

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



Meeting Notice

September 8, 2021 at 5:00 PM

Hall of Waters Court Room

Agenda

1. Call to Order
2. Roll Call
3. Approval of Meeting Summary from August 11, 2021
 - a. August 11 2021 meeting summary
4. Comments from Public
5. Administratively approved COAs:
COA: HPC-21-027 for a new roof at 523 Elms Blvd.
COA: HPC-21-030 for painting at 518 Elms Blvd.
6. COA: HPC-21-021 - An application by Ron Prewitt for a Certificate of Appropriateness for windows, awning and balcony railing also copper guttering located at 522 Elms Blvd.
COA: HPC-21-021
7. COA: HPC-21-028 - An application by Jeff Watkins for a Certificate of Appropriateness for windows, awning and balcony railing also copper guttering located at 514 Elms Blvd.
COA: HPC-21-028
8. COA: HPC-21-029 - An application by Jim McCullagh for a Certificate of Appropriateness for painting bricks and 3D windows and doors at 100 W. Broadway.
COA: HPC-21-029
9. Staff Comments
10. Comments of Commissioners
11. 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: August 30, 2021 at 2:30 PM



Community Development
Historic Preservation Commission Meeting - 9/8/2021

To: Commission Members
From:
Date
RE: August 11 2021 meeting summary

ATTACHMENTS:

Description	Type	Upload Date
August 11 2021 meeting summary	Cover Memo	9/2/2021

HISTORIC PRESERVATION COMMISSION

Meeting Summary

August 11, 2021, 5:00 p.m.

Item 1. Call to Order

Chairman Bissell called the meeting to order at 5:01 p.m.

Item 2. Roll Call

PRESENT: Betty Bissell, Darryl Coutts, Rick deFlon, Dennis Hartman and Sylvia Eales.

ABSENT: David Adams and Marilyn Gerdes

PUBLIC PRESENT: Tim Tipton, Richard Sassone

STAFF PRESENT: Melinda Mehaffy Economic Development Director, Sonya Morgan Mayor Pro-tem, City Council Liaison, Laura Mize, Neighborhood Specialist, Logan Sours, Planner and Lisa Morgan Administrative Assistant Community Development.

Item 3. Approval of Meeting Summary – June 9, 2021

Commissioner Hartman made a motion to approve the June 9, 2021 meeting summary.
Commissioner Coutts seconded the motion. Motion Carried.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 4. Comments from Visitors: None

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

- a. COA: HPC-21-0021 – An application by Ron Prewitt for a Certificate of Appropriateness for painting house, repair outside trim and broken spindle with like & kind at 522 Elms Blvd.
- b. COA: HPC-21-024 – An application by Ameristar Roofing for a Certificate of Appropriateness for a new roof at 111 Temple Ave.
- c. COA: HPC-21-025 – An application by Matt Tweedie for a Certificate of Appropriateness for a new roof at 423 E Broadway.

Item 6. COA: HPC-21-020 - An application by Keith Bowen for a Certificate of Appropriateness for a fence located at 520 S. Kansas City Avenue.

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

Chairman Bissell has an issue with the fence, there originally wasn't a fence so there is no historic value. The design guidelines say front fences shall be no more than 2 ½ feet tall and the dog ear fencing is not appropriate. Also the fence would need to be painted or sealed. Chairman Bissell suggested submitting different choice.

Commissioner Eales said the gothic fence has a better look for the home.

Commissioner Coutts made the motion to approve Case No. HPC-21-020 for a Certificate of Appropriateness for fencing at 520 S. Kansas City.

Commissioner deFlon second the motion.

Vote: Motion Disapproved 2-3-0

Yes: Commissioners: Coutts, deFlon.

No: Commissioners: Bissell, Eales and Hartman

Abstain: None

Item 7. COA: HPC-21-023 – An application by Richard Sassone for a Certificate of Appropriateness to modify first floor rear doors with pine trim and replace the window trim on the front of the storefronts with pine wood at 213 and 215 South Street.

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

Chairman Bissell told Mr. Sassone she was happy to see the building being rehabbed. Chairman Bissell asked if he would be willing to paint the pine instead of staining it. Mr. Sassone said that he was open to options and had not really looked at paint options. He said that other City's allow it. Chairman Bissell pointed out that the City of Excelsior Springs Design Guidelines do not support stain and the pine wood cannot be rough cut wood. Mr. Sassone said that it would not be rough cut wood and he would be sealing it with a polymer coating.

Chairman Bissell also asked about the brick on the front part of the building, it looks like it's not original to the building. Mr. Sassone said he thinks it was brick used to repair damage that was done to the building.

Chairman Bissell: Does anyone have any more questions.

Commissioner Hartman made the motion to approve Case No. HPC-21-023 for a Certificate of Appropriateness for modified first floor rear doors with pine trim & replace window trim on the front of the storefronts with pine wood at 213 & 215 South Street.

Commissioner Eales second the motion.

Vote: Motion passed 5-0-0

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

No: None

Abstain: None

Item 8. COA: HPC-21-026 – An application by Timothy Tipton for a Certificate of Appropriateness for a TPO roof and window replacement on the second floor at 400 St. Louis Avenue.

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

Chairman Bissell asked if anyone had any questions about the roof, there were none.

Commissioner deFlon asked if the parapets were solid. Mr. Tipton said no, also the windows are held in place with foam. Commissioner deFlon said that he thought most of the damage was due to water.

Chairman Bissell and Commissioner Eales asked what type of windows would be used on the second floor of the building. Mr. Tipton said he was working with David Adams on the window replacement and they would be as close to original as possible, he would like to replace with wood windows but depends on David Adams bid.

Mr. Tipton also stated that his Grandmother worked at the McCleary has a nurse back in the day so he has a sentimental attachment to the building and is wanting to preserve it.

Commissioner Hartman made the motion to approve Case No. HPC-21-026 for a Certificate of Appropriateness for a TPO roof and window replacement on the second floor located at 400 St. Louis Avenue.

Commissioner Coutts second the motion.

Vote: Motion Approved 5-0-0

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

No: Commissioners:

Abstain: None

Item 9. Comments from Staff:

Melinda Mehaffy: Updated the Commission about the Royal Hotel, also the Fowler Inn.

There are also several investors interested in the Wyman School and one of those is also interested in the Roosevelt School.

Laura Mize: Past Forward on line conference is in November, Lisa sent the link if you would like to sign up. Also a Historic Preservation outreach booth was done August 10 at the Excelsior Springs museum for Missouri's 200th bicentennial. Laura, Lisa and Logan created handouts for the booth and other

Historic information. Chairman Bissell also provided additional handouts. Dennis Hartman, Betty Bissell and Darryl Coutts worked the booth.

Item 10. Comments from Commissioners:

Commissioner Hartman asked about the status of 253 E. Broadway

Laura Mize said that she had spoken with Pat Slusher and he has stopped working on the outside of the building.

Chairman Bissell said she would like to do another outreach event and we could discuss that at another meeting.

Item 11. ADJOURN

Meeting was adjourned at 6:13 p.m.

The next meeting of the Commission is September 08, 2021 at 5:00 p.m.

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



Community Development
Historic Preservation Commission Meeting - 9/8/2021

To: Commission Members

From:

Date

RE: COA: HPC-21-027 for a new roof at 523 Elms Blvd.



Community Development
Historic Preservation Commission Meeting - 9/8/2021

To: Commission Members

From:

Date

RE: COA: HPC-21-030 for painting at 518 Elms Blvd.



Community Development
Historic Preservation Commission Meeting - 9/8/2021

To: Commission Members
From:
Date
RE: COA: HPC-21-021

ATTACHMENTS:

Description	Type	Upload Date
COA: HPC-21-021	Cover Memo	9/2/2021

Community Development Department Historic Preservation Commission

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



September 8th, 2021

To: Chairman and Commissioners
Historic Preservation Commission

Re: COA: HPC-21-021 – An application by Ron Prewitt for a Certificate of Appropriateness for windows, awning and balcony railing also copper guttering located at 522 Elms Blvd.

Historic District: Elms Historic District

Background: The 1911 built four-square house is a commonly seen residential type in the Elms historic district with nuanced elements of Colonial Revival, the home at 522 Elms Boulevard has retained many of its contributing architectural features.

Many of the windows are original wood windows and have retained the same dimensions as the originals. Over the years, some of the windows have fallen into disrepair and have lost their insulating properties. The applicant is seeking the assistance of a professional to repair the windows, but due to several factors the work would be scheduled to be done well into winter when properly functioning windows are needed the most. The applicant has reached out to several city staffs' recommended historic window specialists and has received the same answer from all. The applicant is seeking guidance for a temporary solution to protect the windows until proper repairs can be made.

The applicant is applying to remove the unoriginal railing in the second story balcony and replace the wood railing with a more historically appropriate wrought iron railing.

The applicant is applying replace the guttering on the house with a copper colored guttering of similar design to what currently exists.

The applicant is also applying to add awnings to the front facing windows on the second story that are red in color to emulate the awnings that were once on the Elms Hotel.

Staff Review: The Historic Preservation Design Guidelines highly encourages restoration of original historic elements of a structure. The applicants goal is to retain the historic windows while retaining some energy efficiency. Staff would be open to searching for more solutions that are temporary, unobtrusive, and reversible until a professional is able to repair the windows. Installing modern windows when historic windows are replaceable is not encouraged.

The historic preservation design guidelines state that inappropriate new decorative details should be avoided unless documented evidence is provided. While there is little detail for the original railing on the balcony a simply designed wrought iron railing could compliment the colonial revival style of the house. A colonial revival style railing and posts and columns will display a clean repetition of spindles and simply designed posts and rails.

Again, the historic preservation design guidelines state that inappropriate new decorative details should be avoided unless documented evidence is provided. According to the design guidelines original gutters and downspouts should be replaced in like kind to originals and matching dimension, shapes, and details. New gutters and downspouts should be of compatible style of the architectural style of the historic building. The design guidelines state that replacement materials should appear similar in character to that used historically in size, scale, profile, texture, and color. The proposal for similarly designed gutters with a different material in color does not appear to obstruct from the historic integrity of the house.

The historic preservation design guidelines state that new awnings should be appropriate in scale of the structure and be compatible with the historic district, when installed character defining elements should not be covered or damaged. Installation of the awnings should be reversible and should not create damage the building's façade or materials. The awnings should be made of canvas cloth or soft vinyl. Awnings are not common on colonial revival styled architecture as the roof overhangs provided relief from the elements. While the awnings may have been seen in the district on the Elms Hotel, they are common on tudor style architecture, not colonial revival.

Staff Recommendation/Action Requested:

City staff recommends opening a conversation between the applicant and the Historic Preservation Commission to discuss solutions to the applicant's window issue as well as the appropriateness of the railing, gutters and awnings.

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:	6-23-2021
	8-24-2021

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. <u>HPC-21 021</u>
Administrative <input checked="" type="checkbox"/> HPC <input checked="" type="checkbox"/>
(for office use only)

Date: 6-22-2021 Property Address: 522 ELMY Blvd Excelsior
Applicant: Ron Prewitt Telephone No.: 816-391-8535 MO
Applicant's Mailing Address: 2083 Mulberry Lane Excelsior 64024
Email: _____
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)

<input checked="" type="checkbox"/> EXTERIOR ALTERATION	_____ NEW CONSTRUCTION
_____ SIGNAGE	_____ DEMOLITION
_____ BUILDING RELOCATION	_____ REGRADING/FILL

Ron Prewitt
Applicant Signature

Reviewed, Planning & Zoning

Approved, HPC Chairman

Disapproved, HPC Chairman

Melinda Murphy
Approved Building Official

Disapproved Building Official

Ron - 816-391-8535

First Floor

~~Down stairs~~ 1st Floor will ¹⁰ be original windows.

2nd Floor - Vinyl - 12 windows

AFFIX PROJECT RELATED
PICTURE HERE

3rd Floor - Vinyl 4 windows

May go with Storms
If can't get windows.

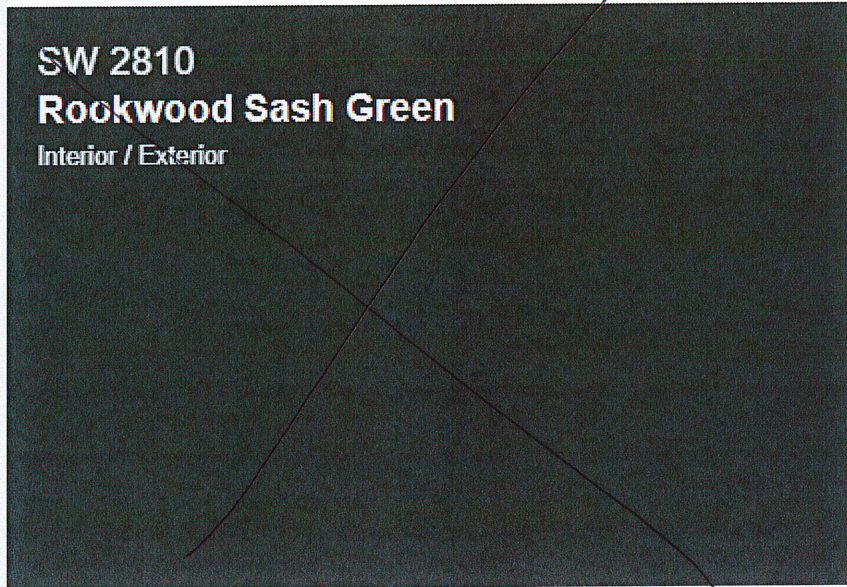
PROJECT DESCRIPTION: Describe, in detail, the work to be performed. Attach additional sheets if necessary.

Repair Litter and Kind
outside trim throw out
and replace spindles that are
broke.

Trim color - 2810 Rookwood^{SAK} Green
Main color - 0050 classic light buff
Accent - 0759 unusual Gray
Unusual

2nd Floor - Red Aving's
over 2 front windows.
or Rookwood 2 Red. over

2nd Floor Balcony
Rails come out
and old metal Rail
will go up.



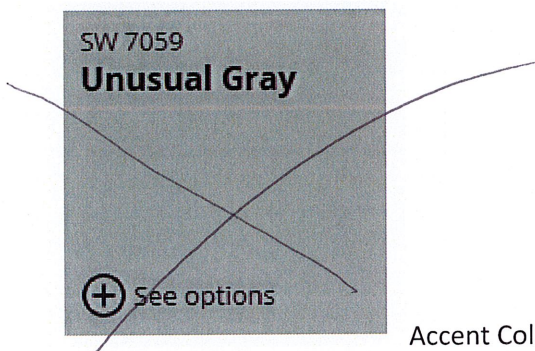
Trim Color

Black



Main Color

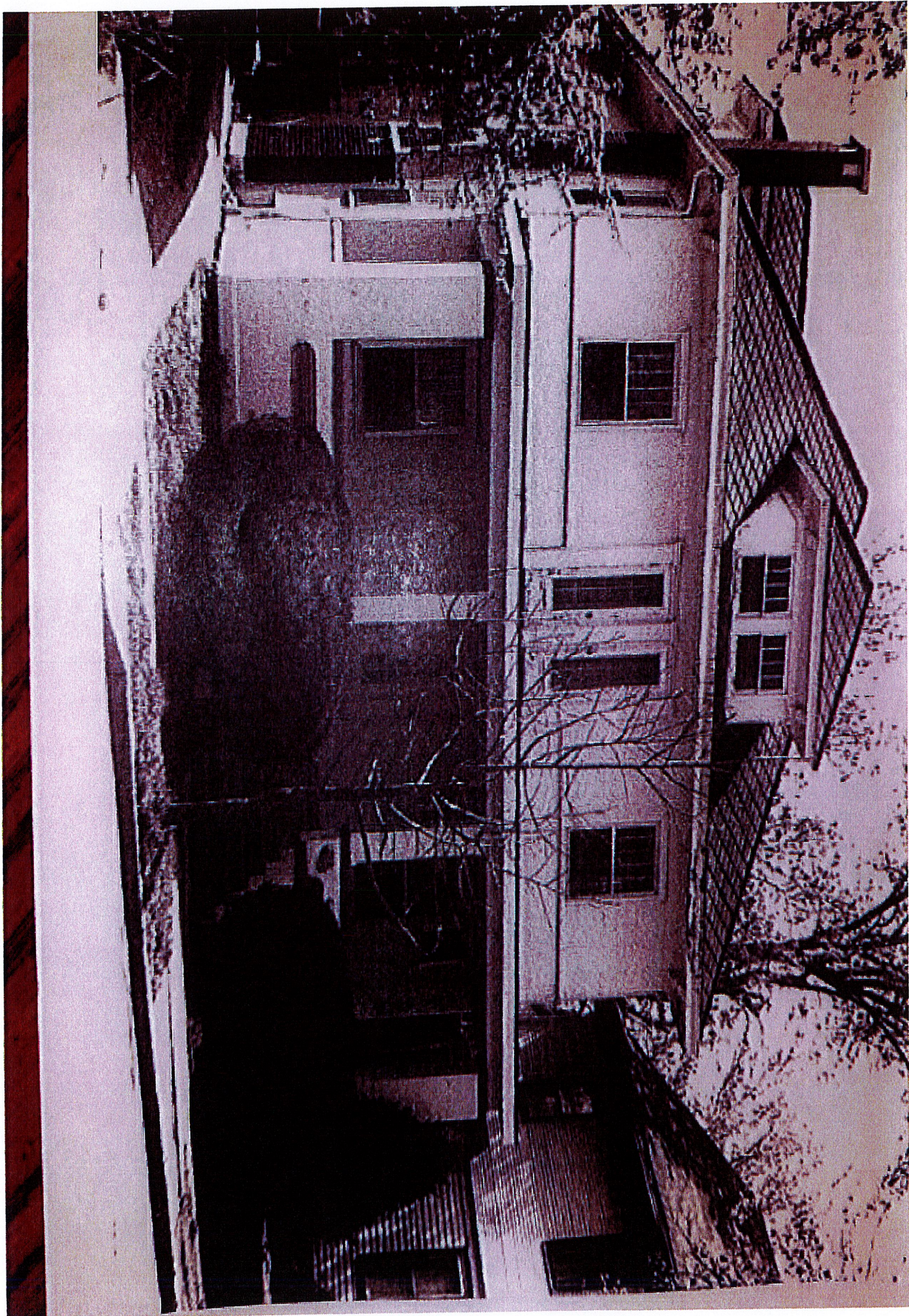
white



Accent Color

Front Doors Porch

Rockwood Red SW2802







EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 146

000

<p>1. Property name, present</p> <p>Property name, historic <i>House - other</i> Dr. Robichaux Residence <i>522 Elms Boulevard House</i></p> <p>2. Address/location 522 Elms Blvd. Excelsior Springs, MO 64024</p> <p>4. Owner's name and address Elms Redevelopment Corporation Regent & Elms Excelsior Springs, MO 64024</p> <p>5. Building <input checked="" type="checkbox"/> Structure Site <input type="checkbox"/> Object</p> <p>6. Use, present Residence</p> <p>Use, original Residence <i>O/A</i></p>	<p>7. Location Map</p>
<p>8. Date of construction (or estimate) ca. 1911</p> <p>9. Changes Altered Addition Moved</p> <p>10. Architect/engineer/designer</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: High Style Elements <input checked="" type="checkbox"/> Colonial Revival <i>51 01</i> Vernacular <input checked="" type="checkbox"/> Foursquare</p> <p>13. Plan Shape Rectangle <i>RL</i></p>	<p>14. Number of stories 2</p> <p>15. Roof type and material <i>HP</i> Hip/composition shingles <i>DR</i></p> <p>16. Type of construction Frame <i>WU</i></p> <p>17. Exterior material(s) Stucco <i>ol</i></p> <p>18. Foundation material(s) not visible <i>ol</i></p> <p>19. Porch(es) Full-width, one-story <i>FU</i></p>

20. Additional physical description This foursquare stucco residence has elements of the Colonial Revival style, which was popular at the time of its construction. It retains the basic features of the foursquare -- a boxy, two-story mass with hip roof, and hip roof dormers. The roof eaves are widely overhanging and enclosed, with brackets at the corners. The full-width, one-story porch has a flat roof. The corner supports are massive, square stucco columns, while the two central supports are slender square stucco columns. The porch balustrade is solid stucco with concrete coping. The front (east) elevation is three bays wide. The central entry has paired, French doors of wood with multiple glass panes. They are set in an elaborated surround of engaged pilasters. On the second story, opening out onto the porch roof/balcony, is another pair of wood doors with multiple glass panes. In this case the two doors are separated by a wood pilaster, as well as being flanked by pilasters. The windows are five-over-one, double-hung sash, with slightly projecting entablatures. The dormer windows are slightly smaller, and are four-over-one. There is an exterior chimney on the south elevation, with a projecting stone cap with brackets. The south elevation also has an oriel window supported by decorative wood knee brackets.

21. Description of environment and outbuildings The house sits close to the street, in a residential block just north of the Elms Hotel. The street is lined with mature shade trees, and the center of Elms Blvd. has a grassed and landscaped median. The concrete porch steps are flanked by trimmed evergreen shrubs. A paved drive on the south separates the building from the adjacent house.

22. History and significance Originally part of the property surrounding the first Elms Hotel, this house was constructed in the Elm's Addition, a development platted in 1908. Constructed sometime between 1909 and 1913, the house has retained a high degree of architectural integrity (possibly only missing a balustrade on the second story of the front porch). It is a virtually intact example of a simple residential property type -- the American foursquare -- to which classically inspired details have been added. Dr. E.C. Robichaux was the owner occupant from at least 1917 through 1940. In 1940, his offices were at 116 South street, shared with Eugene Robichaux.

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# G frame# 38

(attach black and white photograph here)





Community Development
Historic Preservation Commission Meeting - 9/8/2021

To: Commission Members
From:
Date
RE: COA: HPC-21-028

ATTACHMENTS:

Description	Type	Upload Date
COA: HPC-21-028	Cover Memo	9/2/2021

**Community Development Department
Historic Preservation Commission**

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



September 8th, 2021

To: Chairman and Commissioners
Historic Preservation Commission

Re: COA: HPC-21-028 – An application by Jeff Watkins for a Certificate of Appropriateness for front stoop and deck at 514 Elms Blvd.

Historic District: Elms Historic District

Background: The apartment building at 522 Elms Boulevard has retained many of its contributing architectural features since its construction in the early 1900's. The predominately brick structure has a vernacular limestone foundation wall and retaining wall that wraps around the structure and greets visitors up the front concrete steps. The rear of the building has wood decking for each unit in the building.

The applicant is applying to apply a flagstone veneer to the front stoop as well as rebuild the deck in the same design with a wood composite with iron railings.

Staff Review: The Historic Preservation Design Guidelines recommend not replacing elements of a porch with new elements that do not match the size proportion or materials of the original elements. Covering the original concrete porch with the proposed flagstones would not be a historic improvement, but with stonework that complements the original limestone stonework without disrupting the historic integrity of the building could be a compromise. The proposed stonework would need to be matching in color most importantly. The sandy tan color proposed could be a negative contrast to the historic structure.

The design guidelines state that damaged or deteriorated decks should be replaced with elements that match in size, proportion or materials of the original deck. Composite decks may be permitted with appropriate detailing and concealed fasteners.

Staff Recommendation/Action Requested: City Staff recommends approval of the COA to rebuild the deck with composite wood and iron railings.

City staff recommends approval of the COA to apply a flagstone veneer to the front stoop as so that it is complementary in shape and color to the original limestone stonework seen throughout the building.

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: 8-17-2021

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. HPC-21-028
Administrative ☐ HPC ☒
(for office use only)

Date: 8/14/21 Property Address: 514 E/MS BLVD
Applicant: Jeff Watkins Telephone No.: 816-935-0380
Applicant's Mailing Address: 30893 W. 152nd St, Ex Springs, Mo
Email: thelawnbeyir@aol.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

PAID

AUG 18 2021

Initial: lwb

[Signature]
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.

We would like to veneer flagstone to the front stoop & steps, as well as rebuild the deck in the rear of the property using composite decking & Iron railing.



Want to Do



EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 144

<p>1. Property name, present</p> <p>Property name, historic <i>514-516 Elms Blvd. L Flat</i></p> <p>2. Address/location 514-516 Elms Blvd. Excelsior Springs, MO 64024</p> <p>4. Owner's name and address Elms Redevelopment Corporation Regent & Elms Excelsior Springs, MO 64024</p> <p>5. Building <input checked="" type="checkbox"/> Structure Site Object</p> <p>6. Use, present Residential, multi-family</p> <p>Use, original Residential, multi-family <i>O/B</i></p>	<p>7. Location Map</p>
<p>8. Date of construction (or estimate) ca. 1911</p> <p>9. Changes <i>0000</i> 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 Elements Vernacular <input checked="" type="checkbox"/> Apartments <i>50 53</i></p> <p>13. Plan Shape Rectangle <i>RC</i></p>	<p>14. Number of stories 2</p> <p>15. Roof type and material Flat/not visible <i>Ft 99</i></p> <p>16. Type of construction Masonry <i>UD</i></p> <p>17. Exterior material(s) Brick <i>30</i> <i>20</i></p> <p>18. Foundation material(s) Stone <i>40</i></p> <p>19. Porch(es) Two-story <i>R1 SL</i></p>

20. Additional physical description This vernacular apartment property type has a central hall plan, with an undetermined number of units. However, each unit is probably self-contained on a floor. The two-story brick building has a flat roof. The two-front porches are each two-stories in height, and have been enclosed with metal framed, double-hung sash windows. The two porches are one the end bays of the front (east) elevation, and share a single flat roof with a very wide entablature. The porch columns are large, square supports with stone caps. The balustrade on the first level porches is brick with stone coping, and is stucco on the second. The front door is in the central bay, and is recessed between the two porches, and is reached by concrete steps with metal rails. It has a wide, simple stone lintel above and sidelights. The windows on the side elevations are double-hung sash, with multiple panes above a single lower sash. The windows are recessed, and have simple stone sills. There are two exterior fireplaces on the south and north elevations.

21. Description of environment and outbuildings The house sits close to the street, in a residential block just north of the Elms Hotel. The street is lined with mature shade trees, and the center of Elms Blvd. has a grassed and landscaped median. There is a low, stone retaining wall with concrete coping along the edge of the sidewalk.

22. History and significance Originally part of the property surrounding the first Elms Hotel, the Ligon Apartment house was constructed in the Elm's Addition, a development platted in 1908. Constructed sometime between 1909 and 1913, the apartment building has retained a high degree of architectural integrity (with the only obvious alteration being the front porch enclosures. It is a good example of the many different multi-family residential structures which were built to accommodate Excelsior Springs' many visitors. In 1917, the residents were H.E. Kimber, J.W. Harper, Dr. W.E. Keith, and O.W. Holmes. In 1922, G.W. Ligon was the owner, as well as a resident of the apartments. However, he did own other properties, so it is difficult to determine if these were the Ligon Apartments referred to in various undated pamphlets. These booklets list the Ligon apartments as furnished. There were 12 rooms, which in one publication let for \$12.50 a week, or \$35.00 and up per month. Another publication listed the rooms for \$55.00 per month.

23. Sources of information Sanborn maps; city directories; 1940 Excelsior Springs Telephone Book. Miscellaneous files at the Excelsior Springs Historical Museum.

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# frame#

(attach black and white photograph here)





Community Development
Historic Preservation Commission Meeting - 9/8/2021

To: Commission Members
From:
Date
RE: COA: HPC-21-029

ATTACHMENTS:

Description	Type	Upload Date
COA: HPC-21-029	Cover Memo	9/2/2021

**Community Development Department
Historic Preservation Commission**

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



September 8th, 2021

To: Chairman and Commissioners
Historic Preservation Commission

Re: COA: HPC-21-029 – An application by Jim McCullough for a Certificate of Appropriateness for painting bricks and 3D windows and doors at 100 W. Broadway.

Historic District: Hall of Waters Historic District

Background: The commercial structure that sits at the northwest corner of Broadway and Main is a building that holds a rich and colorful history. Historically being home to a saloon for most of its life it holds many stories of the town. The exterior of the building has drastically changed since original construction and now, one story saloon is a non-contributing structure is covered in a non-historic white stucco.

The applicant is applying to have a professional artist paint a mural that replicates the buildings original façade on the east side of the building facing main street and the front facing wall on Broadway.

Staff Review: The Historic Preservation Design Guidelines recommend not placing murals on primary facades and that they should be encouraged to be in historic context of the structure and the district. The unique nature of this mural, designed to replicate the historical elements of the building painted on unoriginal stucco is a middle ground for telling the historic story of the building without rebuilding the entire structure to what it once was.

Staff Recommendation/Action Requested:

City staff finds that the application conforms to the design guidelines.
City Staff recommends approval of the COA.

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: 8-24-2021

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. HPC-21-029
Administrative ☐ HPC ☒
(for office use only)

Date: 8-23-21 Property Address: 100 W. Broadway
Applicant: Jim McCallahan Telephone No.: 816-519-2113
Applicant's Mailing Address: 100 W. Broadway
Email: Jim@conagactions.com
Owner (if different from Applicant): Atlas Subaru
Historic District: ☒ Hall of Waters ☐ Elms ☐ Boarding House ☐ Local Landmark
☐ Yes ☒ No
• Are Federal or State permits, licensing or monies included in the project
• 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

PAID
AUG 24 2021
BY: [Signature]

[Signature]
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.

It will be a faux painting of the original Building
printed by J.D. Doncarra.

He is basing on the original picture of the Excelsior (Lb photo
with the original doors and windows painted to look 3D on the wall.

ATLAS SALOON BREWERY



Atlas Saloon - South
Jacob Duncar

Atlas Saloon - Ea
Jacob Dunc



EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 61

CC-713-004-086

<p>1. Property name, present</p> <p>Property name, historic</p> <p>2. Address/location 102-104 W. Broadway Excelsior Springs, MO 64024</p> <p>4. Owner's name and address James L. & Paula R. Isley Rt. 1, Box 132 Rayville, MO 64084</p> <p>5. Building <input checked="" type="checkbox"/> Structure Site <input type="checkbox"/> Object</p> <p>6. Use, present Commercial</p> <p>Use, original Commercial</p>	<p>7. Location Map</p> <p><i>not entered</i></p>
<p>8. Date of construction (or estimate) (after 1946)</p> <p>9. Changes <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Moved</p> <p>10. Architect/engineer/designer</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: High Style One-part commercial block Elements Vernacular <input checked="" type="checkbox"/> <i>63</i></p> <p>13. Plan Shape Rectangle <i>RC</i></p>	<p>14. Number of stories 1</p> <p>15. Roof type and material Flat/not visible <i>F+</i> <i>99</i></p> <p>16. Type of construction <i>UD</i></p> <p>17. Exterior material(s) Stucco <i>61</i></p> <p>18. Foundation material(s) <i>01</i></p> <p>19. Porch(es) n/a</p>

20. Additional physical description This plain, one-story commercial building has been covered with stucco. An angled corner entrance is on the southeast corner of the building. A wood door with small, fixed pane window has a metal vent above. A small, horizontal fixed pane window is on either side of the main entrance. Another entrance (to 104 W. Broadway) is recessed, and features small display windows on either side. A glass lit sign extends perpendicular from the plane of the front facade. The building is otherwise devoid of features.

21. Description of environment and outbuildings 104-106 W. Broadway is located within a linear commercial district, and fills the entire lot on the northwest corner of Broadway and Main Streets. A commercial building adjoins on the east, and commercial buildings are on the three opposite corners.

22. History and significance This building was constructed after 1946, replacing an earlier two-story brick structure, which housed a pool hall and various saloons (including the Atlas Saloon, and Gerhart Wholesale Liquors & Bar). Although the site has housed various saloons for most of its history, the building does not contribute to the historic character of the commercial district.

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# 18



