by Laura Mize Excelsior Springs Neighborhoods Specialist



In attendance:

HPC: Chairman Betty Bissell, Commissioner Dennis Hartman.

City Council Liaison: Sonya Morgan

City Staff: Melinda Mehaffy, Shantele Frie, Laura Mize & Lisa Morgan



You are personally invited to attend a special meeting with the City of Excelsior Springs Neighborhoods Department to discuss the Boarding House Historic District Preservation Plan. The meeting will be July 25, 2023 at 7:00 p.m. at Calvary Christian Union Church at 438 Benton Ave. This is an opportunity for the City and neighbors to discuss progress being made, and for neighbors to meet and get to know one another. If you have any questions, please contact Neighborhood Specialist, Laura Mize, at 816-629-7011.

Thank you!!!

### **Community Development Works!**

Our department has a commitment to our community's future by ensuring that structures and properties are safe. Please see the city's website, [www.cityofesmo.com](http://www.cityofesmo.com), for more information on community development.

Obtaining permits and inspections helps to ensure that construction and improvements are done according to health and safety codes. Building codes are a commitment to a community's future by setting a high standard for property improvements. Call 816-630-0756 to see if a permit is required for a planned project.

Neighbors who know each other can easily spot someone who doesn't belong or something that isn't right. Take the "Say Hi To Your Neighbor" challenge and make your neighborhood safer and friendlier.

"There's nothing so good as good neighbors!" —Carolyn Ingalls

Laura Mize, Excelsior Springs Community Development Department  
816-630-0756

Door hanger that was placed on the door of each property in the Boarding House District.



**Lisa Morgan**

---

**From:** Missouri Preservation <admin@preservemo.org>  
**Sent:** Wednesday, April 26, 2023 2:19 PM  
**To:** Permits Department  
**Subject:** Announcing the 2023 Honor Award Recipients!

[View this email in your browser](#)



Missouri Preservation announced the 2023 Honor Award recipients yesterday, April 25th, at our annual ceremony in the Missouri State Capitol. We are excited to share this year's list of recipients with the public!

The Rozier Award

**Susan G. Rehkopf**

University City, Saint Louis County

Osmund Overby Award

***Coloring St. Louis: A Coloring Book for All Ages* by Andrew Wanko, art by Rori**  
Saint Louis City

***Lost Jefferson City* by Michelle Brooks**

Jefferson City, Cole County

McReynolds Awards

**Rise Community Development**

Saint Louis City

**Jill Aboussie | City Restoration & Revival, LLC**

Saint Louis City

**Ellen & Gary Dolan | Friends of the Thompson House, Inc.**  
Trenton, Grundy County

Preserve Missouri Awards  
**Woodneath Branch | Mid-Continent Public Library**  
Kansas City, Jackson County

**Oglesby Hotel Apartments**  
Kansas City, Jackson County

**Casa Di Vite**  
Excelsior Springs, Clay County

**Malone Apartments**  
Saint Louis City

**Boots Court**  
Carthage, Jasper County

**Muir-Willard Project**  
Joplin, Jasper County

**Ashcroft Hall Renovation | College of the Ozarks**  
Point Lookout, Taney County

**Cape Girardeau City Hall Restoration & Addition**  
Cape Girardeau, Cape Girardeau County

[Click here to read more about this year's recipients!](#)

*Thank you to our 2023 Honor Award Sponsors  
Rosemann & Associates, P.C.  
or making the awards ceremony and luncheon possible!*

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**Thank you to our Corporate Partners!**



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**MISSOURI PRESERVATION**  
Preserving Place and Community for Future Generations

# PRESERVE MISSOURI AWARDS

## CASA DI VITE

### **Excelsior Springs, Clay County**

The former Hope Funeral Home in Excelsior Springs had been vacant for more than three decades when Susan Blaser fell in love with its historic charm and purchased it for an extensive rehabilitation project. Susan's vision fit the existing space well, and although the interior had been mostly gutted by previous owners' attempts at



rehabilitation, her plan required little alteration to the already open spaces. The distinguishing stone exterior and red roof were in decent condition but repairs were made where necessary. The structure was stabilized and all new mechanical, electrical and plumbing services were installed along with accessibility updates. With the help of historic tax credits, remaining historic fabric was retained and restored where possible including portions of wood floors, the wooden staircase, and original windows. Special care was taken to select new finishes and materials to facilitate the building's new use as a wine tasting venue but complement its historic character. The building now houses a chapel for weddings, bridal party dressing rooms, tasting rooms and event space. Although faced with many challenges, including delays caused by COVID, the Blaser's have successfully transformed this historic structure and added two businesses to the downtown Excelsior Springs community.

## Casa Di Vite Receives Award for Outstanding Efforts in Preservation

/ Archives, Business, Featured / By S Jason Cole



Casa Di Vite, a local business in Excelsior Springs, has won a prestigious Preserve Missouri Award from the Missouri Preservation Society. Owners Susan and Ben Blaser traveled to Jefferson City to accept the award, accompanied by city councilwoman Sonya Morgan and Economic Development Director Melinda Mehaffy.

The Preserve Missouri Awards recognize outstanding efforts and projects from around the state that exemplify best practices in preservation, with suggested categories including Commercial Revitalization, Institutional/Civic Building Restoration, Neighborhood Revitalization, Residential Rehabilitation, Historic Landscape Preservation, Rural Preservation, and Preservationist-in-Action.





The former Hope Funeral Home, which had been vacant for over thirty years, was renovated and repurposed by Susan Blaser, who stabilized the building's structural integrity, repaired the stone exterior and red roof, and installed new mechanical, electrical, plumbing, and accessibility updates.

Blaser was also able to retain and restore historic fabrics, portions of the original hardwood floors, the wooden staircase, and the original windows. Taking special care in selecting new finishes and materials, she facilitated the building's new use as a wine-tasting venue that complemented its historical charm and character. The renamed Casa Di Vite now offers a variety of services to the Excelsior Springs area, including a wedding venue and chapel, bridal party dressing rooms, tasting rooms, and an event space.

The Missouri Preservation Society praised Casa Di Vite's renovation efforts, saying that the business had advanced the field of historic preservation in Missouri. Along with the award, the Blasers were presented with a proclamation from State Senator Denny Hoskins.

The Blasers and their business were among eleven recipients recognized for their contributions to historic preservation in Missouri. Missouri Preservation has been recognizing people and projects that have advanced the field of Historic Preservation in Missouri for 43 years. The organization advocates for, educates about, and assists in the preservation of architectural and historic landmarks that embody Missouri's unique heritage and sense of place.

Excelsior Springs residents and visitors alike are thrilled to see Casa Di Vite's hard work and dedication to historic preservation recognized with this prestigious award. Congratulations to the Blasers on this well-deserved honor!









**Community Development Department  
Historic Preservation Commission**

Community Development  
201 East Broadway  
Excelsior Springs, MO 64024  
Phone: (816) 630-0756

**Excelsior Springs Historic Preservation  
Awards Program  
2023**

Nomination Form

Deadline: April 3, 2023 @ 5:00 p.m.

Name, Address & Phone Number of person making the nomination:

---

---

Name, Address and/or Location of Project:

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What encouraged you to nominate this property?

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Signature: \_\_\_\_\_

Date: \_\_\_\_\_



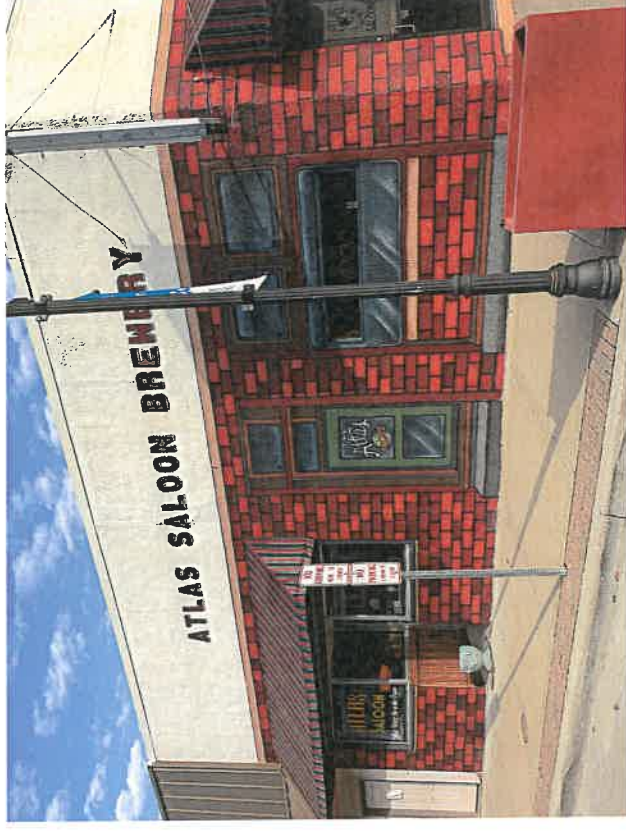
# 2023 HPC Award Candidates

# 101 W Broadway Ave

Before

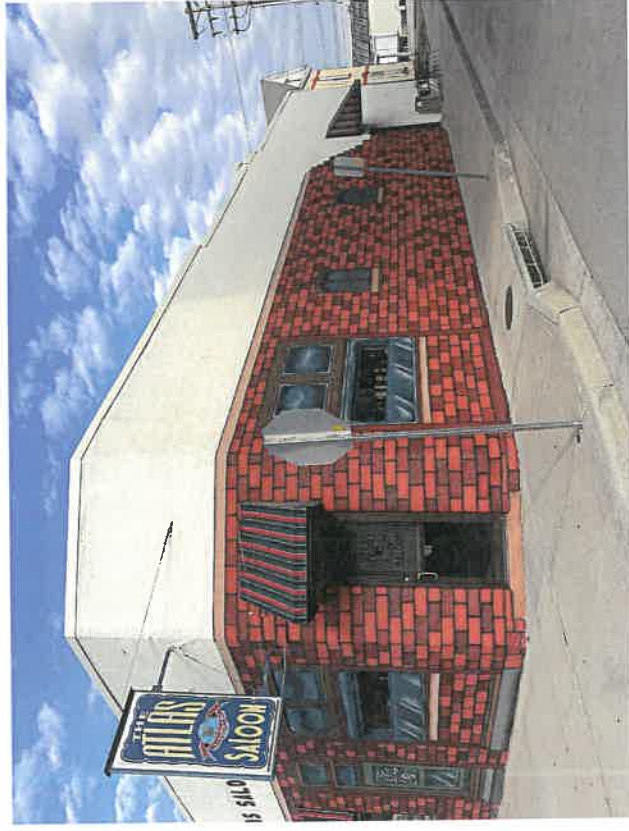


After



# 101 W Broadway Ave

After



# 108 E Broadway Ave

**Before**

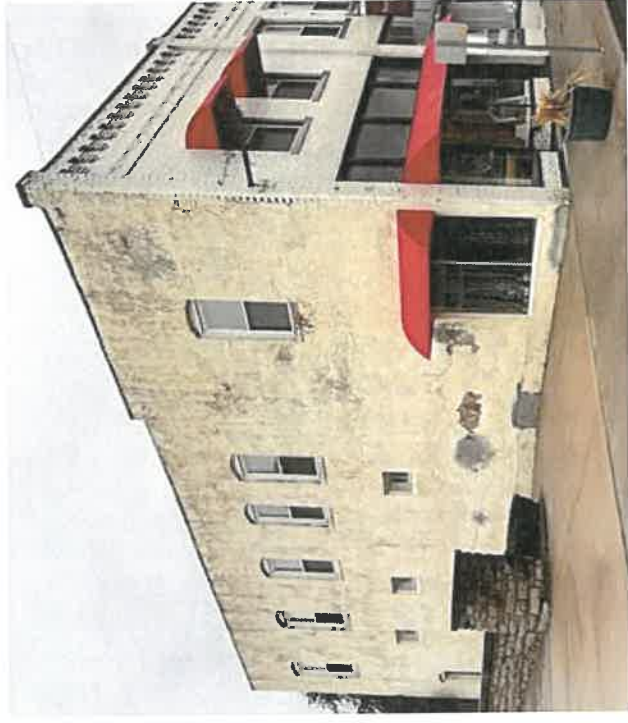


**After**

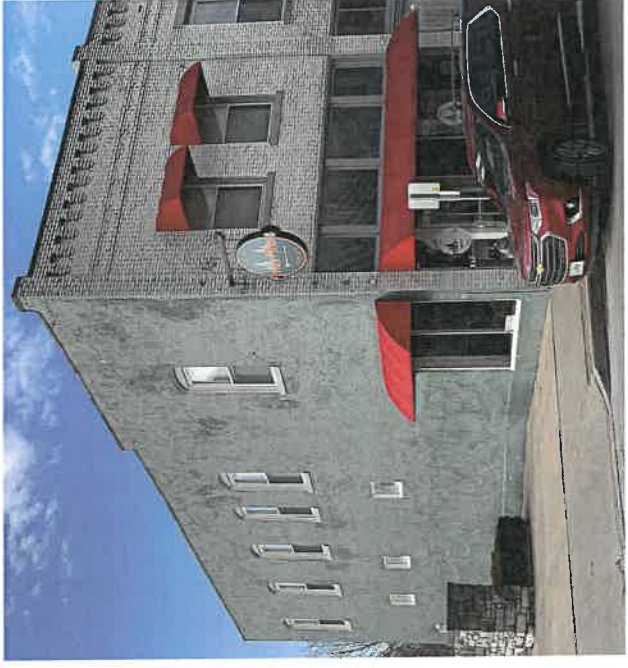


# 115 Broadway Ave

**Before**



**After**





# 215 Spring Street

**Before**



**After**

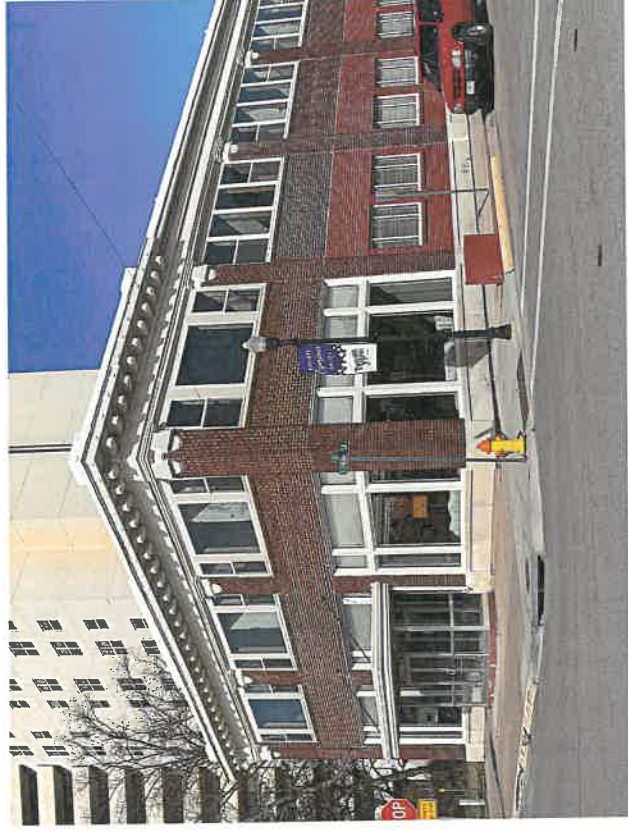


# 400 St Louis Ave

Before



After





# 415 S Thompson Ave

Before



After



# 501 St Louis Ave

Before



After



# 410 Concourse Ave

**Before**



**After**





# 420 Concourse Ave

**Before**



**After**



# 434 Benton Ave

**Before**



**After**



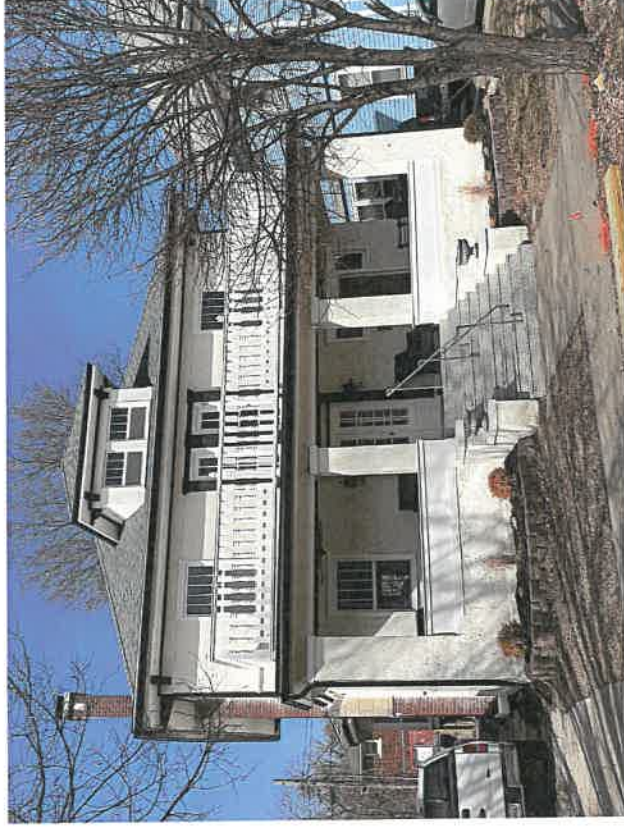


# 522 Elms Blvd

**Before**



**After**



# ES Historic Preservation Commission is taking nominations

The Excelsior Springs Historic Preservation Commission is accepting nominations for their Historic Preservation Awards Program. Awards will be given for two categories, Commercial and Residential. Property owners who have made significant improvements to historic properties may be nominated by anyone in the community.

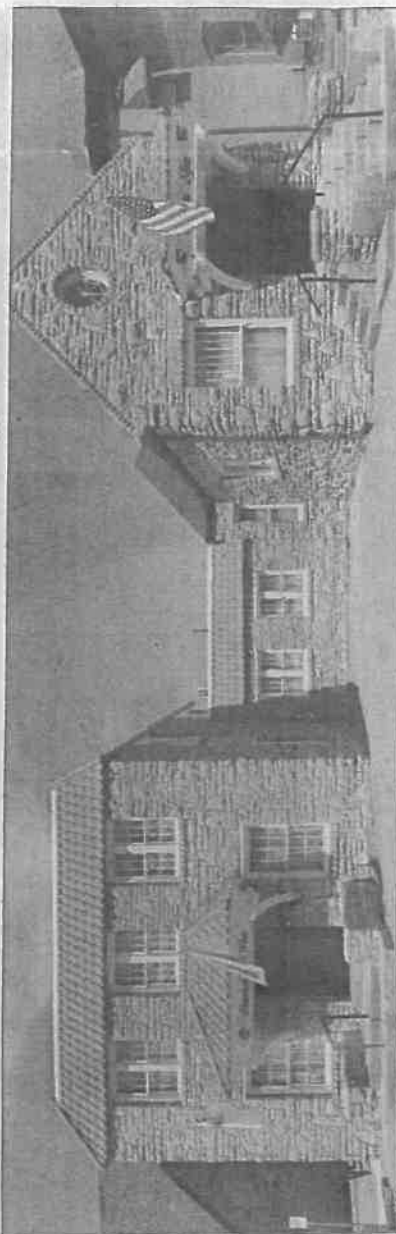
Award winners in 2022 included Gary and Kim Sanson for Preservation of an Investment Property at 407 E. Broadway Ave. This was the first time the commission had awarded an investment property owner. The property was sold to a family who has made it their home. Susan and Brittnei Blaser were presented the Preservation Award for a Commercial Property for their restoration of 216 Spring St., which is now Casa Di Vite

International Wines and Intimate Affairs.

"The Historic Preservation Commission seeks to recognize the hard work and investment of property owners whose projects improve the appearance of Historic Excelsior Springs," said Betty Bissell, chairman. Anyone who wishes to nominate a property owner may contact Laura Mize in the Community Development Department at the Hall of Waters at 816-629-7011, or neighborhoods@excelsiorsprings.gov. Nomination deadline is at 5 p.m. April 3.

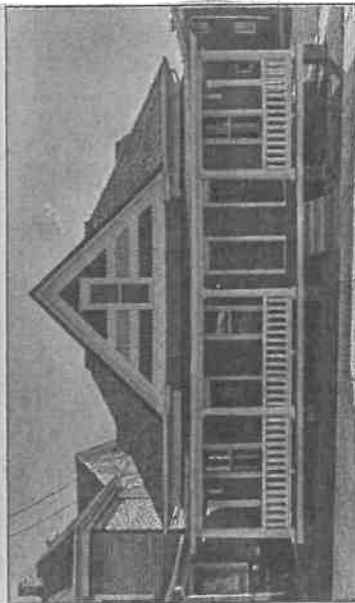
Awards will be presented at the Historic Preservation Commission meeting on May 10.

Nomination forms and more information on the Historic Preservation Commission can be found at [www.cityofesmo.com/preservation](http://www.cityofesmo.com/preservation).



Submitted

THE COMMERCIAL AWARD-WINNER in 2022 was the property at 216 Spring St.



THE RESIDENTIAL AWARD winner in 2022 was the property at 407 E. Broadway Avenue.



# Prewitt Honored with Historic Preservation Award

/ Archives, City, Community, Featured, History / By S Jason Cole



Betty Bissell (right) presents Ron Prewitt with the Historic Preservation Award (photo S Jason Cole).

The Historic Preservation Committee of Excelsior Springs proudly presented Ron Prewitt with a prestigious historic preservation award in recognition of his exceptional renovation and restoration work on the historic home located at 522 Elms Blvd. Prewitt's dedication, skill, and vision have breathed new life into this architectural gem, defying skeptics who doubted its revival.

At a ceremony held Wednesday, surrounded by community members and fellow preservation enthusiasts, Prewitt graciously accepted the award with heartfelt appreciation. In his acceptance speech, Prewitt expressed gratitude to his friends and family for their unwavering support throughout the restoration journey. He particularly acknowledged his neighbor, Ed Emery, and Ed's friend, Arlo Rosenboom, for their invaluable assistance in overseeing and executing significant portions of the renovation.



Ed Emery, Arlo Rosenboom, Ron Prewitt and Betty Bissell

Prewitt, well known throughout the area for his renovation of homes, shared that this project marked his 74th successful renovation to date. However, he confessed that the restoration of the Elms Blvd. property held a special place in his heart. Despite initial doubts and skeptics questioning the feasibility of the project, Prewitt's passion for and determination to breathe new life into the historic home prevailed.

The Elms Blvd. home, once a proud architectural gem, built around 1913, had fallen into disrepair but has now been lovingly transformed into a stunning testament to its former glory.



The Historic Preservation Committee of Excelsior Springs praised Prewitt for his extraordinary commitment to preserving the city's rich heritage. Speaking at the ceremony, Commission Chairperson, Betty Bissell, stated, Prewitt's dedication to revitalizing historic homes is unparalleled. His work exemplifies the essence of our mission to safeguard the architectural legacy of Excelsior Springs for future generations.





The Historic Preservation Committee of Excelsior Springs praised Prewitt for his extraordinary commitment to preserving the city's rich heritage. Speaking at the ceremony, Commission Chairperson, Betty Bissell, stated, Prewitt's dedication to revitalizing historic homes is unparalleled. His work exemplifies the essence of our mission to safeguard the architectural legacy of Excelsior Springs for future generations.



### Historic Preservation 2023 Awards

Chairman Betty Bissell with Jimmy McCullough and the Atlas Staff



# THE STANDARD

ESSTANDARD.COM • FOUNDED IN 1889 • EXCELSIOR SPRINGS, MO • FRIDAY, MAY 19, 2023

\$1

## Bond set in sexual abuse case

MIRANDA JAMISON  
Staff Writer

Bond has been set for a Weston resident charged with 11 felonies including sodomy. He was originally being held without bond.

Cody Ryan, 30, appeared before Ray County's Eighth Judicial Circuit Court Judge Lori Baskins for a bond hearing earlier this week.

Ryan was arrested May 5 and is charged with 11 felonies including: six counts of first-degree sodomy or attempted sodomy; four counts of first-degree sexual abuse of victim less than 14 years of

age; and first-offense sexual misconduct involving a child under 15.

Ryan appeared in custody without an attorney. He was previously denied appointment of a public defender, due to having an annual income of over \$24,000 from a retired veteran's income.

The prosecution argued that bond be refused due to the nature of the charges. However, Ryan pleaded with the judge, saying, "I am begging. I'm willing to do anything to get the bond lowered, your honor."



Cody Ryan

Judge Baskins disagreed with the prosecution.

"I have an obligation and I am going to move it out of no bond status with bond conditions," she said.

Bond was set at \$50,000, requiring 10 percent, cash or surety. His bond conditions include that he wear an ankle monitor and not have contact with anyone under 18.

According to the probable cause statement from Corporal Camille Johnson of the Orrick Police Department, "Officers were advised by (name withheld) that

Ryan was going to be in the city of Orrick at approximately 2000 hours. She advised that last night she had requested Ryan to assist her in taking her children to the Mushroom Festival.

"At approximately 2047, while waiting to contact Ryan's vehicle, Sergeant James Lawrence advised that he had made contact with the vehicle as it pulled into the residence of the victim. Deputies had removed Ryan from his vehicle and placed him in front of a county patrol vehicle.

"Upon arrival of Orrick officers, Chief

BOND, SEE PAGE 3

## Spohn: Excelsior's brightest days are ahead

ELIZABETH BARNT  
Staff Writer

Mark Spohn is an intricate part of the Excelsior Springs community. Elected mayor of Excelsior Springs with a 4-1 vote on April 14, he took over the role soon after.

While serving as a member of the city's town council, Spohn began thinking of the mayor's chair. After prayer and deliberations with his wife, close friends and colleagues, he decided to put his hat in the ring for Excelsior Springs' top spot.

"The form of Government in Excelsior Springs was the first of its kind in Missouri," said Spohn. People in the community elect a body of five council members from within the community, who in turn cast a private ballot to select a mayor. The council continues the employment of a city manager who hires staff to

facilitate day-to-day operations of the city.

The council's primary role is to oversee and provide accountability of the city's operations on behalf of the citizens who elected them.

"The mayoral role is not any different from the other four council members, except to make appointments to boards and commissions and to break a tie vote in council deliberations,"

added Spohn.

Essentially the role of the mayor in Excelsior Springs is to act as the ambassador of Excelsior Springs. Spohn explained it takes enthusiasm and the ability to connect with individuals in and around Excelsior Springs to be successful.

His strategy and mindset are to see young leadership come to the forefront and begin to take on new roles within the community.

SPOHN, SEE PAGE 4



Mayor Mark Spohn

## ESHS graduates celebrate



ELIZABETH BARNT | Staff

DR. CHRISTEN EVERETT rewards Rachel Davis with a hand shake and her diploma during Richmond High School's graduation ceremony. See Pages 6 and 7 for more.

## Recognition given for restoration of historic properties

ELIZABETH BARNT  
Staff Writer

The Excelsior Springs Historic Preservation Commission assembled recently, recognizing local property owners that have restored and renovated historic properties.

Nominations for the awards were made by community members, and presented by chairman Betty Bissell.

Jim and Cheri McCullough were presented the Preservation Award for Commercial Property, recognizing the mural on their property at 100 W. Broadway St., known as Atlas Saloon



ELIZABETH BARNT | Staff

BETTY BISSELL AWARDS Jim and Cheri McCullough the commercial property preservation award.

Brewery.

The exterior of the building, which was previously of a white stucco appearance, is now cov-

ered in a mural inspired by photos of the historic property.

"It completely transformed the look of the building," said the

McCulloughs.

The Preservation of an Investment Property Award was presented to Ron Prewitt

for the property located at 522 Elms Blvd. Prewitt restored the two-story 1920s home with an interior remodel and an updated exterior, now occupied by new owners Thomas and Melissa Morrow.

An award for Preservation of a Residential Property was presented to Robert Smith for exterior work completed at 420 Concourse Ave. Navy paint with white trim was applied to the gable-front two-story home.

The property is recognizable from its architecturally significant wraparound porch and the repetitions of windows along the north and eastern sides of the residence.

The Historic Preservation Award was presented to Parings by Van Till in recognition of the hard work dedicated to the property. Jason Van Till accepted the

RECOGNITION, SEE PAGE 3

The Excelsior Springs Standard  
2001 W. Jesse James, Suite 8  
Excelsior Springs, MO 64024



# Bench trial set for Lumsden

MIRANDA JAMISON  
Staff Writer

A bench trial has been set for an Excelsior Springs man facing several charges, including first-degree unlawful use of a weapon.

Wyatt Dean Lumsden, 19, of Excelsior Springs, will appear before Circuit Seven Municipal Court Judge Shawn Blair at 5:30 p.m. July 27, concerning a resisting arrest charge from the Excelsior Springs Police Department (ESPD), which occurred while he was being taken into custody. He also faces charges from Ray County Sheriff's Office of felony unlawful use of a weapon, felony armed criminal action and fourth-degree misdemeanor assault.

According to Ray County Sheriff Scott Childers Ray County Dispatch received a 911 call on April 18, with the caller advising they observed a person stopping a vehicle at the end of a

driveway, exiting the vehicle and firing four-gunshots.

"There was a dispute over a female and Lumsden allegedly drove in front of the male's house and fired shots. A stop and hold was issued and ESPD located him," the sheriff said, noting the resisting arrest charge was added after Lumsden's apprehension.

According to the probable cause statement written by Ray County Sheriff's Deputy Matthew Callen, upon arrival on the scene, the 911 caller was contacted, who said she was outside retrieving items from her vehicle when she observed a man shouting after driving an older model vehicle up to the driveway. The driver then pulled up past the driveway on 160th Street and she heard four gunshots.



Wyatt Lumsden

"She could not tell if the gun was pointed towards her or was pointed in the air because she was in shock. The reporting party's son, (name withheld), pointed out a shell casing on the ground by the road. It was an empty round and looked like it was mangled and run over by a vehicle. The bullet was not embedded into the ground but was sitting on top of the soil," records state.

"She stated she did not know what her son would have done, but believed he may have done something to anger someone," the report read.

"I spoke with (name withheld) on the phone because he lives with his girlfriend in Liberty, Missouri. He stated Wyatt and his girlfriend were going through a breakup and the girlfriend reached

out to him, so they could talk," the deputy detailed. "He stated he met up with her and they talked, and Mr. Lumsden walked in and told him to leave while brandishing a firearm. He stated this took place a few months ago in Excelsior Springs, Missouri. He then stated Mr. Lumsden asked if they could meet up at the BP gas station in Excelsior Springs by the Pasta Plant the day of the incident. (Name withheld) advised he was in Wyandotte County, Kansas fishing with a friend and his girlfriend. He also advised he heard Mr. Lumsden state to his wife, if he saw him again, he was going to kill him.

"I advised Ray County Dispatch of the situation and asked if they could contact Excelsior Springs Police Department to check Mr. Lumsden at (address withheld) in Excelsior Springs. I placed a stop and hold and ESPD arrived at the residence, contacted Mr. Lumsden and placed him into custody for me. They advised when they placed him into the car, he had a panic attack. They transported him to Excelsior Springs Hospital. After the doctor released Mr. Lumsden from the hospital, I placed Mr. Lumsden into my custody."

Lumsden posted 10 percent of a \$25,000 bond and was released until the criminal setting hearing, scheduled for June 13 at 9:30 a.m. before Ray County's Eighth Judicial Circuit Court Judge Lori Baskins, where the felony charges of unlawful use of a weapon and armed criminal action, as well as fourth-degree misdemeanor assault will be handled.

The Excelsior Springs Standard will continue coverage of this ongoing case.

## Bond

CONT. FROM PG. 1

Matt Hunter made contact with Ryan informing him that he was under arrest, in which Ryan replied that he "probably knew why".

"It should be highly noted that at this time, Ryan informed Chief Hunter that he wanted to speak with officers and that he wanted to be honest," the report read.

The probable cause statement continued, "It should be noted that while Chief Hunter was speaking to (name withheld), I went to Deputy Brian Lackey's patrol vehicle where he stepped out and advised me that Ryan had asked if he was going to jail. Deputy Lackey advised he was not sure and that it was the City of Orrick's investigation. Ryan then told Deputy Lackey, 'If it's what I think it is, I am.'"

"As the interview started, Ryan would not make eye contact and was staring at the floor. Chief Hunter

asked if Ryan knew why he was being interviewed and Ryan said that he was sure he knew what it was about. Ryan began to stare at the floor again and began to talk about the night he had sexual contact with the victim. Ryan stated that he knew what he had done was wrong but was (omitted due to graphic nature) and lonely."

The remaining details in the probable cause statement are graphic and will not be disclosed by The Standard.

"The Orrick Police Department is following up on the case to make sure there are no other victims," Chief Hunter stated. "When news like this breaks, it can cause other victims to come forward or speak up."

Judge Baskins set 9:30 a.m. June 22 as Ryan's next day in court.

The Excelsior Springs Standard will continue ongoing coverage of this case.

## Recognition

CONT. FROM PG. 1

award for the establishment, located at 415 S. Thompson Ave.

The Van Tills chose to retain its historical storefront with its recessed entryway, as well as the black and yellow tile which appears to be part of the original building, once used as a JC Penny store. Now utilized as a wine tasting space paring light lunch and dinner options, the business opened in 2022.

Certificates of appreciation for receiving nominations were given to Jeri Mickie and Susan Blaser owners of One Step at A Time dance studio and Casa Di Vite, respectively.

Property tax abatements are available through the Missouri Department of Economic Development Chapter 353 program after declaring a blighted area and its redevelopments are

necessary for the preservation of the public peace, prosperity, health, safety, morals and welfare under Urban Redevelopment Corporations Law.

This program is available to owners making improvements to their properties.

All property owners in the historic region of Excelsior Springs must apply for a Certificate of Appropriateness (CoA) before making any exterior changes to their historic estates.

Meetings for the Historic Preservation Commission are held on the second Wednesday of every month at 5 p.m. in the Council Chambers at the Hall of Waters.

Anyone wishing to apply for a CoA should call Excelsior Springs Community Development at 816-630-0765

## Bond posted, Gillispie released

MIRANDA JAMISON  
Staff Writer

Excelsior Springs resident Gary W. Gillispie II, 38, has entered a plea of not guilty on charges of second-degree Class B felony drug trafficking.

Gillispie appeared with his public defender, Kevin Garrison, for his arraignment hearing May 11 before Circuit Seven Judge Louis Angles.

The defendant was released from Clay County Detention Center soon after his on May 3 court hearing where Angles agreed to Gillispie's request to be released on his own recognizance with the following conditions: to be supervised by Northland Dependency Services (NDS); cannot drive unless licensed and insured; report to NDS every two weeks; repath level three electronic monitoring and drug testing; required to actively seek employment, maintain employment or commence an education program; cannot possess




a firearm; must adhere to 7 p.m. to 6 a.m. curfew, unless working; cannot possess alcohol or any controlled substance without a valid prescription; undergo any medical, psychological, or psychiatric treatment recommended by bond supervisor; cannot leave the state of Missouri without permission from bond supervisor; and no contact with any co-defendants.

According to the complaint and request for a warrant, around March 23 in Clay County, the defendant knowingly possessed more than 10 milligrams of fentanyl — a controlled substance — knowing of its presence and nature. The range of punishment for a Class B felony is imprisonment in the custody of the Missouri Department of Corrections for a term of not less than five years and not to exceed 15 years.

The case will be heard for a docket call on June 15 at 9 a.m. The Excelsior Springs Standard will continue ongoing coverage of this case.

# COLONY PLAZA

## - SENIOR CITIZENS HOUSING -




- One Bedroom Apartments
- All Utilities Paid
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- Central Laundry Facilities
- Controlled Entrance
- Elevator
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- Social Activities
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- Shopping within walking distance

**CALL US AT 816-630-6600 OR COME BY AND VISIT WITH OUR FRIENDLY STAFF**

**Must be 62+ or Handicapped/Disabled**

**VELMA BROWN, HCM-H, HCCP, COS-A, Senior Property Manager**

**404 E. St. Louis Ave., Excelsior Springs, MO 64024**





Historic Preservation 2023 Awards

Chairman Betty Bissell and Jason Van Till



Historic Preservation 2023 Awards

Chairman Betty Bissell and Jeri Mickle



Historic Preservation 2023 Awards  
Chairman Betty Bissell and Susan Blaser



# THE STANDARD

ESSTANDARD.COM • FOUNDED IN 1889 • EXCELSIOR SPRINGS, MO • FRIDAY, MAY 12, 2023 \$1

## Coming together in prayer

# Mayor hosts breakfast for community

ELIZABETH BARNT  
Staff Writer

An estimated 250 people, including business owners and government leaders, gathered for the Mayor's Prayer Breakfast held recently to pray for and honor Excelsior Springs.

Select performances from Job Corps Color Guard was followed by Tim Harlan leading the Excelsior Springs High School Choir, setting the stage for guest speakers to come forward and share their thoughts and prayers with the community.

"What we intend for today is

to pray for our city," said Mayor Mark Spohn.

He explained Excelsior Springs has \$37 million dollars in approved grants to continue to revitalize and improve the city. "Those grants can and will be a game changer for this community," he said.

Those funds are currently being utilized for on-going projects, Spohn mentioned these projects will take time, but "just like growing grapes for wine, these things take time," he said.

Spohn culminated with prayer, acknowledging what is required to continue moving forward with

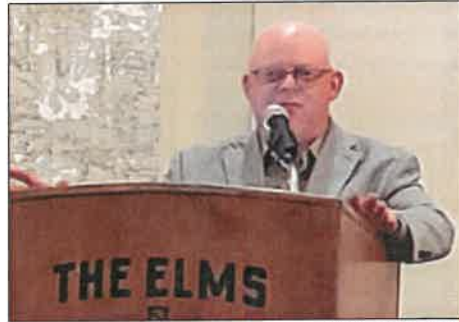
city development and enhancement.

Pastor Tim Doyle of Restoration Church in St. Joseph noted it was a special day to come together, as he recited scripture from Proverbs 11:11, "By the blessing of the upright a city is exalted, but by the mouth of the wicked it is destroyed."

"Lifting our cities higher for the purpose they are created for is our goal," Doyle said, "The Lord has given us an opportunity to exalt our cities, cities that seek righteousness."

He explained prayer is needed

PRAYER, Page 2



SHARON DONAT | Staff

MAYOR MARK SPOHN speaks at prayer breakfast.

## Residents enjoy Spring Carnival fun



ELIZABETH BARNT | Staff

Maella Carter (left) and friend Camryn Lingle swung from above enjoying what the weekend carnival had to offer.

## Preliminary hearing set in assault case

MIRANDA JAMISON  
Staff Writer

The case of an Excelsior Springs man facing felony charges of first-degree assault and armed criminal action has been continued.

Ronald Dean Lana Jr., 45, represented by public defender Kevin D. Garrison, appeared in Seventh Judicial Circuit Court Tuesday for a docket call. Garrison updated Judge Louis Angles on his client's case, stating, "We have not heard from the state whether they will convene a grand jury so we request a preliminary hearing at this time."

Judge Louis Angles continued the case, setting a June preliminary hearing.

During a previous court date, Lana's bond was reduced to \$50,000 cash or surety, which was posted by Bratten Bail Bonds on April 12.

The probable cause statement noted a shoot-

ing was reported Excelsior Springs Police, who were dispatched to 110 S. Titus Avenue on March 15, 2023.

Upon arrival, officers located Kyle Konrardy, 39, laying in the front yard near the driveway with an apparent gunshot. Konrardy did not make any statement about what had happened, read the statement, written by Det. Sgt. Brian K. Kennedy.

"Officers contacted Nikia Lawrence, 26, who was in the front yard. Lawrence advised that Ronald Dean Lana Jr. had shot Konrardy with an SKS rifle. Lawrence advised that she, Lana Jr. and Konrardy had been in a vehicle earlier in the night. Konrardy had punched Lana Jr. in the back of the head with a closed fist. They left Konrardy at the side of the road on Lake Maurer Road, near East Street. She and Lana

ASSAULT, Page 3

## Building Safety, Historic Preservation Month proclaimed

ELIZABETH BARNT  
Staff Writer

The Excelsior Springs City Council has proclaimed May as Building Safety Month and Historic Preservation Month.

Building Safety Month offers residents solutions to improve the safety, affordability, sustainability and resiliency of communities and buildings within the area.

Excelsior Springs Mayor Mark Spohn recognized Mark Thompson, local code inspector, for his dedication to building safety.

"I have always appreciated your profes-

A PIECE OF HISTORY being preserved is the architecture and art that surrounds the doors of the Hall of Waters.

sionalism and integrity as our city code inspector," the mayor said.

The proclamation naming May as Historic Preservation Month states, "Preservation harnesses the extraordinary power of place to bring people together and explore shared history and to build a better world."

Spohn thanked Excelsior Springs Preservation Commission Chairmen Betty Bissell for her efforts.

In other business, the council approved an ordinance amending the city code to regulate camping on public property with a consideration of a no-camping ordinance. The request was made by Excelsior Springs Police Department and Director of Parks and Recreation and Community Center.

The amendment explained it shall be

unlawful for any person to camp on any park or trail, street or alley or on any public property improved or unimproved.

City Manager Molly McGovern is authorized to permit people to camp, occupy camp facilities or use camp paraphernalia in any park or public property and is in control of revoking any permit if there is a lack of compliance with requests under the new ordinance.

In a separate matter the council autho-

PRESERVATION, Page 3



ELIZABETH BARNT | Staff

The Excelsior Springs Standard  
2001 W. Jesse James, Suite 8  
Excelsior Springs, MO 64024



# Undergoing medical examiners report, Bass case continued

**MIRANDA JAMISON**  
Staff Writer

A hearing earlier this week to set a trial date in the **Keith Bass II** murder trial has been continued as both the prosecution and defense are waiting on reports and results.

Bass appeared in custody with his public defender, **Tracy McFadin**, in the case of the alleged murder of **Theresa Bass**, 44, and attempted murder of **Bobby Neal Jr.**, who succumbed to his injuries on March 18.

McFadin advised Seventh Judicial Circuit Court Judge **Shane T. Alexander** he is waiting for results from a report and therefore is unable to set a trial date at this time.

The Clay County Prosecutor's Office is waiting for the Medical Examiner's report on the second victim, **Bobby Neal Jr.**,

said Assistant Prosecuting Attorney **John Creagar**.

"We will continue this until June 1st at 9 a.m. and you need to plan on setting a trial date at that time," Judge Alexander told the attorneys.

Bass faces four felony charges, including: murder, first degree; two counts of armed criminal action; assault, first degree or attempt, serious physical injury or special victim.

According to police records, the Excelsior Springs Police Department (ESPD) received a 911 call on September 7, 2022, from the daughter of Theresa, saying her mother had been shot and claimed the shooter was the victim's estranged husband, **Keith Bass**.

ESPD Sergeant **Bret Rider** and Officer **Joshua Hyatt** arrived at 717 N. Main Street and found Theresa laying on the front porch bleeding profusely. They also

located Neal "laying with his feet out of the front door and his body inside the residence. Neal was bleeding and had a severe injury to the face," the probable cause statement read. "Theresa's children were present, and they advised they believed the suspect to be their stepfather, **Keith Bass**."

Officers were advised Keith drove a dark-colored Jeep Cherokee with the license plate of Bass11. The children told police they were upstairs when they heard the gunshots, then came downstairs and found their mother and Neal laying on the ground bleeding.

According to the report, Neal, who was conscious, told Officer **Joshua Hyatt** he "was not sure what had happened."

Excelsior Springs EMS transported both parties to Liberty Hospital.

Theresa's son and brother arrived on the scene and provided officers with Keith's

cell phone number.

Upon arrival at the hospital, Investigations Support Specialist (ISS) **Andrew Warner** was advised Theresa had died as a result of gunshot wounds. Additionally, before Neal was taken into emergency surgery, he told Warner that Bass had shot both Theresa and himself, according to records.

A co-worker of Bass said Keith admitted to killing Theresa to an aide at their workplace.

Warner spoke with the aide, who said Keith had disappeared from work, and "Keith advised her that he had killed Theresa and had nothing left to live for. She did not know where Keith may have been," the records show.

**Bobby Neal Jr.**, 52, of Lawson passed away on March 18.

The Excelsior Springs Standard will continue ongoing coverage of this case.

## Assault

CONT. FROM PG. 1

went to another residence for a couple of hours before returning to 110 S. Titus Avenue. When they returned, she entered the detached garage and saw **Konrardy** there. She left the garage and went into the house. While she was inside, **Lana Jr.** entered the house and obtained his SKS rifle, and went back outside. She heard a gunshot and when she came outside, **Konrardy** was shot," according to the statement.

It was reported that **Konrardy** had one apparent gunshot wound to the lower left back/hip area and was transported to Liberty Hospital, where he underwent emergency surgery for a shattered pelvis. When the statement was written, police noted **Konrardy** was in critical condition at Liberty Hospital. **Konrardy** was unable to be interviewed due to being sedated for surgery.

"A search warrant was executed and a Russian SKS rifle was located in the residence. The rifle was loaded with several rounds in the magazine and one in the chamber. A search warrant was executed and a machete was located in the garage behind a lawn mower. One

spent shell casing was located on the ground near the driveway," the statement continued.

Detective Sergeant **Brian K. Kennedy** said in the probable cause statement, "I spoke with **Lana Jr.** who was in custody, in handcuffs, in the rear of a patrol vehicle. I read **Lana Jr.** the Miranda warning, which he understood. **Lana Jr.** advised that **Konrardy** had punched him in the head and face earlier in the day. When he dropped **Konrardy** off on Lake Maurer Road, he told **Konrardy** that if he saw him again, he was going to shoot him. When he and **Lawrence** came back to the residence, he observed **Konrardy** in the detached garage, swinging a machete around. He told **Konrardy** that he was going to shoot him. He went into the residence and obtained his SKS rifle. He came outside and found **Konrardy** in the yard, he shot **Konrardy** one time with the SKS rifle. **Lana Jr.** advised he returned the SKS rifle to the residence, placing it on a computer desk in the front room.

"I believe **Ronald Dean Lana Jr.** will not appear upon a summons, **Lana Jr.** has a history of failing to appear in court. I believe

he poses a danger to a crime victim, the community, or another person as he was armed and shot another person," **Kennedy** stated.

According to the complaint and request for warrant documentation, upon conviction, the range of punishment for the class A felony of assault in the first degree is imprisonment in the custody of the Missouri Department of Corrections for a term not less than 10 years and not to exceed 30 years or life imprisonment and will not be eligible for parole until 85 percent of the sentence is served. The range of punishment for the offense of armed criminal action first offense is imprisonment in the custody of the Missouri Department of Corrections for a term not less than three years without eligibility for parole, probation, conditional release or suspended imposition or execution of sentence for a period of three calendar years.

**Garrison** told The Standard, "Mr. **Lana** maintains he is not guilty and we can't wait to show that in court."

The Excelsior Springs Standard will continue ongoing coverage of this case.

## Two-vehicle collision results in minor injuries



MIRANDA JAMISON | Staff

**MIRANDA JAMISON**  
Staff Writer

Two vehicles collided on 10 Highway and South New Garden Road in Ray County recently, leaving one man with minor injuries.

According to Ray County Sheriff **Scott Childers**, **Larry L. Lake** and **Holly Frye** were traveling westbound on 10 Highway when the accident occurred.

"Frye, in a Ford Explorer, was following **Lake**, in a Ford Taurus, when

she went to pass him on the highway," **Childers** explained. "When she went to pass, he was turning left onto South New Garden Road and Frye struck **Lake's** vehicle. Ray County Sheriff's Office was first on the scene, but Missouri State Highway Patrol (MSHP) took over the scene."

**Lake**, 59, of Richmond, suffered minor neck injuries in the crash. **Frye**, 48, of Wellington reported no injuries.

According to MSHP reports the vehicles were towed to different locations.

## Preservation

CONT. FROM PG. 1

ried a request allowing Excelsior Springs Public Works to continue seeking funds for future infrastructure needs.

Director of Public Works **Mike Birdsong** requested the grant application for operations and capital for financial assistance from the Missouri Department of

Transportation, to continue supporting the city's transportation department.

"As you may remember, we approved this ordinance in September of 2022. Due to the recent mayor change, it needs updating with the new mayor to move forward with applications," said **Birdsong**.



## COLONY PLAZA

- SENIOR CITIZENS HOUSING -



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- All Utilities Paid
- 24-Hour Maintenance Service
- Central Laundry Facilities
- Controlled Entrance
- Elevator
- Private Parking
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- Shopping within walking distance



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**Must be 62+ or Handicapped/Disabled**  
**VELMA BROWN, HCM-H, HCCP, COS-A, Senior Property Manager**  
404 E. St. Louis Ave., Excelsior Springs, MO 64024





# Historic Preservation Commission debates wood siding

**ELIZABETH BARNT**  
Staff Writer

The Historic Preservation Commission (HPC) recently gathered to approve various requests for exterior alterations to buildings in the downtown region of Excelsior Springs after debating what type of wood siding is appropriate per the HPC's guidelines.

Excelsior Springs City Planner **Shantele Frie** addressed the board with various Certificates of Appropriateness (COA) applications detailing changes to residential downtown properties and future business facilities.

Frie explained an application pertaining to a Victorian-style home located at 436 East Broadway Avenue, was submitted by **Mark and Anna Sue Spohn**. The couple is seeking various exterior alterations to correct



436 EAST Broadway is under construction awaiting siding.

existing maintenance and deterioration.

Some exterior alterations "have already been completed, if not all," Frie said.

The exterior alteration up for debate consisted of shiplap siding. Frie said the approval was granted during a past meeting when the Spohns planned to restore and repaint the existing shiplap siding.

"Upon closer inspection, it became evident that the shiplap siding was beyond repair and

needed to be replaced," Frie said.

The Spohns sought permission from the HPC to explain the selection they found to repair the siding that emulated a three-inch German shiplap siding with a wood grain design. "According to Excelsior Springs guidelines, using rough saw lumber with wood grain siding trim in a historic building is prohibited," Frie said.

Mark said he searched for the proper siding all over the United States



THE OLD Standard building is purchased and awaits construction changes.

when he discovered the siding needed to be replaced, but couldn't find a suitable replacement material.

After removing the old siding, "between termites and water infiltration to several parts of the building and multiple penetrations that have been cut into the building and patched back up with plywood, porch boards and one-by-ones. I discovered I couldn't make repairs," Mark said.

He walked the HPC board through his process of searching for the appropriate materials and still couldn't find the right wood shiplap siding for the property. He mentioned the product is costly to mill and even more expensive to ship.

Chairwoman **Betty Bissel** asked if there was any way to obtain smooth siding instead of using textured wood because it goes against the HPC guidelines and recommendations for historic properties.

"I understand what the guidelines say, and I also know those are just guidelines," replied Mark.

He noted that winter is coming, and he must get the property enclosed so he can continue to work on the property through the colder months; he wants to protect the building and seal the exterior sealed.

Chairman **Rick DeFlon** suggested that at least the front of the property be enclosed with siding that was smooth to adhere to

the HPC guidelines.

Mark agreed to the proposed guidelines for his property and will move forward using the textured siding to enclose the property, excluding the front-facing section of the home, which must adhere to the guidelines set forth by the HPC to use smooth wood siding.

After the Spohns' request was approved, there were other COAs, includ-



FISHING RIVER Market's new owners begin the transformation, turning the building into a retail space.

renovations - 311 South Thompson Avenue

• Outdoor garage and partial removal of rear deck - 522 Elms Boulevard

In other business, **Melinda Mehaffy**, economic development director,



ELIZABETH BARNT | Staff

THE ROYAL HOTEL building waits dormant as it will be placed back on the market.

ing the use of solar panels on the home located at 402 East Excelsior Street.

"The proposed solar panels are designed to be minimally intrusive as to they're to be mounted flush with the roof surface and it will not affect the roof slope," Frie said.

It was the first application submitted to the HPC regarding solar panels and it was shown that close to 20 solar panels will be placed on the residential property's roof. The request adhered to HPC guidelines.

Other projects to be completed for historical properties include:

• Extensive repairs and

updated the HPC board about the Royal Hotel.

"The code compliance office asked that the hotel be boarded back up and re-secured, and the property has been put back on the market," she said.

She also explained the Old Excelsior Springs Standard newspaper office, located at 417 South Thompson Avenue, and the Fishing River Market are both undergoing repairs and modifications.

The Fishing River Market building will be utilized as a retail space, and the former Standard office building owner is searching for a viable business to inhabit the area.

## TINA LIVESTOCK MARKET

435 W. 2nd St., Tina, MO 64682  
Casey & Amelia Flinn, Owners

### Market Report from Monday, September 11 1,350 head sold

Steers:	Heifers:	Bulk of butcher cows
300-400lbs 3.40-3.70	300-400lbs 2.80-3.02	1.00-1.19
400-500lbs 3.10-3.30	400-500lbs 2.77-2.91	
500-600lbs 3.00-3.14	500-600lbs 2.70-2.78	High Yielding
600-700lbs 2.85-2.94	600-700lbs 2.54-2.71	1.21-1.29
700-800lbs 2.57-2.69		Bulls
800-900lbs 2.50-2.60		1.22-1.38
900-1000lbs 2.46-2.49		

### SPECIAL COW SALE FRIDAY, SEPTEMBER 22 • 6 PM EXPECTING 300-400 HEAD!

Check our Website or Facebook for Sale Listings!

Cattle Sales: Mondays @ 11 am

Sheep, Goat & Hog Sales:

1st & 3rd Saturdays of the month @ 10 am

Special Cow Sales: 4th Friday of the month @ 6 pm

5 weigh cow buyers at every sale!

Very active weigh cow and bull market!

Open all day on Sundays to receive livestock!  
Barn: 660-622-4214

Casey Flinn, Owner: 816-769-7532

Field Reps: Dwayne Penny: 816-506-2776

Utah Stulz: 660-334-0400

Bobby Morrison: 816-345-0518

Ben Peterson: 660-247-2759

Travis Gibson: 660-646-8337

Rick Tate: 660-734-1307

Sheep/Goats/Hog: Clark Allen: 660-973-6826

Find us on Facebook at Tina Livestock Market

Check out our market report on Cattle Market Mobile!

Check us out on our new website:

[www.tinalivestockmarket.com](http://www.tinalivestockmarket.com)

**The Chamber**  
Excelsior Springs Area Chamber of Commerce

Invites you to attend a ribbon cutting at  
118 Spring Street, Excelsior Springs, MO  
for  
THE EXCELSIOR SPRINGS STANDARD



3:00 P.M. Tuesday,  
September 26, 2023

## PROCLAMATION – HISTORIC PRESERVATION MONTH

WHEREAS, historic preservation is an effective tool for promoting sustainable development, revitalizing neighborhoods, fostering local pride, promoting tourism, and maintaining community character; and

WHEREAS, it is important to acknowledge and celebrate the benefit of history, architecture, and archeology to our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped the City; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, preservation harnesses the extraordinary power of place to bring people together, explore our shared history, and build a better world; and

WHEREAS, the City of Excelsior Springs conducted its first comprehensive survey of historic properties in 1991, thereby laying the groundwork for recording historic properties with the State of Missouri's Historic Preservation Office, and ultimately establishing its first historic district in 2007.

NOW THEREFORE, I, Mark Spohn, Mayor of the City of Excelsior Springs, Missouri, do hereby proclaim the month of May, Two Thousand Twenty-Three as: NATIONAL HISTORIC PRESERVATION MONTH and call upon the people of Excelsior Springs to join their fellow citizens across the United States in recognizing and participating in this special observance.

IN WITNESS WHEREOF, I have hereunto set my hand and cause the Seal of the City of Excelsior Springs, Missouri, to be affixed at Excelsior Springs Missouri, the 1st day of May, Two Thousand Twenty-Three.

SO DONE this 1ST day of May, 2023.

SEAL:



A handwritten signature in dark ink, appearing to read 'Mark Spohn', written over a horizontal line.

Mark Spohn, Mayor





ORDINANCE NO 2010 10-06-07

**AN ORDINANCE APPROVING AND ADOPTING THE CITY OF EXCELSIOR  
SPRINGS HISTORIC PRESERVATION AND REVITALIZATION PLAN**

WHEREAS, the Excelsior Springs Historic Preservation Commission, and City Staff have conducted a survey of the historic resources and related economic development opportunities in the City of Excelsior Springs ("City"), and prepared a proposed plan to coordinate the preservation goals, policies and actions for preservation and active use of cultural resources in the City; and

WHEREAS, the rehabilitation, restoration and preservation of historic structures in the City will promote the educational, cultural, economic and general welfare of the City and its residents.

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

Section 1. The Excelsior Springs Historic Preservation and Revitalization Plan ("Plan"), in the form attached hereto as Exhibit A and incorporated herein, is hereby adopted and approved for use as a planning tool for City staff, Boards and Commissions, the City Council, and other groups and organizations engaged in community-based initiatives with interests in protecting and experiencing cultural resources.

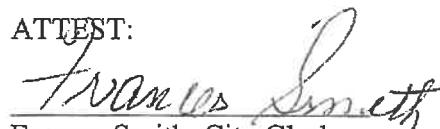
Section 2. The sections, paragraphs, clauses and phrases of the Plan are severable, and if any portion of the Plan is declared unlawful by the valid judgment, decree, or injunction order of a court of competent jurisdiction, such ruling shall not affect any of the remaining phrases, clauses, sentences,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

Section 3. The Ordinance shall be in full force and effect from and after its passage and approval.

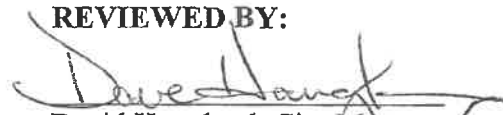
**INTRODUCED IN WRITING,** read by title two times, passed and approved on the 21<sup>st</sup> day of June, 2010.

  
Mayor, Carolyn Schutte

ATTEST:

  
Frances Smith, City Clerk

**REVIEWED BY:**

  
David Haugland, City Manager

## Chapter 402

### HISTORIC PRESERVATION OVERLAY DISTRICT

<b>Section 402.010.</b>	<b>Establishment.</b>	<b>Section 402.120.</b>	<b>Application of This Chapter to Historic District or Landmark.</b>
<b>Section 402.020.</b>	<b>Purpose.</b>	<b>Section 402.130.</b>	<b>Notification of Nomination.</b>
<b>Section 402.030.</b>	<b>Definitions.</b>	<b>Section 402.140.</b>	<b>Certificate of Appropriateness.</b>
<b>Section 402.040.</b>	<b>Composition of Historic Preservation Commission.</b>	<b>Section 402.150.</b>	<b>Application for Certificates of Appropriateness.</b>
<b>Section 402.050.</b>	<b>Terms.</b>	<b>Section 402.160.</b>	<b>Determination by Building Inspector.</b>
<b>Section 402.060.</b>	<b>Officers.</b>	<b>Section 402.170.</b>	<b>Denial of a Certificate of Appropriateness.</b>
<b>Section 402.070.</b>	<b>Meetings.</b>	<b>Section 402.180.</b>	<b>Review of Public Improvement and Land Acquisition Projects.</b>
<b>Section 402.080.</b>	<b>Powers and Duties.</b>	<b>Section 402.190.</b>	<b>Design Guidelines.</b>
<b>Section 402.090.</b>	<b>Surveys and Research.</b>	<b>Section 402.200.</b>	<b>Standards for Review.</b>
<b>Section 402.100.</b>	<b>Nomination of Landmarks and Historic Districts.</b>		
<b>Section 402.110.</b>	<b>Criteria for Consideration of Nomination.</b>		

Editor's Note: Ord. no. 08-9-2 has established terms for this board of historic preservation to be uniform with the terms of other boards and commissions with terms commencing September 30, 2009.

Note — Ord. no. 10-06-07 §1, adopted June 21, 2010, sets out the Excelsior Springs Historic Preservation and Revitalization Plan ("Plan"), which is on file in the city offices and incorporated herein and is hereby adopted and approved for use as a planning tool for city staff, boards and commissions, the city council, and other groups and organizations engaged in community-based initiatives with interests in protecting and experiencing cultural resources.

**Section 402.010. Establishment.** [R.O. 2012 §402.010; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]

There is hereby established a Historic Preservation District which shall consist of all that area designated as such by the Official Zoning Map of the City of Excelsior Springs. Areas in a Historic Preservation District shall be subject to the zoning regulations of the zoning assigned to those areas, and, in addition, those areas, including landmarks, shall also be subject to the rules established by this Chapter.

**Section 402.020. Purpose.** [R.O. 2012 §402.020; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]

- A. The purpose of this Chapter is to promote the educational, cultural, economic and general welfare of the community by:
1. Providing a mechanism to identify and preserve the distinctive historic and architectural characteristics of Excelsior Springs which represent elements of the City's cultural, social, economic, political and architectural history;
  2. Fostering civic pride in the beauty and noble accomplishments of the past as represented in Excelsior Springs Landmarks and Historic Districts;
  3. Conversing and improving the value of property designated as landmarks or within Historic Districts;
  4. Protecting and enhancing the attractiveness of the City to homebuyers, tourists, visitors, and shoppers, and thereby supporting and promoting business, commerce, industry, and providing economic benefit to the City.
  5. Fostering and encouraging preservation, restoration and rehabilitation of structures, areas, and neighborhoods and thereby preventing future urban blight.

**Section 402.030. Definitions. [R.O. 2012 §402.030; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]**

Unless specifically defined below, words or phrases in this Section shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this Section its most reasonable application.

**ALTERATION** — Any act or process that changes one (1) or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure.

**AREA** — A specific geographic division of the City of Excelsior Springs.

**CERTIFICATE OF APPROPRIATENESS** — A design permit issued by the Building Inspector, indicating approval of the plans for alteration, construction, removal or demolition of a Landmark or of a structure within a Historic District. A Certificate will be denied for any work on a building that would destroy, alter, or remove significant exterior architectural features or construction element.

**COMMISSIONERS** — Members of the Excelsior Springs Historic Preservation Commission (ESHPC).

**CONSTRUCTION** — The act of adding an addition to an existing structure or the erection of a new principal or accessory structure on a lot of property.

**COUNCIL** — The City Council of the City of Excelsior Springs.

**DEMOLITION** — Any act or process which destroys in part or in whole a Landmark or structure within a Historic District, or which threatens to destroy a Landmark or a structure within a Historic District by failure to maintain it in a good condition of good repair and maintenance.

**DESIGN GUIDELINE** — A general guide of appropriate activity that will preserve the historic and architectural character of a structure or areas.

**ESHP COMMISSION** — The Excelsior Springs Historic Preservation Commission.

**EXTERIOR ARCHITECTURAL APPEARANCE** — The architectural character and general

composition of the exterior of a structure, including but not limited to the kind, color and texture of the building materials and the type, design and character of all windows, doors, light fixtures, signs and appurtenant elements.

**HISTORIC DISTRICT** — An area designated as a "Historic District" by the City Council and which may contain within definable geographic boundaries one (1) or more Landmarks and which may have within its boundaries other properties or structures which, while not of such historic and/or architectural significance to be designated as Landmarks, nevertheless contribute to the overall visual characteristics of the Landmark or Landmarks located within the Historic District.

**LANDMARK** — A property or structure designated as a "Landmark" by the City Council, pursuant to procedures prescribed herein, which is worthy of rehabilitation, restoration, and preservation because of its historic and/or architectural significance to the City of Excelsior Springs.

**OWNER OF RECORD** — The person, corporation or other legal entity listed as the owner on the records of the County Record of Deeds.

**PUBLIC IMPROVEMENT PROJECT** — An action by the City of Excelsior Springs or any of its departments or agencies involving major modification or replacement of streets, sidewalks, curbs, street lights, street or sidewalk furniture, landscaping, or other portions of the public infrastructure servicing commercial, residential, or industrial development.

**REMOVAL** — Any relocation of a structure on its site or to another site.

**REPAIR** — Any change that is not construction, removal or alteration.

**STOP WORK ORDER** — An order of the City Council or Building Official directing an owner, occupant, contractor or subcontractor to halt an action for which a Certificate of Appropriateness is required, and notifying the owner, occupant, contractor or subcontractor of the application process for a Certificate of Appropriateness.

**STRUCTURE** — Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground including, but without limiting the generality of the foregoing, buildings, fences, gazebos, advertising signs, billboards, backstops for tennis courts, radio and television antennae, satellite dishes, supporting towers, and swimming pools.

**Section 402.040. Composition of Historic Preservation Commission. [R.O. 2012 §402.040; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 17-08-01 § 1, 8-7-2017; Ord. No. 22-07-01, 7-18-2022]**

The Excelsior Springs Historic Preservation Commission shall consist of seven (7) members, four (4) whom must be residents of Excelsior Springs, all of whom shall be appointed by the Mayor and approved by the City Council. The Mayor shall make every reasonable effort to appoint residents of Excelsior Springs with a demonstrated interest in the history or architecture of the City of Excelsior Springs, including a registered architect or engineer, a person having at least five (5) years' experience in construction, a person having at least five (5) years' experience in real estate, a historian living in the community at least twenty (20) years, and three (3) individuals chosen from the citizens at large with reference to their fitness for such office, and no member of the Municipal Government shall be a member of the Commission due to the need to attract individuals registered as an architect or engineer, or with experience in construction or real estate, non-residents may be selected to fill these positions if they are not available among residents of Excelsior Springs.

**Section 402.050. Terms. [R.O. 2012 §402.050; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]**

The terms of office of the members of the ESHPC shall be for three (3) years. Vacancies shall be filled for the unexpired term only. Commissioners serve at the pleasure of the Council.

**Section 402.060. Officers. [R.O. 2012 §402.060; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]**

- A. Officers shall consist of a Chairman, a Vice Chairman, elected by the ESHPC who shall each serve a term of one (1) year and shall be eligible for re-election. The Chairman shall preside over the meetings. In the absence of the Chairman, the Vice Chairman shall perform the duties of the Chairman. The officers shall assure that the following duties of the ESHPC are performed.
1. Preparation of minutes of each ESHPC meeting;
  2. Publication and distribution of copies of the minutes, reports and decisions of the ESHPC to the member of the ESHPC, Planning Commission, and City Council.
  3. Provision of notice as required herein or by law for all public hearings conducted by the ESHPC.
  4. Notification to the Mayor of vacancies on the ESHPC and expiring terms of members;
  5. Preparation and submission to the City Council of a complete record of the proceedings before the ESHPC on all matters requiring Council consideration.

**Section 402.070. Meetings. [R.O. 2012 §402.070; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]**

A quorum shall consist of at least four (4) members. All decisions or actions of the ESHPC shall be made by a majority vote of those members present and voting at any meeting where a quorum exists. Meetings shall be held at regularly scheduled times to be established by resolution of the ESHPC at the beginning of each calendar year or at any time upon the call of the Chairman. No member of the ESHPC shall vote on any matter which may materially or apparently affect the property, income or business interest of that member. No action shall be taken by the Commission which could in any manner deprive or restrict the owner of a property in its use, modification, maintenance, disposition or demolition until such owner shall first have had the opportunity to be heard at public meeting of the ESHPC, as provided herein. All meetings of the ESHPC shall be open to the public. The ESHPC shall keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the Office of the City Clerk, forwarded to the Council, ESHPC, and shall be a public record.

**Section 402.080. Powers and Duties. [R.O. 2012 §402.080; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 94-12-2 §I, 12-19-1994; Ord. No. 22-07-01, 7-18-2022]**

- A. The ESHPC shall have the following powers and duties:
1. To adopt its own procedural regulations.
  2. To conduct an ongoing survey to identify historically and architecturally significant



properties, structures and areas, that exemplify the cultural, social, economic, political, or architectural history of the Nation, State or City.

3. To investigate, and recommend to the Planning and Zoning Commission and to the City Council the designation of properties or structures having special historic, community or architectural value as "Landmarks."
4. To investigate, and recommend the Planning and Zoning Commission and to the City Council the designation of areas having special historic, community or architectural value as "Historic Districts."
5. To keep a register of all properties and structures which have been designated as Landmarks or Historic Districts, including all information required for each designation.
6. To confer recognition upon the owners of Landmarks or property or structures within Historic Districts by means of certificates, plaques, or markers; and to make recommendations for the design and implementation of specific markings of the streets and routes leading from one (1) Landmark or Historic District to another.
7. To advise and assist owners of Landmarks and property or structures within Historic Districts on physical and financial aspects of preservation, renovation, rehabilitation and reuse, and on procedures for inclusion on the National Register of Historic Places.
8. To nominate Landmarks and Historic Districts to the National Register of Historic Places, and to review and comment on any National Register nominations submitted to the ESHPC upon request of the Mayor or City Council.
9. To inform and educate the citizens of Excelsior Springs concerning the historic and architectural heritage of the City by publishing appropriate maps, newsletters, brochures and pamphlets, and by holding programs and seminars.
10. The ESHPC to review applications for Certificates of Appropriateness, construction, alteration, removal or demolition affecting designated Landmarks or structures within Historic Districts. Applicants may be required to submit plans, drawings, elevations, specifications and other information as may be necessary to make decisions.
11. To review stop work orders issued for any construction, alteration, removal or demolition undertaken without a Certificate of Appropriateness.
12. To develop specific design guidelines for the alteration, construction or removal of Landmarks, or property and structures within Historic Districts for approval by the Council.
13. To review proposed zoning amendments, applications for Special Use Permits or application for zoning variances that affect designated Landmarks and Historic Districts. The Director of Community Development shall send applications for special use or zoning variances to the ESHPC for comment prior to the date of the hearing by the Planning and Zoning Commission, or Board of Zoning Adjustment.
14. To call upon available City staff members as well as other experts for technical advice.

15. To retain such specialists or consultants, or to appoint such citizen advisory committees, as may be required from time to time.
16. Upon request, provide advisory opinion before all boards and commission including the Planning and Zoning Commission and the Board of Zoning Adjustment on any matter that may affect historically and architecturally significant property, structures and areas.
17. To develop a preservation component in the General Plan of the City of Excelsior Springs and to recommend it to the Planning and Zoning Commission and to the City Council.
18. To periodically review the Excelsior Springs Zoning Ordinance and to recommend to the Planning and Zoning Commission and the City Council any amendments appropriate for the structures within Historic Districts.

**Section 402.090. Surveys and Research. [R.O. 2012 §402.090; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]**

- A. The ESHP Commission shall undertake an ongoing survey and research effort in the City of Excelsior Springs to identify neighborhoods, areas, sites, structures, and objects which have historic, community, architectural, or aesthetic importance, interest, or value. As part of the survey, the ESHP Commission may review and evaluate any prior surveys and studies by any unit of government or private organization and compile appropriate descriptions, facts, and photographs. Before the ESHP Commission shall on its own initiative nominate any Landmark or District it shall first develop a plan and schedule for completing a survey of the City of Excelsior Springs to identify potential Landmarks or Districts. The ESHP Commission shall then systematically identify potential Landmarks and Districts and adopt procedures to nominate them individually or in groups based upon the following criteria:
1. The potential Landmarks or Districts in one (1) identifiable neighborhood or distinct geographical area of the City of Excelsior Springs.
  2. The potential Landmarks or Districts associated with a particular person, event or historical period;
  3. The potential Landmarks or Districts of a particular architectural style or school, or a particular architect, engineer, builder, designer, or craftsman.
  4. Such other criteria as approved by the Planning Commission and Council to assure systematic survey and nomination of all potential Landmarks and Districts within the City of Excelsior Springs.

**Section 402.100. Nomination of Landmarks and Historic Districts. [R.O. 2012 §402.100; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]**

Nominations shall be made to the ESHP Commission on a form prepared by it and may be submitted by a member of the ESHP Commission; owner of record of the nominated property or structure; or City Council.

**Section 402.110. Criteria for Consideration of Nomination. [R.O. 2012 §402.110; Ord. No.**

**90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]**

A. The ESHPC Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure or area meets one (1) or more of the following criteria.

1. Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, County, State or Country;
2. Its location as a site of significant Local, County, State or National event;
3. Its identification with a person or persons who significantly contributed to the development of the community, County, State or Country;
4. Its embodiment of distinguishing characteristics of an architectural style valuable of the study of a period, type, method of construction or use of indigenous materials;
5. Its identification as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, County, State or Country;
6. Its embodiment of elements of design, detailing, materials or craftsmanship which renders it architecturally significant;
7. Its embodiment of design elements that make it structurally or architecturally innovative;
8. Its unique location or singular physical characteristics that makes it an established or familiar visual feature;
9. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures, with a high level of integrity or architectural significance; and/or
10. Its suitability for preservation or restoration.

Any structure, property, or area that meets one (1) or more of the ESHPC above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration

**Section 402.120. Application of This Chapter to Historic District or Landmark. [R.O. 2012 §402.120; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]**

A nomination of a Landmark or District shall be considered an application for amendment of the Official Zoning Map of the City of Excelsior Springs provided in Section 404.090 of the Zoning Ordinances of the City of Excelsior Springs. All procedures as provided in said Section and by State Law shall be followed by the Planning and Zoning Commission and City Council. The fee required under Section 404.030 shall not be required upon nomination by the ESHPC Commission. The Planning and Zoning Commission may consider Zoning Amendment Application by others all as provided by Section 404.090

**Section 402.130. Notification of Nomination. [R.O. 2012 §402.130; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]**

The Planning and Zoning Commission shall schedule and hold a public hearing for all nominations. The hearing shall be scheduled, held and conducted in the same manner as other hearings to consider application for zoning map amendments or ordinance amendments.

Notice of date, time, place, and purpose of the public hearing and a copy of the completed nomination form shall be sent by regular mail to the owner(s) of record and to the nominator, as well as to property owners adjoining the nominated Landmark or Historic District at least fifteen (15) days prior to the date of the hearing. Notice shall also be published in a newspaper having general circulation in the City of Excelsior Springs. The notice shall state the street address and legal description of a nominated Landmark and the boundaries of a nominated Historic District.

**Section 402.140. Certificate of Appropriateness. [R.O. 2012 §402.140; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]**

- A. A Certificate of Appropriateness shall be required before the following actions affecting the exterior architectural appearance of any Landmark or property within a Historic District may be undertaken:
1. Any construction, alteration or removal requiring a building permit from the City of Excelsior Springs.
  2. Any demolition in whole or in part requiring a permit from the City of Excelsior Springs.
  3. Any violation of a minimum maintenance standard, or construction, alteration, demolition or removal affecting a significant exterior architectural feature or features.
  4. Any construction, alteration, removal, or demolition in whole or in part proposed by the City of Excelsior Springs or any of its agencies or departments for a Landmark or a structure within a Historic District and affecting a significant exterior architectural feature, structure, or district.
  5. The provisions of a Certificate of Appropriateness shall be waived in the event of an emergency situation as determined by the Director of Community Development or emergency personnel of the City of Excelsior Springs, i.e., Fire Department, Police.

**Section 402.150. Application for Certificates of Appropriateness. [R.O. 2012 §402.150; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 94-12-2 §I, 12-19-1994; Ord. No. 14-07-05 §15, 7-21-2014; Ord. No. 22-07-01, 7-18-2022]**

Application fees shall be as specified in the Schedule of Fees, Title I, Appendix A. No application for a building permit or demolition permit affecting the exterior architectural appearance of a designated Landmark or of a property within a designated Historic District shall be approved by the Director of Community Development until a Certificate of Appropriateness has been issued. Any applicant may request a meeting with the ESHP Commission before or during the review of the application. Application for review of construction, alteration, demolition or removal not requiring a building permit for which a Certificate of Appropriateness is required, including actions necessary to meet minimum maintenance standards, shall be made on a form prepared by the ESHP Commission and available at the Office of the Director of



Community Development. The City of Excelsior Springs or any of its agencies or departments shall apply for a Certificate of Appropriateness on a form prepared by the ESHP Commission. Following the filing of an application for a Certificate of Appropriateness, construction, alteration, removal or demolition with the Director of Community Development for a landmark or structure within an historic district, the Director of Community Development shall forward the application, together with any supplemental materials, to the Commission for the Commission's review. The Commission shall consider the application in a public meeting to evaluate the application in conformance with the Standards of Review. The Commission may approve the application, with or without stipulations, or deny the application. If the Commission denies the application, the Commission shall provide a statement of the reasons for denial and make recommendations to the applicant concerning modifications to the proposed action which would cause the Commission to reconsider the denial. The application shall be issued or denied within forty-five (45) days of receipt of the application.

The Board of Zoning Adjustment shall hear appeals of denial from the applicants.

**Section 402.160. Determination by Building Inspector. [R.O. 2012 §402.160; Ord. No. 90-4-4 §1, 4-16-1989]**

Determinations will be based on the standards and guidelines set forth in Sections 402.190 and 402.200. The Building Inspector shall review the application for a building or demolition permit or for a Certificate of Appropriateness. The Certificate of Appropriateness shall be issued or denied within no more than forty-five (45) days of receipt of the application with issuance being automatic if the Building Inspector fails to act within sixty (60) days of receiving an application. Written notice of approval or denial of the application for Certificate of Appropriateness shall be provided within seven (7) days following the determination, and shall be accompanied by a Certificate of Appropriateness in the case of an approval.

**Section 402.170. Denial of a Certificate of Appropriateness. [R.O. 2012 §402.170; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]**

A denial of a Certificate of Appropriateness application by the Commission shall be accompanied by a statement of the reasons for denial. The Commission shall make recommendation to the applicant concerning changes, and the proposed action which would cause the Commission to reconsider the denial, and shall confer with the applicant and attempt to resolve the difference as quickly as possible. The applicant may resubmit an amended application or reapply for a building or demolition permit that takes into consideration the recommendations provided. Projects requiring Certificates of Appropriateness will be monitored as necessary by the Director of Community Development to ensure compliance with the terms and specifications of Certificates of Appropriateness, Building Permits, and Demolition Permits. If necessary, a second Stop Work Order may be issued the same project.

**Section 402.180. Review of Public Improvement and Land Acquisition Projects. [R.O. 2012 §402.180; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]**

- A. Public improvement and land acquisition projects by the City of Excelsior Springs or any of its departments or agencies shall be reviewed by the ESHP Commission in the following manner:
  - 1. The ESHP Commission shall review and comment upon any public improvement project proposed by the City of Excelsior Springs or any of its agencies or

departments within any Historic District, on the site of or within two hundred (200) feet of any Landmark, or within two hundred (200) feet of any boundary of a Historic District. The Director of Community Development shall send a completed preliminary design for a public improvement project to the ESHP Commission simultaneously with its submission to the City Council for approval. The ESHP Commission shall have at least thirty (30) days to complete its review and report to the City Council, except when the Director of Community Development, if necessary to accelerate the design review process, may specify a time less than thirty (30) days within which the ESHP Commission shall complete its review and report to the City Council.

2. The ESHP Commission shall review and comment upon any proposed acquisition of a Landmark or of land or buildings within a Historic District by the City of Excelsior Springs or any of its agencies or departments.

The Director of Community Development shall send a completed preliminary design for a public improvement project to the ESHP Commission simultaneously with its submission to the City Council for approval. The ESHP Commission shall have at least thirty (30) days to complete its review and report to the City Council, except when the Director of Community Development, if necessary to accelerate the design review process, may specify a time less than thirty (30) days within which the ESHP Commission shall complete its review and report to the City Council.

3. The ESHP Commission shall review and comment upon any proposed acquisition of a Landmark or of land or buildings within a Historic District by the City of Excelsior Springs or any of its agencies or departments. The Director of Community Development shall, at the earliest possible date that will not interfere with acquisition negotiations, send the ESHP Commission information concerning the location, size, purchase price, current use, and proposed use of the land or building to be acquired, and specify the date by which the ESHP Commission shall report to the City Council.
4. The ESHP Commission shall review the public improvement or land acquisition project to determine its effect upon the historic or architectural character of the Landmark or Historic District and report to the City Council within any time specified by the Director of Community Development but not to exceed forty-five (45) days. The report by the ESHP Commission shall include any recommendations for changes to the preliminary design or land acquisition that will lessen or alleviate any adverse effect of the proposed project upon the historic or architectural character of the Landmark or Historic District.

**Section 402.190. Design Guidelines.<sup>1</sup> [R.O. 2012 §402.190; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]**

- A. The City of Excelsior Springs and the Excelsior Springs Historic Preservation Commission have adopted the following design review guidelines for all Historic Districts and Landmarks in the City. Additional detailed design guidelines may be adopted by the

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1. Note — Ord. No. 2010-10-2-2, adopted February 16, 2010, adopted additional design guidelines for the Hall of Waters Historic District, which are on file in the City offices, and were adopted and approved for use in administering Ch. 402 including the issuance or denial of certificate of appropriateness as required under Section 402.140. Subsequently, Ord. No. 21-05-02, adopted May 3, 2021, adopted additional design guidelines for the Boarding House, Elms and Hall of Waters Historic Districts, these specific design guidelines are held on file in the City offices.

Commission and City Council. The guidelines are based on the "Secretary of the Interior's Standards and Guidelines for Rehabilitation". The guidelines will be enforced within District or Landmark boundaries under any of the following circumstances:

1. Construction, alteration or removal requiring a building permit, and which has an impact on the exterior appearance of a structure.
2. Demolition in whole or in part requiring a permit.
3. Construction, alteration (including color changes), demolition or removal affecting a significant exterior architectural feature or features.
4. Construction, alteration, improvement (including color changes), demolition or removal which negatively impacts the significance, appearance, or harmony of adjacent structures, rows of building, streetscapes, or the Historic District as a whole as determined by the ESHP Commission.

The purpose of the guidelines is to encourage preservation of intact significant structures; restoration of significant structures that have already undergone insensitive alterations; and new construction that is sensitive to the existing environment.

The guidelines are not intended to inhibit change, new construction, or new architectural styles, as long as such changes complement the existing building and streetscapes.

Design review decisions for all structures within a district and all individual Landmarks will be based on the same set of guidelines. However, structures possessing a greater degree of integrity, originality, craftsmanship and historic significance, may have the guidelines more stringently applied than those with lesser significance, as determined by the Historic Preservation Commission.

- B. New Buildings And Additions To Existing Buildings. New buildings do not need to duplicate older styles of architecture but must be compatible with the architecture within the district. However, their scale, placement on lots, and street setback must conform with the scale, placement and setback of adjacent structures, especially in the context of rows of buildings and streetscapes. Styles of architecture will be controlled only to ensure that their exterior design, materials, and color are in harmony with neighboring structures.
- C. Alterations. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements including building materials, doors, windows, and decorative elements. In some cases, exterior elements which are not original, but which have acquired significance by virtue of their age or craftsmanship shall also be preserved. Alterations shall restore a structure's original elements, materials, and appearance if economically or physically feasible. Alterations which disguise or sheath original elements and materials will not be permitted.

Storefronts and commercial building facades shall be treated as a whole. The first floor facade should be compatible with the upper floor(s).

- D. Demolition. Demolition in whole or in part, of individual Landmarks or any structure within a Historic District, is not permitted. Exceptions are allowed only if a structure has been substantially damaged through fire or deterioration, and if there is reasonable proof that it would be not economically or physically feasible to rehabilitate. Other exceptions

may be allowed if a structure does not possess the integrity, originality, craftsmanship, and age to merit preservation. Demolition of past additions which have disguised or sheathed original elements or facades are encouraged, as long as the intention is to restore such elements or facades.

- E. Relocation Of Buildings. Structures shall not be removed from their original site. Exceptions will be allowed only if there is substantial evidence that it would not be practical or economical to utilize the building on its present site.

If a building lies in the path of a public improvement project, involving the City of Excelsior Springs, and if the building is worthy of preservation by virtue of its integrity, originality, craftsmanship or age, relocation may be considered as an alternative.

- F. Exterior Walls. A structure's original walls, including masonry, siding, sheathing materials, and exposed foundations shall be maintained and preserved. Walls, siding, and sheathing materials which may not be original, but which have acquired significance by virtue of age or craftsmanship shall also be maintained and preserved. Such walls, siding, and sheathing materials shall not be altered, covered or disguised by new building materials, siding, stucco or paint. Restoration of original wall, siding, and sheathing materials is encouraged. Removal of false facades which cover or disguise original walls and materials is encouraged.

If walls, siding and sheathing are to be painted, the colors chosen shall harmonize with neighboring structures. The use of colors chosen from a palette of colors popular at the time of construction of the building is encouraged.

- G. Decorative And Character Defining Elements. Original decorative and character defining elements and decorative elements which may not be original, but which have acquired significance by virtue of their historic significance or craftsmanship, shall be restored, maintained, and preserved. Such elements include, but are not limited to, moldings, trim work, cornices, brackets, posts, columns, towers, steeples, finials, porches, porticos, verandas, parapet walls, bay windows, oriel windows, patterned siding, decorative window sashes, architraves, door surrounds, balustrades, dormers, roof overhangs, soffits, and other significant elements which define the character, period and style of a building.

Colors applied to these elements shall harmonize with adjacent or neighboring structures. The use of colors chosen from a palette of colors popular at the time of construction of the building is encouraged.

- H. Doors And Windows. Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. If it is necessary to expand openings, it shall be accomplished in a manner which respects and complements the surrounding building elements, materials, and colors. In general, existing openings shall not be covered or relocated. If additional entryways or service doors become necessary, they shall be located and designed in a sensitive manner. Restoration of original entryways, which may have been covered, altered, or removed over time is encouraged. Replacement doors and windows which imitate earlier inappropriate styles is discouraged.

- I. Porches. Porches, Porticos, Stoops, Entryways, Loading Docks, and Exterior Stairways: Such elements shall be of scale, design, material, and color which complement the existing facade and its individual elements. Loading docks and other service entrances shall be located inconspicuously, and should be considered a part of a building's overall design



scheme.

- J. Roofs. Roof lines and shapes shall not be altered. Visible roofing materials shall be compatible with other building elements and materials in terms of colors, materials, texture. The use of roofing materials appropriate to the style and period of the building is encouraged. The use of roofing materials which reflect an earlier or later style or period is discouraged.
- K. Mechanical Equipment And Weather Protection Devices. Mechanical and weather protection devices shall be placed and installed in a manner which is unobtrusive.
- L. Fences, Sidewalks, Decorative Dividers, And Walls. Fences and decorative walls shall be placed and scaled in a manner which does not cover, block or damage significant building facades or elements. Such elements shall be of a style or period which corresponds with the style or period of the building or buildings which they serve. Original fences, walls, and sidewalks or fences, walls and sidewalks, and trees which have acquired significance by virtue of their age or craftsmanship shall not be removed or destroyed and shall be maintained and preserved.
- M. Vacant Lots, Alleys, And Parking Areas. Parking lots, driveways, and other spaces between and around buildings shall be designed and maintained in a manner which does not detract from neighboring buildings and facades. Garbage dumpsters, bollards, loading docks, and other similar fixtures shall be structurally and cosmetically maintained and shall be placed in a manner which is as inconspicuous as possible.
- N. Sign Applications. Application for sign permits in or immediately adjacent to a Landmark or Historic District are reviewed under the existing procedures of the sign ordinance administered by the Zoning Administrator. The Historic Preservation Commission may make recommendations to the Zoning Administrator concerning the conformance of a sign with the character of a Landmark or Historic District.

**Section 402.200. Standards for Review. [R.O. 2012 §402.200; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]**

- A. In considering an application for a building or demolition permit or for a Certificate of Appropriateness, the Building Inspector shall be guided by the following general standards in addition to the design review guidelines.
  - 1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
  - 2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural feature should be avoided when possible.
  - 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
  - 4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes

may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the materials being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. Contemporary design for alterations and additions to existing properties and for new construction shall not be discouraged when such alterations, additions, or new construction does not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.