

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

**March 24, 2010, 4 p.m. Hall of Waters, 201 E. Broadway, City Council Chambers**

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

**PRESENT:** Betty Bissell, Nile Brown, Darryl Coutts, Earl McElwee and Sonya Morgan (arrived at 4:02)

**OTHERS PRESENT:** Councilman Jim Nelson Larry Murry, Building Official; Nick Pappas, Planning & Zoning Director and Kathy Twitchell; secretary to the Commission

**ABSENT:** Jim Bowman

**VISITORS:** Brent McElwee owner of Nostalgic Etc., Cheryl Boos owner of Pyper's Prettys, Keith Winge of DEP, Shawn Mull owner of Ambassador Sign, Jack & Denise Reece

Chairman Nile Brown called the meeting to order at 4:00 p.m. A quorum was present.

**Item 2. Amendment of Agenda**

Nick Pappas requested to add two COA requests: Pyper's Prettys-114 E. Broadway-Sign Request and Nostalgic Etc.-259 E. Broadway-Exterior Alteration & Signage

Nick Pappas also requested to add to #6 v) Approval of a resident letter

Commissioner Bissell motioned to amend the agenda to add two COA requests and the request for approval of a resident letter. Commissioner Coutts seconded. The motion carried.

**Item 3. Approval of Minutes, March 10, 2010**

Councilman Jim Nelson requested the minutes reflect that he was present at the March 10, 2010 meeting.

Commissioner Morgan noted the following corrections: Keith Winge's name was misspelled.

Item 5 i.) Commissioner Morgan stated the police department should be notified of the date

of each walking tour.

Item 7 i.) Nick Pappas has registered and will be applying for a grant to Save America's Treasures.

Commissioner Morgan motioned to approve the March 10, 2010 minutes with noted changes. Commissioner Coutts seconded. The motion carried.

#### **Item 4. Public Comments**

Shawna Mull of Ambassador Signs would like the Historic Preservation Committee to not charge a COA application fee.

#### **Item 5. Old Business**

##### **Historic district walking tours**

Nick Pappas asked for feedback from the commissioners on the historic district walking tour. Commissioner Bissell reported that approximately thirteen (13) homes have been lost in the boarding house district and eighteen (18) homes in the Elms District. Most of the homes in the Elms District were on Regent Street. Nick Pappas also reported that there are twenty (20) non-contributing properties in the boarding house district. Commissioner Morgan reported thirty (30) non-contributing properties in the Elms District.

##### **Historic Preservation & Revitalization Plan public meeting**

Nick Pappas stated approximately twenty five (25) were in attendance at the Historic Preservation & Revitalization public meeting. Commissioner Brown said the meeting went well and a good job was done reporting work accomplished and work to be done. Commissioner Morgan felt Winter & Co. did a good job of dovetailing with the Master Plan and the Historic Preservation Guidelines.

#### **Item 6. New Business**

##### **COA-Pyper's Prettys-114 E. Broadway-Sign**

Cheryl Boos owner of Pyper's Prettys and Shawna Mull owner of Ambassador Sign were present to answer questions on the request for a sign at 114 E. Broadway.

Shawna Mull provided a color photo of the sign.

Commissioner Morgan motioned to approve the COA application for a sign at 114 E. Broadway for Pyper's Prettys. Commissioner Bissell seconded. The motion carried.

### **COA-Exterior Alteration & Sign for 259 E. Broadway**

Brent McElwee owner of Nostalgic Etc. was present to answer questions on COA application for exterior alteration and sign. Brent McElwee provided drawings of the current building and a drawing of the building after alterations.

Brent McElwee explained the alterations proposed are: On the east end of the building cut out brick wall for three (3) window units and install new windows. Windows had previously been in this location. Windows being added will match the style of windows already in place. Add new brick veneer under new windows and existing windows. Wall cap across top of existing wall (which is thirty four (34) feet and extend the middle of the building to a height of fifty four (54) feet. The wall cap will be a framed wall trimmed out in smart trim. On the west end cut out brick wall, where windows once were, and install two (2) new windows. Install a thirty four (34) inch cap on top of existing wall. The brick on the building will be painted a winter wheat color and the trim will be dairy cream-samples were provided. Outside lighting will be installed. No plans are in place to add awnings. Plans for the sign are not finalized at this point.

Commissioner Coutts motioned to approve the COA request for 259 E. Broadway. Commissioner Morgan seconded. Earl McElwee abstained. Motioned carried.

### **Approval of Historic Preservation & Revitalization Plan 50% Rough Draft**

Nick Pappas explained that the 50% rough draft needs to be submitted to the State Historic Preservation Office by March 31 for the grant milestone.

Commissioner Morgan inquired if changes can still be made because more public comments could come in. Nick Pappas explained this approval is just for the 50% draft and changes can still be made.

Commissioner Morgan motioned to approve the Historic Preservation & Revitalization Plan 50% Rough Draft. Commissioner Bissell seconded. Motion carried.

### **Approval of historic district resident address list**

Nick Pappas provided a map and list of property owners in the Boarding House District and the Elms District. The map and list were for all parcels within the district and forty (40) feet adjoining the district.

Commissioner Coutts motioned to approve the historic district resident address list. Commissioner Morgan seconded. Motion carried.

### **Approval of historic district boundary legal descriptions**

Nick Pappas provided a legal description for the Boarding House District and for the Elms District.

Commissioner McElwee motioned to approve the historic district boundary legal descriptions. Commissioner Coutts seconded. Motion carried.

### **Date of public meeting(s)**

Nick Pappas requested feedback from the commissioners on a date to hold a public meeting for the residents of both the Boarding House and Elms District before the request goes to Planning & Zoning.

Commissioner Morgan stated the residents of each district needs to have good clarification on what makes each district unique and the differences between each district. Residents need to understand the significance of their own property.

Nick Pappas said this meeting will be an informational meeting and according to ordinance the formal meeting will be the Planning & Zoning meeting. He suggested the second Wednesday in April for the resident meeting. The date of the meeting will be April 28 at 6:00 p.m. at the Hall of Waters water bar.

### **Approval of District Neighborhood Letters**

Nick Pappas provided the commissioners with a proposed copy of the district neighborhood letter. Commissioner Morgan suggested adding where at the Hall of Waters the meeting would be held. Nick stated he would also post signs. No other comments on the district neighborhood letter.

### **Item 7. Other Business**

#### **Staff Comments-Nick Pappas**

No staff comments.

#### **Correspondence**

No correspondence.

### **Item 8. Comments from Commissioners/Chairperson**

Commissioner Coutts informed the commissioners that Nick Pappas gave a very positive

presentation at the Optimist Club meeting about the Historic Preservation Commission.

Commissioner Coutts also commented on the possibility of tearing down some buildings on Saratoga Street to provide the entrance to the Historic Downtown. He stated it was very hard to support tearing down historic buildings to promote the historic district. Nick Pappas said according to the Master Plan only the buildings to the alley would be affected. Commissioner Morgan Sonya stated that realistically you have to realize you can't save everything.

Commissioner Morgan stated that she noticed in the council minutes there was a discussion on the Wyman School building and the developer had the property for sale.

### **Item 9. Adjourn**

Commissioner Coutts motioned to adjourn the meeting. Commissioner Bissell seconded. The motion passed. Chairman Brown announced the meeting was adjourned at 4:47pm.

**The next regular meeting of the Commission is scheduled for 4:00 pm.,  
Wednesday, April 14, 2010, Hall of Waters, 201 East Broadway, Excelsior  
Springs, Missouri, in the Council Chambers.**

Minutes prepared by Kathy Twitchell, Secretary to the Commission.

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