

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



## **Meeting Notice**

**March 10, 2021 at 5:00 PM**

Hall of Waters Council Chamber or <https://us02web.zoom.us/j/81046381658>

## **Agenda**

1. Call to Order
2. Roll Call
3. Approval of Meeting Summary
  - a. meeting Summary 2/10/21
4. Comments from Public
5. Administratively approved COAs:
  - COA: HPC-21-005 – An application by Tom Krier for a Certificate of Appropriateness for roof replacement with in kind materials at 402 Concourse.
  - COA: HPC-21-006 – An application by Strongtree Enterprises LLC for a Certificate of Appropriateness for replacement of windows with in kind materials at 415 S. Thompson.
  - COA: HPC-21-008 – An application by TK Remodeling for a Certificate of Appropriateness for roof replacement with in kind materials at 529 Elms Boulevard.
6. COA: HPC-21-007 – An application by Susan Blaser for a Certificate of Appropriateness for an exterior alteration by removing the wooden deck and replacing it with a metal deck at 216 Spring Street.
  - HPC-21-007 Staff Report
  - COA-21-007 Application
  - Existing Structure
  - Proposed Deck and Stairs
7. Staff Comments
8. Comments of Commissioners
9. Adjourn

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

Date and time posted: March 5th, 2021 at 10:00 am



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**Community Development**  
**Historic Preservation Commission Meeting - 3/10/2021**

To: Commission Members  
From:  
Date  
RE: meeting Summary 2/10/21

**ATTACHMENTS:**

Description	Type	Upload Date
meeting Summary 2/10/21	Exhibit	3/5/2021

## **HISTORIC PRESERVATION COMMISSION**

### **Meeting Summary**

February 10, 2021, 5:00 p.m.

#### **Item 1. Call to Order**

Vice-Chairman Hartman called the meeting to order at 5:01 p.m. Via Zoom

#### **Item 2. Roll Call**

PRESENT: Darryl Coutts, Sylvia Eales (by phone), Marilyn Gerdes, Dennis Hartman and Rick deFlon joined the meeting at 5:27 pm.

ABSENT: David Adams and Betty Bissell

PUBLIC PRESENT: Scott Claypole and Mike Wilkins, Lyndsey Baxter at 5:20 pm.

STAFF PRESENT: Melinda Mehaffy, Director of Community & Economic Development, Councilmember Sonya Morgan, City Council Liaison, Laura Mize, Neighborhood Specialist, and Logan Sours, Planner and Lisa Morgan Administrative Assistant Community Development.

#### **Item 3. Approval of Meeting Summary – January 13, 2021**

Vice Chairman Hartman asked that the agenda be amended to reflect the meeting summary date be changed to the year 2021 instead of 2020. Also the case number to be changed to HPC-21-004 instead of HPC-21-001.

Commissioner Coutts made a motion to approve the January 13, 2021 meeting summary. Commissioner Gerdes seconded the motion. Motion Carried.

Vote: Motion passed 4-0-0

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

No: None

Abstain: None

#### **Item 4. Comments from Visitors: None**

#### **Item 5. COA's administratively approved since last meeting: None**

**Item 6.** COA: HPC-21-004 - An application by Scott Claypole for a Certificate of Appropriateness for exterior alterations at 116 E Broadway.

Vice-Chairman Hartman asked for the staff report. Logan Sours presented the staff report.



Vice-Chairman Hartman asked if there were any questions concerning this application.

Commissioner Eales asked if the windows will stay the same size and character. Mr. Sours, Yes they will, the only thing different with these windows is the material they will be using.

Commissioner Gerdes said due to the proximity of Brad Eales building they should look similar for consistency so it looks like a whole unit on that side of the street. Mr. Sours said that he spoke with Brad Eales earlier that day and when he purchased the building it had existing vinyl windows in it, they just cleaned them up at 120 E Broadway.

Commissioner Gerdes asked if they would be changing just the front windows or all the windows. Mr. Sours said that it would be all of the windows, they are only changing the glass in the existing windows. The Bay windows would remain so the character will not change.

Commissioner Eales said that if they are doing the same as Brad's building the vinyl wouldn't change the look, it should keep the consistency of the building and look fine. Are they doing this in preparation of finishing off the upstairs? Mr. Sours Yes.

Vice-Chairman Hartman said it would look the same he didn't see any issue with it.

Commissioner Coutts we have approved some vinyl windows in the past all up and down the street.

Commissioner Eales she understands with the wear and tear the vinyl it's much more desirable to be able to put in as long as they keep the same size and are symmetrical, she doesn't see how you can say no vinyl.

Ms. Mehaffey asked Vice Chairman Hartman or Sonya Morgan Council Liaison to provide some guidance using vinyl windows on second floor and higher for example like the Oaks Apartments.

Sonya Morgan said the Oaks was state approved in partnership with the State of Missouri due to tax credit being used. And they allowed vinyl above the second floor and up. We do have some in the Commercial District on Broadway has replacements on the second floor because we didn't feel a person would notice if they were wooden or vinyl at that level. It's a little more critical on our street scape first floor Commercial store we want to maintain the integrity has great as we can however the commission has allowed them when the windows were not salvageable and have to be replaced we have allowed vinyl.

Commissioner Eales said Sonya was correct no one is walking along the store front looking to see if the windows are wood or vinyl. As long as they keep the integrity of the windows she can see allowing the vinyl.

Sonya Morgan said if someone was to buy a building downtown and do a major renovation they would want to use the Historic tax credits and if the building had not been altered too much away from being a contributing building you would still be able to do that. If you make alterations that it's no longer contributing you have them cut off from some financial funding for yourself or someone else. Were just trying to protect that.

Commissioner Eales made the motion to approve Case No. HPC-21-004 for a Certificate of Appropriateness for Windows in the front as long as the keep the same size and consistency and the alterations on the back elevation at 116 E Broadway.

Commissioner Coutts second the motion.

Vote: Motion passed 4-0-0

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

No: None

Abstain: None

Abstain: None

**Item 7. Consideration of the Elms Historic District into the 353 Tax Abatement Plan District.**

Ms. Laura Mize presented the 353 Tax Abatement Plan which allows property owners to make improvements to their properties within the District, which allows them to get a rebate on their property taxes over the next 10 years for improvements they have made to the property. The City would like to expand the 353 District to include the Elms Historic District. This will be taken before the City Council to vote on. We just wanted to make the commission aware of what was happening.

Vice-Chairman Hartman and Commissioner Eales said this would be a wonderful thing.

**Item 8. Comments from Staff:**

Ms. Mize: preservation month is coming up, just wanted to get everyone thinking about awards for the month of May. Laura will create a power point presentation of possible nominations to present at the March meeting.

Ms. Mehaffy has also asked the Yelton's for an update on the Fowler Inn

**Item 10. Comments from Commissioners:**

Commissioner Coutts thanked the staff for all they do.

Vice-Chairman Hartman said he had seen some post about the Royal and wants to know if anything is going to be done with it. Ms. Mehaffy has requested a meeting with owners of the Royal for February 19 to discuss the future and what we will be doing to move forward. Will most likely have to hold 3 or 4 meetings before we really know.

Commissioner Coutts asked about the building west of the Royal. Ms. Mehaffy said Mr. Sassoon owns that building he resides in the New York area, he has indicated that he will be returning to this area to start a renovation project on that site. He would like to renovate the first floor to be used as an event site. And the upstairs as a short term rental. This would possibly happen around April, depends on conditions.

**Item 11. ADJOURN**

Meeting was adjourned at 5:37 p.m.

**The next meeting of the Commission is March 10, 2021 at 5:00 p.m.**

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



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**Community Development**  
**Historic Preservation Commission Meeting - 3/10/2021**

To: Commission Members

From:

Date

RE: COA: HPC-21-005 – An application by Tom Krier for a Certificate of Appropriateness for roof replacement with in kind materials at 402 Concourse.



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**Community Development**  
**Historic Preservation Commission Meeting - 3/10/2021**

To: Commission Members

From:

Date

COA: HPC-21-006 – An application by Strongtree Enterprises LLC for a Certificate of  
RE: Appropriateness for replacement of windows with in kind materials at 415 S.  
Thompson.



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**Community Development**  
**Historic Preservation Commission Meeting - 3/10/2021**

To: Commission Members

From:

Date

RE: COA: HPC-21-008 – An application by TK Remodeling for a Certificate of Appropriateness for roof replacement with in kind materials at 529 Elms Boulevard.



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**Community Development**  
**Historic Preservation Commission Meeting - 3/10/2021**

To: Commission Members  
From:  
Date  
RE: HPC-21-007 Staff Report

**ATTACHMENTS:**

Description	Type	Upload Date
Staff Report	Exhibit	3/4/2021

**Community Development Department  
Historic Preservation Commission**

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



March 10, 2021

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

**Re:** COA: HPC-21-007 – An application by Susan Blaser for a Certificate of Appropriateness for an exterior alteration by removing the wooden deck and replacing it with a metal deck at 216 Spring Street.

**Historic District:** Hall of Waters District

**Background:** The structure formally known to be the Hope Funeral Home and soon to be Casa Di Vite, is an H- Shaped structure comprised of 2 structures connected by a breezeway. The west portion of the structure has a steep pitched mansard roof with regularly layer mission tile, while the eastern portion is a shingled gable roof. The breezeway is also a mansard tiled roof that carries the tiled theme through the entire structure. The stone wall cladding contributes heavily in the bucolic appearance of the building (meaning of the countryside), with the irregular limestone pieces placed throughout the buildings façades.

The exterior alteration proposed is to remove the existing wooden deck on the north side of the building that faces the alleyway and replace it with a metal deck in similar size and add an addition of stairs attached to it running to the east. The deck is to be a red brick color to match the bricks on the wall that it will be attached to.

**Staff Review:** The design guidelines recommend replacing deteriorated wood or metal elements beyond repair with in-kind materials.

The Historic Survey done in July of 1991 does not mention the existing deck in the assessment of the historic integrity of the structure and the deck today does not appear to contribute to the historic integrity of the structure.

While the proposed deck is facing the alley-way to the north, it is visible from the street and sidewalk on the west side of the property.

**Staff Recommendation/Action Requested:** City staff finds that the application complies with city code and the design guidelines. Staff recommends approval of the COA application.

Respectfully Submitted,

Logan Sours  
City of Excelsior Springs  
City Planner

**Attachments:** Exhibit A – COA Application  
Exhibit B- Existing Structure  
Exhibit C- Proposed Deck and Stairs



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**Community Development**  
**Historic Preservation Commission Meeting - 3/10/2021**

To: Commission Members  
From:  
Date  
RE: COA-21-007 Application

**ATTACHMENTS:**

Description	Type	Upload Date
COA-21-007 Application	Exhibit	3/4/2021





COMMUNITY DEVELOPMENT  
PLANNING & ZONING  
201 East Broadway  
Excelsior Springs, MO 64024  
Phone: (816) 630-0756

FOR OFFICE USE ONLY  
Fee: \$25.00 No charge  
Date Received: 2-24-20

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. COA: HPC-21-007  
Administrative ☐ HPC ☒  
(for office use only)

Date: 02/23/2021 Property Address: 216 Spring Street, Excelsior Springs, MO 64024  
Applicant: Susan Blaser Telephone No.: 816-405-4756  
Applicant's Mailing Address: 7725 SE Wright Way Lane, Lawson, MO 64062  
Email: blaser.susan@gmail.com  
Owner (if different from Applicant): \_\_\_\_\_

Historic District: X ☐ Hall of Waters ☐ Elms ☐ Boarding House ☐ Local Landmark

- Are Federal or State permits, licensing or monies included in the project X ☐ Yes ☐ No
- If Federal or State permits, licensing or monies are included in the project a review by the State Historic Preservation Office (SHPO) may be required in conjunction with city review. If applicable, attach a list of Federal or State permits, licensing or funds involved.

### Check all that apply:

☒ Contributing ☐ Non-contributing X ☐ Commercial ☐ Residential

Type of work proposed (Check applicable categories)

X ☐ EXTERIOR ALTERATION \_\_\_\_\_ NEW CONSTRUCTION  
\_\_\_\_\_ SIGNAGE \_\_\_\_\_ DEMOLITION  
\_\_\_\_\_ BUILDING RELOCATION \_\_\_\_\_ REGRADING/FILL

Susan Blaser  
Applicant Signature

\_\_\_\_\_  
Reviewed, Planning & Zoning

\_\_\_\_\_  
Approved, HPC Chairman

\_\_\_\_\_  
Disapproved, HPC Chairman

\_\_\_\_\_  
Approved Building Official

\_\_\_\_\_  
Disapproved Building Official

AFFIX PROJECT RELATED  
PICTURE HERE

**PROJECT DESCRIPTION:** Describe, in detail, the work to be performed. Attach additional sheets if necessary.

Removing wooden deck off north side of building. Installing a new metal deck and stairs.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on the right side, suggesting it's resting on a surface.



Google Maps

201 S Thompson

Current View of Deck

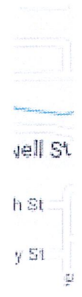


Image capture: Oct 2013 © 2021 Google

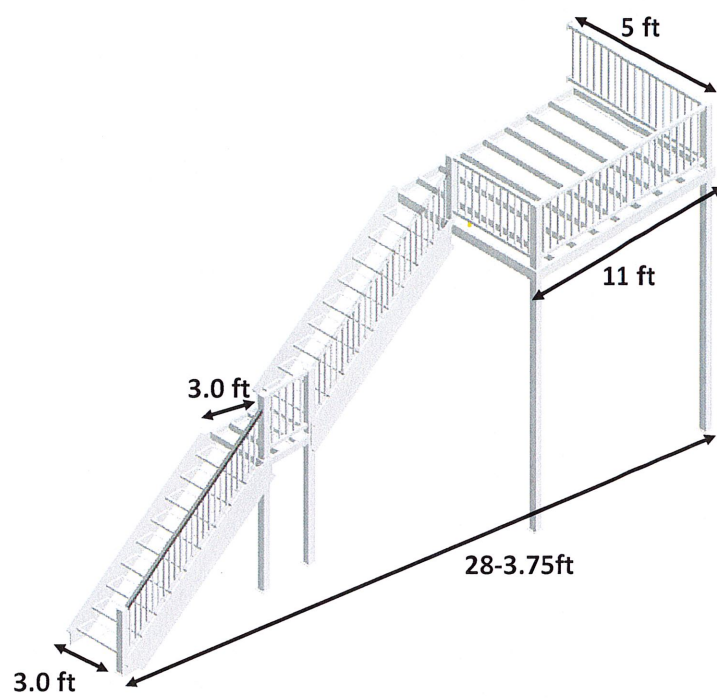
Excelsior Springs, Missouri



Street View



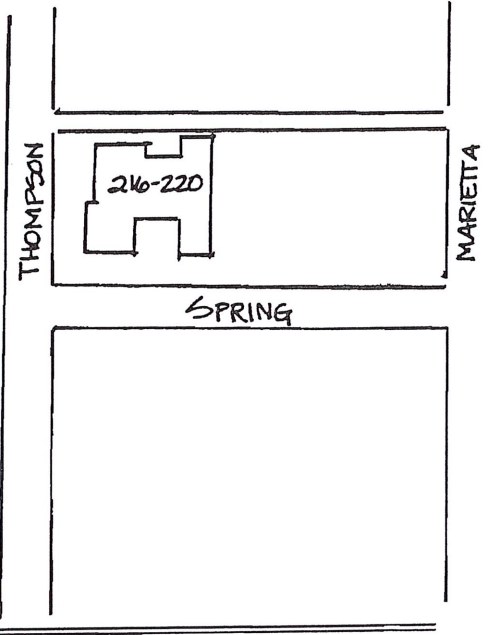




# EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 9

*Buildings*

<p>1. Property name, present New Abundant Life Episcopal Church</p> <p>Property name, historic Hope Funeral Home 216 Spring</p> <p>2. Address/location 216-220 Spring Street Excelsior Springs, MO</p> <p>4. Owner's name and address Laura &amp; Wm. Brown Rt. 2, Box 152 Excelsior Springs, MO 64024</p> <p>5. <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure Site Object</p> <p>6. Use, present Church</p> <p>Use, original Funeral Home 07B</p>	<p>7. Location Map</p>  <p>220 Spring Street Building</p> <p>1 UD 40 40 20 70 GB 43 40 St RC</p> <p>THOMPSON</p> <p>MARIETTA</p> <p>SPRING</p> <p>NA</p>
<p>8. Date of construction (or estimate) ca. 1930's</p> <p>9. Changes <input checked="" type="checkbox"/> Altered <input checked="" type="checkbox"/> Addition Moved</p> <p>10. Architect/engineer/designer</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: High Style <input checked="" type="checkbox"/> Elements Spanish Eclectic 50 69 Vernacular</p> <p>13. Plan Shape H-shape RC</p>	<p>14. Number of stories 2 &amp; 1</p> <p>15. Roof type and material Mansard - Tile; Main E+ Gable - composition shingle. 70 79</p> <p>16. Type of construction</p> <p>17. Exterior material(s) Stone 40 6th, 10 20</p> <p>18. Foundation material(s) Stone 40</p> <p>19. Porch(es) Awning St</p>

20. Additional physical description The H-shape plan structure is actually composed of two structures, connected by a one-story hall. The west portion has a steeply pitched mansard roof, with regularly laid mission tile (formerly red, now painted black). The connecting portion also has a tile mansard roof, and the east portion has a composition shingle gable roof, with no overhang and a clipped gable in approximately the center of the ridgeline. The main entrances (one on each building on the south, and one on the west) have tile, hip awning roofs. All porch roofs are supported by square wood horizontal beams with chamfered ends, resting on false "projecting" beams (also with chamfered ends), braced by curved square wood brackets. The southeast entry also features lion's head decorations under the porch cornice. The southwest entry has been replaced with a large, single-pane window, with a large urn set in front. The other entry doors are double wood with metal storms. The west entry has concrete wheelchair ramps with iron rails; the south entries have concrete steps with stone balustrades. On the west structure, the west and south elevation original windows have been replaced with 6/6, double-hung. These are covered with metal awnings. The remaining double-hung windows are original, and feature multiple, narrow vertical panes on the top, and a large single pane below.

The most distinctive element of the former funeral home is the stone wall cladding. It features random ashlar quarry-faced limestone, with larger stones at the corners serving as quoins. Interrupting the ashlar work are large, regularly shaped stones which feature a rougher quarry-face. On the gable end of the east structure, the roof edge has a course of small, square cut stones with a large, rough triangular stone at the peak. The window sills also feature

a course of small, square stones, and the window lintels have narrow, vertical stones with triangular pieces at each corner and as a keystone. Also in the gable end of the eastern structure is a round window

Wood steps lead to a second story entrance on the rear (north). Also on the rear is a one-story, flat roof garage addition.

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21. Description of environment and outbuildings The Hope Funeral home is located on the northeast corner of Thompson Avenue and Spring Street. Spring Street is one-way with traffic heading to the west, and has parallel parking on both sides of the street. To the west across Thompson Avenue is the Community Center. Historic structures are to the east and south; a non-historic structure is on the north. There are small areas of grass lawn on the west and south. Trimmed yews accent the entries.

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22. History and significance The Hope Funeral Home was constructed ca. 1933. Prior to this building, Prather & Hope undertakers were located at 203 S. Main. This structure has served as a funeral home for several years. Recently, it has been the site of a church, gift shop, doctor's office, and a 3-bedroom apartment on the second level.

The Hope Funeral Home retains a high degree of architectural integrity. It is significant for its architecture - an example of the use of local materials and a "rustic" style, which fits in with the health and tourist development in the rest of Excelsior Springs. In spite of its use as a funeral home, it projects a comfortable, bucolic appearance. If additional historic information is found, and after comparison to other stone structures in Excelsior Springs, it would possibly be individually eligible for the National Register. It would at the minimum be eligible as a contributing building in a potential historic district.

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23. Sources of information Sanborn Maps. City Directories. Oral interview.

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24. Prepared by  
Deon Wolfenbarger  
Three Gables Preservation  
9550 NE Cookingham Drive  
Kansas City, MO 64157

25. Date of survey July, 1991

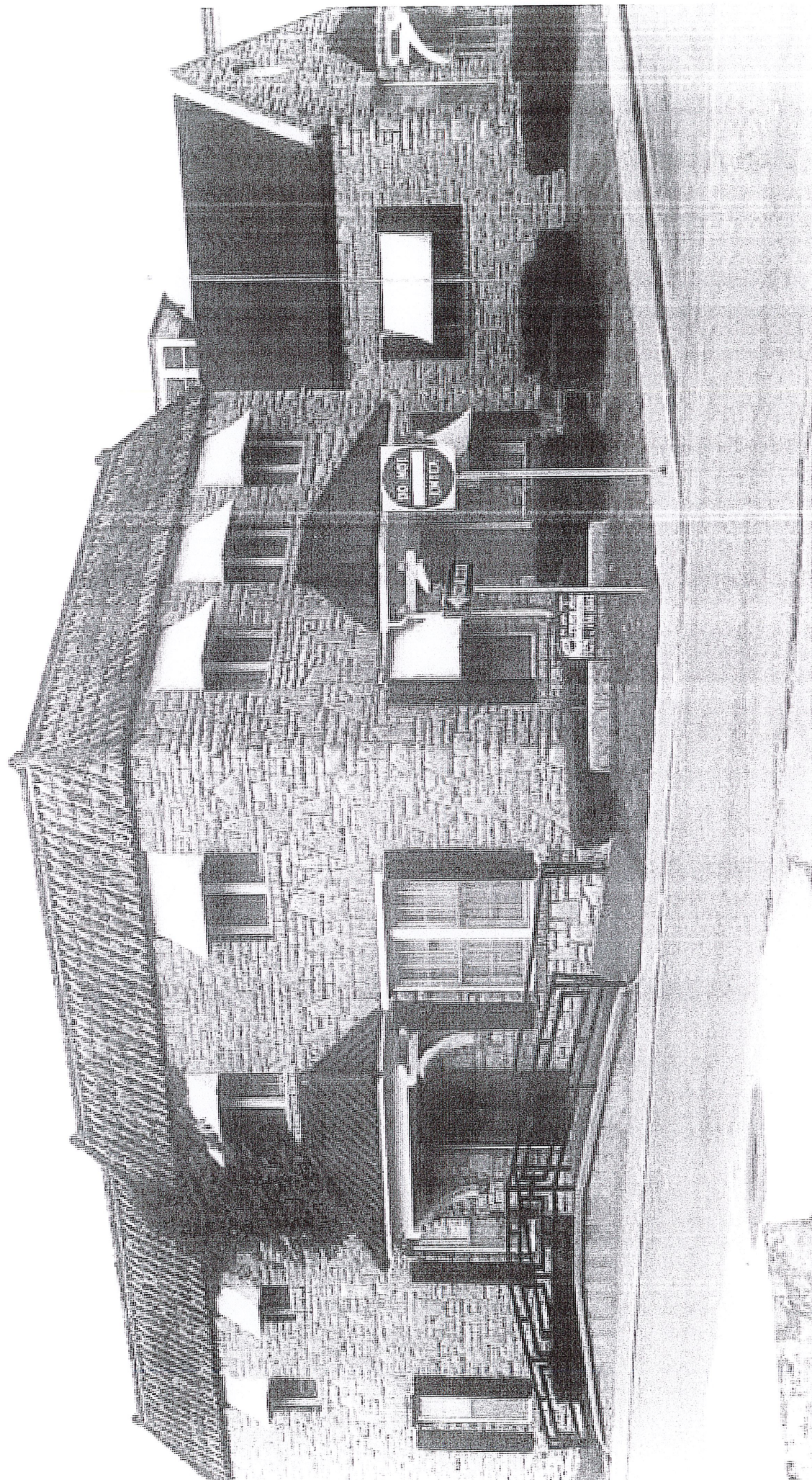
26. On National Register  
☒ Eligible for listing  
    ☒ Individual  
    ☒ District  
Local designation  
☒ Eligible for local designation

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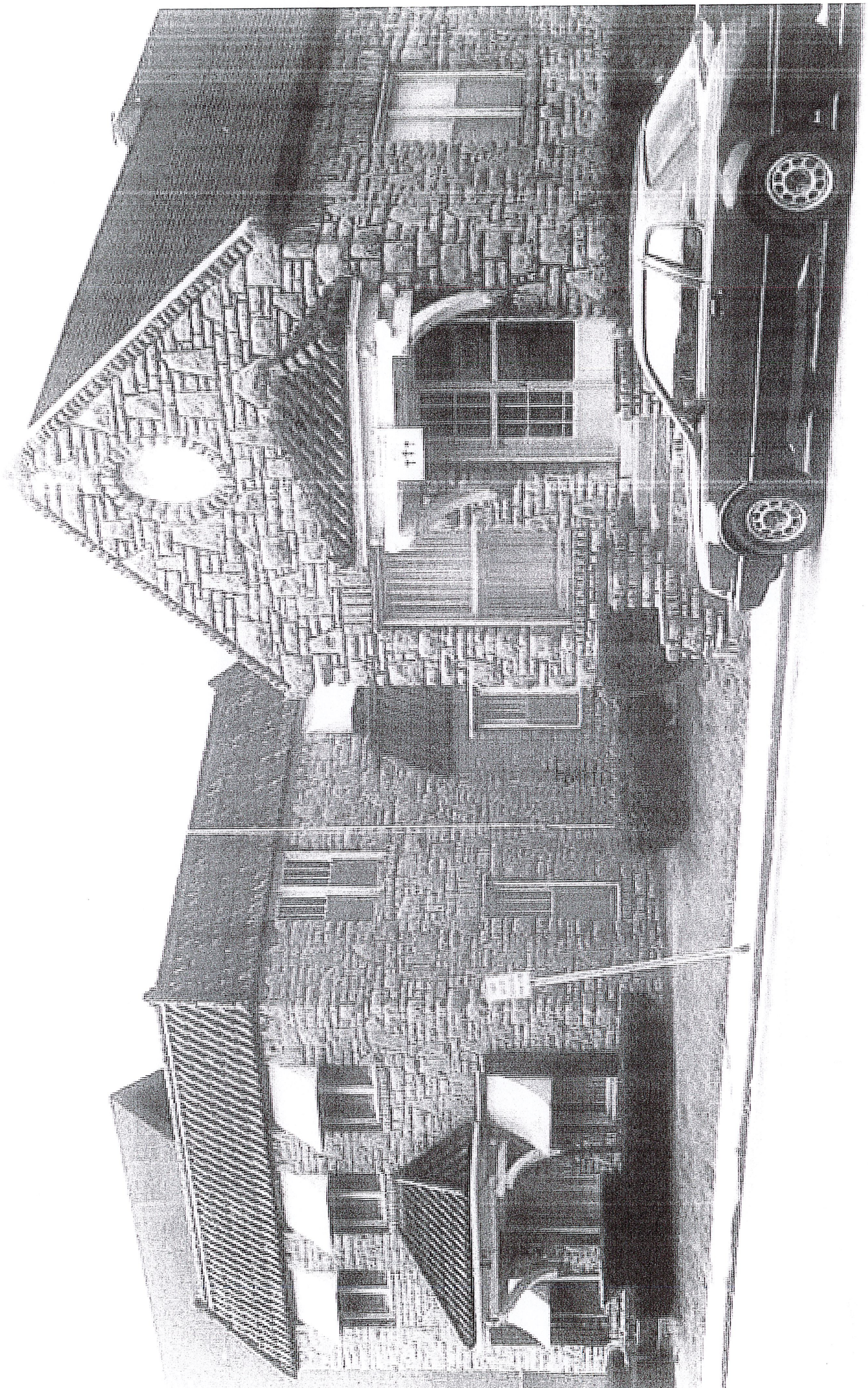
27. Negative: roll#      frame#

*(attach black and white photograph here)*













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**Community Development**  
**Historic Preservation Commission Meeting - 3/10/2021**

To: Commission Members  
From:  
Date  
RE: Existing Structure

**ATTACHMENTS:**

Description	Type	Upload Date
Photo 1	Exhibit	3/4/2021
Photo 2	Exhibit	3/4/2021













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**Community Development**  
**Historic Preservation Commission Meeting - 3/10/2021**

To: Commission Members  
From:  
Date  
RE: Proposed Deck and Stairs

**ATTACHMENTS:**

Description	Type	Upload Date
Proposed Deck and Stairs	Exhibit	3/4/2021

