

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

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

**Item 1: Call to Order/Roll Call.**

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

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

**ABSENT:** No one absent.

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

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

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

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

**Item 3: Comments of Visitors**

No comments.

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

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

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

Commissioner Bissell discussed with Mr. Slusher the guidelines in the Secretary of Interior Standard on murals. Commissioner Baxter asked Mr. Slusher about the copyright issues he could run into using the photos he would like to put on the side of the building. Baxter contacted the local museum to see if they could come up with any local construction pictures from the Excelsior Springs if he came into copyright issues on the mural he would like to paint on the side

of the building. Pat Slusher stated Tim Ashlock with Ashlock Signs has painted several murals in other towns and would like to paint this on his building. Someone infilled windows on the side of the building and they do not match the original brick and he would like to cover that up with a mural. Commissioner Bissell stated the key to murals is the prep work. The commission would be happy to help him with the suggestions from the Secretary of Interior Designs Guidelines.

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

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

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

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

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

Questions from the neighborhood:

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

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

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

One neighbor asked what the steps were to get tax credits. Rhonda said the first step is to contact the local Historic Preservation Commission and discuss a Certificate of Appropriateness.

Commissioner Bissell stated the city is working on more programs to help homeowners pay for projects on their houses like PACE program and 353 Program. Sonya stated when that happens there will be public meetings for property owners in the future on the different programs. The city just submitted a grant to SHPO to help pay for an educational outreach for the neighborhoods and hoping they get the funds.

Rhonda explained the process to the audience. She must write a multi-page document that provides a description of each individual of the neighborhood and descriptions of each property, a stated of the significance of the neighborhood which basically goes back to the beginning of Excelsior Springs various subdivisions, the mineral water, the Boarding Houses and history of how much a room cost and how many Boarding House there were. How many people started renting out rooms in The Depression for extra money; a fairly lengthy document.

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

#### **Item 7: Comments of Commissioners**

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

#### **Item 8: Adjourn**

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

**The next meeting of the Commission is scheduled for 5:00 pm., Wednesday, November 8, 2017 Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.**

Minutes prepared by Jaime Blackburn, Secretary to the Commission.