

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



Meeting Notice

April 14, 2021 at 5:00 PM

Council Chambers

Agenda

1. Call to Order
2. Roll Call
3. Approval of Meeting Summary March 10, 2021
 - a. March 10, 2021 Minutes
4. Comments from Visitors
5. Administratively approved COAs:

COA: HPC-21-009 - An application by Neil Wilkerson for a Certificate of Appropriateness for pouring a concrete patio where is currently gravel at 415 S Thompson Avenue.

COA: HPC-21-010 - An application by Denice Belcher for a Certificate of Appropriateness for painting exterior from historic exterior colors at 108 E Broadway.
6. COA: HPC-21-006A - An application by Andy Starkebaum for a Certificate of Appropriateness for an exterior alteration by replacing tile as needed at 415 S Thompson Avenue
 - a. COA: HPC-21-006A for 415 S Thompson
7. COA: HPC-21-011 - An application by Jody and Linda Pasalich for a Certificate of Appropriateness for various exterior alterations and signage at 115 E Broadway.
 - a. COA: HPC-21-011 for 115 E Broadway
8. Comments from Staff
9. Comments from Commissioners
10. Adjourn
11. Date and time posted: April 8, 2021 at 2:15 PM

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



Community Development
Historic Preservation Commission Meeting - 4/14/2021

To: Commission Members
From:
Date
RE: March 10, 2021 Minutes

ATTACHMENTS:

Description	Type	Upload Date
March 10, 2021 Minutes	Cover Memo	4/8/2021

HISTORIC PRESERVATION COMMISSION

Meeting Summary

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

Item 1. Call to Order

Chairman Bissell called the meeting to order at 5:00 p.m.

Item 2. Roll Call

PRESENT: Betty Bissell, Darryl Coutts (Zoom), Sylvia Eales, Marilyn Gerdes and Dennis Hartman.

ABSENT: David Adams and Rick deFlon

PUBLIC PRESENT: Lyndsey Baxter

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

Item 3. Approval of Meeting Summary – February 10, 2021

Commissioner Hartman made a motion to approve the February 13, 2021 meeting summary. Commissioner Eales seconded the motion. Motion Carried.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 4. Comments from Visitors: None

Item 5. COA's administratively approved since last meeting:

Chairman Bissell asked Mr. Sours to review the administratively approved COA's

Mr. Sours then reviewed the administratively approved COA's

a. COA: HPC-21-005-An application by Tom Krier for roof replacement at 402 Concourse.

b. COA: HPC-21-006-An application by Strongtree Enterprises LLC for replacement of window's with in kind materials at 415 S Thompson Avenue.

c. COA: HPC-21-008-An application by TK Remodeling for roof replacement at 529 Elms Blvd.

Item 6. COA: HPC-21-007 - An application by Susan Blaser for a Certificate of Appropriateness for exterior alteration by removing the wooden deck and replacing it with a metal deck at 216 Spring Street.

Chairman Bissell asked for the staff report. Mr. Sours presented the information as listed in the staff report.

Chairman Bissell said it looks smaller than what was there, also is the whole deck going to be metal. Mr. Sours said yes it was going to be metal. Chairman Bissell said it makes no historic difference to the structure since it was added later.

Chairman Bissell asked if there were any further questions concerning this application.

Commissioner Gerdes made the motion to approve Case No. HPC-21-007 for a Certificate of Appropriateness for removing wooden deck and replacing it with a metal deck at 216 Spring Street. Commissioner Hartman second the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 7. 2020-2021 Historic Preservation Awards Program.

Ms. Laura Mize presented a slide show presentation of completed COA applications for the past three years so Commissioners could see some possible nominees.

Ms. Mize said the article would be in the upcoming newspaper for the public. Nominations must be received prior to the April meeting and the awards would be given at the May meeting. Also there would be 1 award for residential and another one for commercial.

Commissioner Eales said she would like to see an award for investor's property and home owner property. Several commissioners agreed with this idea and will make a decision at the April meeting after public response.

Item 8. Comments from Staff:

Mr. Sours: A link was sent to the Commissioners today to be able to sign up for NPI on-demand training: Historic Wood Windows let Lisa know if you did not receive the link.

Also the Yelton's called and said they are ready to move forward with the demo process at 118 W Excelsior (The Fowler Inn).

Lisa Morgan: On March 4th Lisa and Laura participated in a zoom training for Historic Preservation Advocacy in the 117th Congress Confirmation.

An email was sent for scholarship application to attend virtual training to Main Street Conference 2021 being held April 12-14, application deadline is March 29, 2021.

Item 10. Comments from Commissioners:

Commissioner Gerdes asked if Mr. Starkebaum could be at the April meeting to discuss his project at 415 S. Thompson. Mr. Sours said he would ask.

Chairman Bissell said that she has attended three of the Planning and Zoning meetings for the New Design Guidelines, and is not planning on going to any more of them and invited other commissioners to attend.

Item 11. ADJOURN

Meeting was adjourned at 5:43 p.m.

The next meeting of the Commission is April 14, 2021 at 5:00 p.m.

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



Community Development
Historic Preservation Commission Meeting - 4/14/2021

To: Commission Members

From:

Date

RE: COA: HPC-21-009 - An application by Neil Wilkerson for a Certificate of Appropriateness for pouring a concrete patio where is currently gravel at 415 S Thompson Avenue.



Community Development
Historic Preservation Commission Meeting - 4/14/2021

To: Commission Members

From:

Date

RE: COA: HPC-21-010 - An application by Denice Belcher for a Certificate of Appropriateness for painting exterior from historic exterior colors at 108 E Broadway.



Community Development
Historic Preservation Commission Meeting - 4/14/2021

To: Commission Members
From:
Date
RE: COA: HPC-21-006A for 415 S Thompson

ATTACHMENTS:

Description	Type	Upload Date
COA: HPC-21-006A for 415 S Thompson	Cover Memo	4/8/2021

**Community Development Department
Historic Preservation Commission**

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



April 14, 2021

To: Chairman and Commissioners
Historic Preservation Commission

Re: COA: HPC-21-006A – An application by Strongtree Enterprises LLC (Andy Starkebaum) for a Certificate of Appropriateness for various exterior alterations by painting the ceiling of the entrance vestibule, replacement of like kind transom windows, copper trim restoration, restoration and painting of the front door and replacing tiles as needed at 415 S. Thompson.

Historic District: Hall of Waters District

Background: The structure formally known to be J.C Penney's and a storage space for Brunke Tools, is a unique commercial storefront that sports many elements of the commercial character of the Hall of Waters District that are seen along Thompson Avenue.

The exterior alterations proposed are to paint the ceiling of the entrance vestibule, replacement of like kind transom windows, copper window trim restoration, door restoration and paint, and replace tiles as needed.

Staff Review: The design guidelines recommend replacing windows and other architectural elements beyond repair with in-kind materials.

The Historic Survey done in May of 1993 mentions the original glass transom windows and how they have been covered by a large panel of vertical wood boards. The survey also calls out the ceramic tiles that cover the bulkheads and enframing piers as an element that adds to the historic value of the structure.

The applicant has indicated on the application and verbally confirmed with staff that all elements listed will be restored or replaced with like kind materials.

Staff Recommendation/Action Requested: City staff finds that the application complies with city code and the design guidelines. Staff has made administrative approval of the COA application based on the powers granted in the guidelines. With a project of such magnitude and its conspicuous location in the historic district, a discussion between the applicant and the Historic Preservation Commission is encouraged.

Respectfully Submitted,

Logan Sours
City of Excelsior Springs
City Planner

Attachments: Exhibit A – COA Application



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

FOR OFFICE USE ONLY
Fee: \$25.00 _____
Date Received: 2-19-21

PAID

FEB 19 2021

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Initial: J. Due

Case No. COA-HPC-21006 A
Administrative ☒ HPC
(for office use only)

Date: 2/20/21 Property Address: 415 S. Thompson
Applicant: Strongtree Enterprises LLC Telephone No.: 816-560-8311
Applicant's Mailing Address: P.O. Box 371
Email: strkbm@gmail.com
Owner (if different from Applicant): _____

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

- Are Federal or State permits, licensing or monies included in the project ☐ 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 ☒ Commercial ☐ Residential

Type of work proposed (Check applicable categories)

☒ EXTERIOR ALTERATION ☐ NEW CONSTRUCTION
☐ SIGNAGE ☐ DEMOLITION
☐ BUILDING RELOCATION ☐ REGRADING/FILL

[Signature]
Applicant Signature

[Signature]
Reviewed, Planning & Zoning

Approved, HPC Chairman

Disapproved, HPC Chairman

[Signature]
Approved Building Official

Disapproved Building Official

Back of this pg. for Receipt.)

**AFFIX PROJECT RELATED
PICTURE HERE**

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

painting ceiling
trans window replacement
copper restoration
door restoration + paint

Replace tile as needed.

EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 101

1. Property name, present Brunke Supply Co.	7. Location Map
Property name, historic J.C. Penney's; Mattingly's 415 Thompson Avenue Building	
2. Address/location 415 Thompson Ave. Excelsior Springs, MO 64024	
4. Owner's name and address Cecil A. & Helen Brunke Box 8 Excelsior Springs, MO 64024	
5. Building <input checked="" type="checkbox"/> Structure Site <input type="checkbox"/> Object	
6. Use, present Commercial	
Use, original Commercial <i>ODE</i>	
8. Date of construction (or estimate) ca. 1929	14. Number of stories 1
9. Changes <i>OOOO</i> Altered <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Moved <input type="checkbox"/>	15. Roof type and material <i>flt pl</i> Flat/not visible <i>99</i>
10. Architect/engineer/designer	16. Type of construction Masonry <i>UD</i>
11. Contractor/builder/craftsman	17. Exterior material(s) Brick <i>30 99</i> <i>other 30 70</i>
12. Style: High Style Elements Vernacular <input checked="" type="checkbox"/> One-part commercial block <i>64</i>	18. Foundation material(s) not visible <i>01</i>
13. Plan Shape Rectangle <i>RL</i>	19. Porch(es) n/a <i>R1 R1</i>

20. **Additional physical description** This one-part commercial block has a stepped parapet roof edge with stone coping. Beneath the central raised edge is a decorative panel of herringbone brick stretchers. Just above the former transom/signboard area is a projecting metal cornice band. The building retains a historic commercial storefront, with angled, recessed entry which contains double doors. The doors and their surrounds are wood, with large fixed glass sashes. Glass transoms are above the doors. The bulkheads and enframing piers are covered with ceramic tiles, and the display windows have wood frames. The former transom/signboard area, however, has been cored with a large panel of vertical wood boards.

21. Description of environment and outbuildings 415 Thompson Ave. is in a linear block of commercial buildings, at the juncture of where the street angles slightly further to the north. Thus the building to the south does not adjoin, but instead has a small, angled bit of land between.

22. History and significance 415 Thompson Avenue was constructed ca. 1929. Formerly, smaller commercial buildings and a sulpho saline well, covered by a wood pagoda, was located on the site. Today, the well is still located in the basement of the building. The retail store for J.C. Penney's was located here until 1945, when Penney's moved into the former Montgomery Ward's building a half a block to the south. In more recent years it held Mattingly's. It has been little altered, except in the signboard area, and retains a rare (for Excelsior Springs) historic storefront. Today it serves as storage for Brunke's Hardware, which is located a few doors to the south at 423 Thompson.

23. Sources of information Sanborn maps; city directories; 1940 Excelsior Springs Telephone Book.

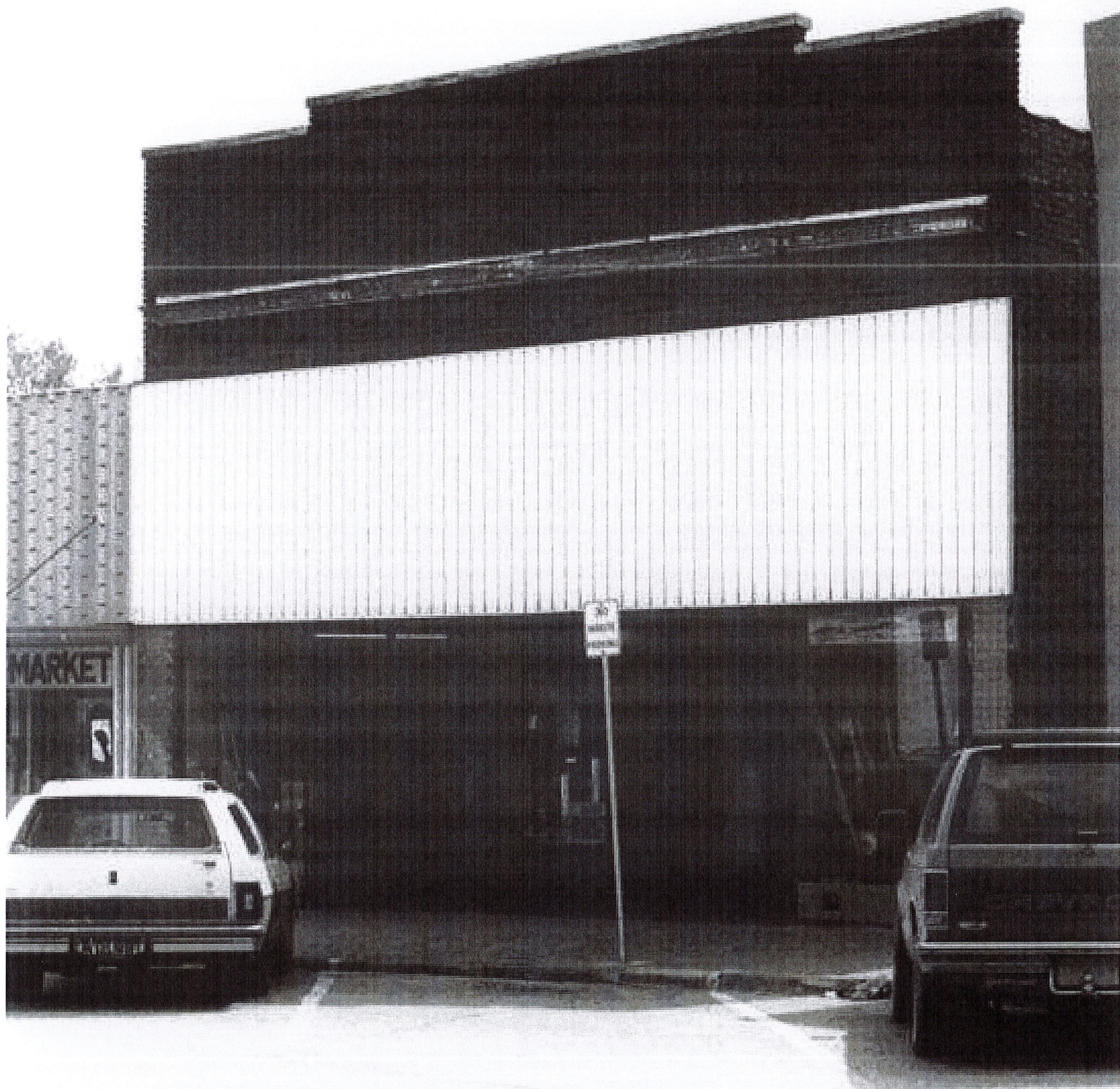
24. Prepared by
Deon Wolfenbarger
Three Gables Preservation
9550 NE Cookingham Drive
Kansas City, MO 64157

25. Date of survey May, 1993

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

27. Negative: roll# I frame# 21

(attach black and white photograph here)



415 S. Thompson



415-S. Thompson





Community Development
Historic Preservation Commission Meeting - 4/14/2021

To: Commission Members
From:
Date
RE: COA: HPC-21-011 for 115 E Broadway

ATTACHMENTS:

Description	Type	Upload Date
COA: HPC-21-011 for 115 E Broadway	Cover Memo	4/8/2021

**Community Development Department
Historic Preservation Commission**

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



April 14, 2021

To: Chairman and Commissioners
Historic Preservation Commission

Re: COA: HPC-21-011 – An application by Jody and Linda Pasalich for a Certificate of Appropriateness for various exterior alterations and signage at 115 E. Broadway.

Historic District: Hall of Waters District

Background: The structure at 115 E. Broadway contributes notably to the classic small town Victorian commercial atmosphere of the Hall of Waters District. The north side of the building is covered with white porcelain covered bricks which are used not only in this structure but several others in this commercial block. The east side of the building has been covered in stucco for some time now as it was indicated in the survey of January 1993 that it was deteriorating.

The exterior alterations proposed are to remove and replace damaged stucco, repoint damaged mortar, and paint the north (front of the building) over the porcelain finished brick and East side of the building which is stucco finished as well as painting the doors and window trim.

The proposed projecting signage utilizes existing brackets and frame used for the “Mod-ifyd Goods” sign that has an approximate 36-inch diameter.

Staff Review: The Historic preservation design guidelines for the Hall of Waters District highly encourage maintaining and replacing damaged exteriors to all structures in the district, including repairs to stucco and repointing masonry.

The design guidelines recommend not painting brick that has not been painted and to consider surrounding buildings masonry when painting any brick as it may be part of a larger masonry system with neighboring structures.

Utilizing the existing signage brackets and framing fits in well with the design guidelines recommendations of appropriate scale and limiting the damage caused by attaching the sign to the building. The proposed sign is scaled toward pedestrians but is also attractive to automobiles as a projecting sign which is frequently seen throughout the district.

Staff Recommendation/Action Requested: City Staff has administratively approved removing and replacing damaged stucco and painting it, repointing damaged mortar, as well as painting the doors and trim.

City staff finds that the signage application complies with city code and the design guidelines. Staff recommends approval of the signage section of the COA.

City staff recommends opening a conversation between the applicant and the Historic Preservation Commission regarding painting the northern front porcelain covered brick.

Respectfully Submitted,
Logan Sours
City of Excelsior Springs -City Planner

Attachments: Exhibit A – COA Application



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

FOR OFFICE USE ONLY
Fee: \$25.00
Date Received: 4-7-21

PAID

APR 07 2021

Initial: Jue

Case No. COA: HPC-21-011
Administrative ☐ HPC ☒
(for office use only)

Date: 07 APR 2021 Property Address: 115 E. BROADWAY AVE
Applicant: JODY & LINDA PASALICH Telephone No.: 816 813 7480
Applicant's Mailing Address: 1902 JOY ST., EXCELSIOR SPRINGS MO 64024
Email: JODY.PASALICH@gmail.com
Owner (if different from Applicant): _____

Historic District: ☒ Hall of Waters ☐ Elms ☐ Boarding House ☐ Local Landmark
• Are Federal or State permits, licensing or monies included in the project ☐ 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 ☒ Commercial ☐ Residential

Type of work proposed (Check applicable categories)

☒ EXTERIOR ALTERATION ☐ NEW CONSTRUCTION
☒ SIGNAGE ☐ DEMOLITION
☐ BUILDING RELOCATION ☐ REGRADING/FILL

Jody Pasalich
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.

SCRAPE LOOSE STUCCO , PATCH STUCCO , MORTAR LOOSE BRICKS,
PAINT WALLS

Paint the majority of outside walls (East & North) + two doors
Sherrin Williams #2810 Rookwood Sash Green

We would also like to do the same on front but it is
porcelain brick and not sure paint will adhere in which
case we will leave it white brick (as is)

Window & door trim will be SW #2821 Downing Stone
and SW #0050 Classic Light Buff (Gray & White)

We also would like to use the same outside hanging
sign + brackets (previously modified Goods) and just
replace with our logo (Other Trails)

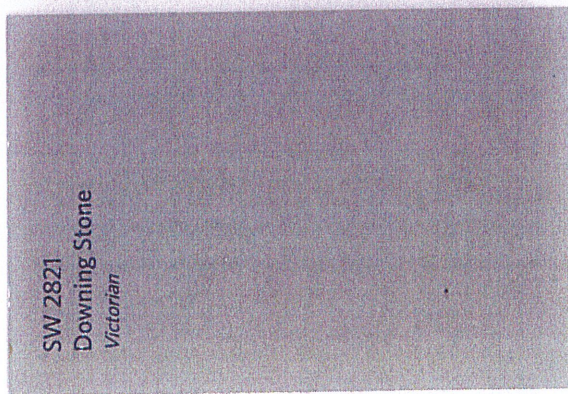


Around windows/trim

SW 0050
Classic Light Buff
The Classics

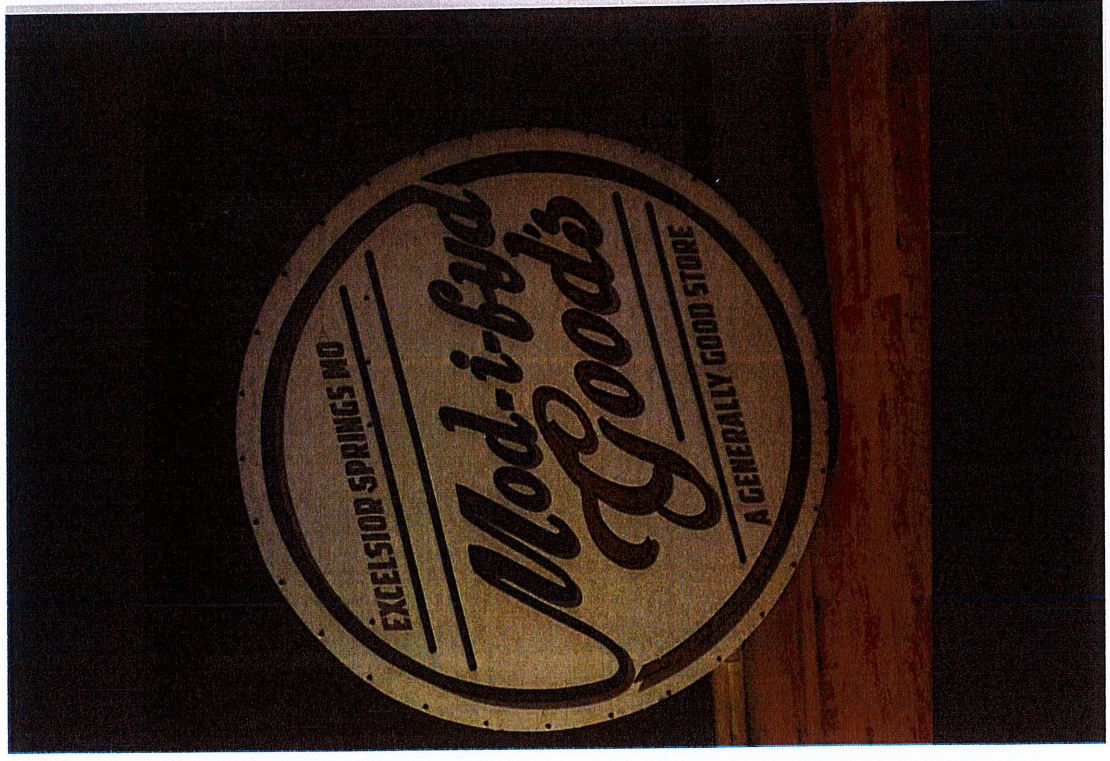
Main walls & 2 doors

SW 2810
Rookwood Sash Green



SW 2821
Downing Stone
Victorian

↘ upstairs
entrance
& window sash & arch



Lisa Morgan

From: lisa morgan <rlisa.blue@hotmail.com>
Sent: Wednesday, April 07, 2021 1:45 PM
To: Lisa Morgan
Subject: 115 E Broadway





Sent from my iPhone

20. **Additional physical description** This two-part commercial block structure is a later, simpler version of typical, small-town Victorian commercial structures. It retains its original storefront configuration. There are two entrances--one on the west end of the front (north) elevation which leads to the upper stories, and one slightly off-center leading to the ground level. Both entrances are recessed. The west entrance is a tall wood door with a large glass pane. The main ground level entrance is glass with metal frame and a glass transom area. The main entry is flanked by large display windows. The bulkhead area is of brick. The storefront cornice or signboard area has been covered with plywood panels. The second story has two windows, which are one-over-one, double-hung sash. They have simple stone lugsills. Above the windows is a decorative band of recessed bricks. The projecting brick cornice features corbelled brick brackets. The front elevation is enframed with brick pilasters, which run the entire height of the building, and extend slightly above the roof with stone caps. The east elevation, which faces the yard in front of the Hall of Waters, has been covered with stucco, which is currently deteriorating. A display window covered with aluminum awning is on the northeast corner of this facade. The ground level features small, deeply recessed windows. The upper story has one-over-one, double-hung sash windows with stone lugsills and arched lintels. A few windows have metal awnings.

21. Description of environment and outbuildings 115 E. Broadway is in a row of commercial buildings which are adjacent to the Hall of Waters. A walkway on the east side leads to the rear of the building, and is separated from the grounds of the Hall of Waters by a low limestone wall. Commercial buildings are also across E. Broadway to the north.

22. History and significance 115 E. Broadway was constructed in 1908, along with the nearly identical buildings to the west at 111 and 109 E. Broadway. In 1909, it contained the Oriental Bazaar gift shop. In 1913, dental offices were on the ground floor, and office space on the second. Although somewhat altered on the ground level, it still retains its integrity from the historic period.

23. Sources of information Sanborn maps; city directories.

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

25. Date of survey January, 1993

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

27. Negative: roll# B frame# 41

