

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



## **Meeting Notice**

**April 10, 2024 at 5:00 PM**

Council Chambers

Google: Zoom.US  
Meeting ID: 827 8896 7125  
Passcode: 301032

## **Agenda**

1. Call to Order
2. Roll Call
3. Approval of Meeting Summary: March 13, 2024
  - a. March 13, 2024 Meeting Summary
4. Comments from Public
5. Administratively approved COAs: COA: HPC-24-013 - an application by Shem Ringenberg for a Certificate of Appropriateness for a mini split at 415 St Louis Avenue
6. COA: HPC-24-014 - an application by Dale & Pam Myers for a Certificate of Appropriateness for various exterior alterations at 109 E Broadway Avenue.  
COA: HPC-24-014
7. COA: HPC-24-015 - an application by Francesca Cole for a Certificate of Appropriateness for signage at 113 W Broadway Avenue.  
COA: HPC-24-015
8. COA: HPC-24-016 - an application by Firefly Events for a Certificate of Appropriateness for signage at 101 Spring Street.  
COA: HPC-24-016
9. COA: HPC-24-017 - an application by Jeff Algie for a Certificate of Appropriateness for an awning located at 215-217 E Broadway Avenue.  
COA: HPC-24-017
10. COA: HPC-24-018 - an application by Rezzy LLC for a Certificate of Appropriateness for

replacement of windows located at 417 S Thompson Avenue.

COA: HPC-24-018

11. COA: HPC-24-020 - an application by Susan Blaser for a Certificate of Appropriateness for various exterior alterations at 328 E Broadway Avenue.

COA: HPC-24-020

12. Historic Preservation Voting.
13. Staff Comments/ Comments of Commissioners
14. 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: April 5, 2024 @ 9:45 am



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**Community Development**  
**Historic Preservation Commission Meeting - 4/10/2024**

To: Commission Members  
From:  
Date  
RE: March 13, 2024 Meeting Summary

**ATTACHMENTS:**

Description	Type	Upload Date
March 13, 2024 Meeting Summary	Cover Memo	4/8/2024

## **HISTORIC PRESERVATION COMMISSION**

### **Meeting Summary**

March 13, 2024 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, Rick deFlon, Dennis Hartman, Darryl Coutts, Anna Sue Spohn, and Jason Van Till.

ABSENT: Susan Blaser

PUBLIC PRESENT: Jeff Watkins, Gary Dornbach, Jason Cole, Marti Griffith and Marcus McCreary (via zoom).

STAFF PRESENT: Sonya Morgan, City Council Liaison, Shantele Frie, Planner, Laura Mize, Neighborhood Specialist, Melinda Mehaffy, Economic Development Director and Lisa Morgan Administrative Assistant.

#### **Item 3. Approval of meeting Summary from January 10, 2024.**

Commissioner Hartman made a motion to approve the meeting summary for the January 10, 2024 meeting.

Commissioner Van Till seconded the motion. Motion Carried.

Vote: Motion Approved 6-0-0

Yes: Commissioners: Bissel, Coutts, deFlon, Hartman, Spohn and Van Till.

No: None

Abstain: None

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

#### **Item 5. Administratively approved COAs since last meeting:**

- a. COA: HPC-23-0035 – an application by Penny Beers for a Certificate of Appropriateness for exterior paint at 513 Benton Avenue.
- b. COA: HPC-24-012 – an application by Sonya Morgan for a Certificate of Appropriateness to change the signage at 246 E. Broadway Avenue.

**Item 6.** COA: HPC-24-004 - An application by Martha Griffith for a Certificate of Appropriateness to change the signage at 246 E. Broadway Avenue.

Chairman Bissell asked for the staff report.

Mrs. Frie presented the information as listed in the staff report.

Chairman Bissell asked if there were any questions hearing none Chairman Bissell asked for a motion.

Commissioner Coutts made a motion to approve HPC-24-004.

Commissioner Hartman seconded the motion. The motion carried.

Vote: Motion to approve 6-0-0

Yes: Commissioners: Bissell, Coutts, deFlon, Heartman, Spohn and Van Till.

No: Commissioners: None

Abstain: Commissioner None.

**Item 7.** COA: HPC-24-005 - An application by Abundant Praise Fellowship for a Certificate of Appropriateness for several exterior repairs and improvements at 540 S. Kansas City Avenue.

Chairman Bissell asked for the staff report.

Mrs. Frie presented the information as listed in the staff report.

Chairman Bissell asked if there were any questions.

Chairman Bissell asked if anyone had questions about the shadow box fence.

Commissioner Van Till asked what is a shadow box fence. Mrs. Frie described what a shadow box fence looks like.

Chairman Bissell asked if they would consider doing landscaping instead of fencing, that would save them some money. If you fence around the air conditioning unit it will affect the air flow of the unit.

The applicant (Gary Dornbach) said he would rather do landscaping.

Chairman Bissell said the next item for consideration is painting the brick.

Commissioner Spohn asked if the brick was damaged?

Mr. Dornbach said the brick looks old and on the back side of the building there is paint platter and they would like to make it look a little more professional.

Chairman Bissell said our design guidelines are very clear about not painting brick that has never been painted, and suggested purchasing some commercial stripper from a local hardware store to remove the

splattered paint. She said the paint would bubble up and be able to be peeled off.

Ms. Mehaffy said the Secretary of State Design Standards has some recommendations for removing paint from brick and we will send the applicant that information.

Commissioner Van Till reiterated the design guidelines are very clear about painting brick.

Commissioner Van Till made a motion to approve HPC-24-005 with the exception of landscaping being done instead of a fence and there is to be no painting of the brick on the building.

Commissioner Spohn seconded the motion. The motion carried.

Vote: Motion to approve 6-0-0

Yes: Commissioners: Bissell, Coutts, deFlon, Heartman, Spohn and Van Till.

No: Commissioners: None

Abstain: Commissioner None.

**Item 8.** COA: HOPC-24-006 – An application by Jeff Watkins for a Certificate of Appropriateness for several exterior repairs and updates at 111 N. Main Street.

Chairman Bissell asked for the staff report.

Mrs. Frie presented the information as listed in the staff report.

Chairman Bissell asked if there were any questions.

Chairman Bissell asked if the replacement of the garage door was going to be on the Main Street side of the building. Mr. Watkins said that was correct.

Commissioner Sphon asked if the garage door was going to be all glass. Mr. Watkins said it was, the idea being there might be a café there and you would be able to open the door or leave it down and have a ton of lighting. He would like to see some tables out there for outdoor seating.

Mr. Watkins said the main thing for them right now is to get the building sealed up to prevent any other damage. And would like to bring the building back to the way it was.

Chairman Bissell asked if he was going to keep the same size opening for the garage doors. The wood that is on them is not original. Mr. Watkins said he was. Chairman Bissell said it would be fine as long as he stayed with the original opening size. Chairman Bissell provided Mr. Watkins two original photos of the building for his records and reference.

Chairman Bissell asked if the upstairs apartments door was also being replaced. Mr. Watkins said yes.

Chairman Bissell asked where he would be replacing the siding. Mr. Watkins said it would be where the plywood is.

Commissioner Van Till said you can see in the photo that the existing wood is rotten.

Chairman Bissell asked if he was hiring someone to do the tuck pointing? Mr. Watkins said he is a licensed mason and will be doing the work himself. Chairman Bissell said there is a certain mortar that is to be used on historic buildings. He said he was going to use a commercial grade mortar.

Ms. Mehaffy said the Department of the Interior requires an N grade mortar for historic buildings, the commercial grade is too hard and the mortar will pop out if it's used.

Commissioner deFlon said it looks like a significant restoration. Mr. Watkins said he doesn't look at it that way, it's just a project and he enjoys doing it.

Chairman Bissell asked where he was going to be replacing the windows. Mr. Watkins said it would be the East and toward Broadway side. Chairman Bissell asked if it was the plan to have the windows fix in the existing opening. Mr. Watkins said yes that is the plan, they will be single hung windows.

Commissioner Van Till asked what were the rest of the windows on the building? Mr. Watkins said white vinyl.

Chairman Bissell asked if there were any more questions, hearing none she requested a motion.

Commissioner Hartman made a motion to approve HPC-24-006

Commissioner Spohn seconded the motion. The motion carried.

Vote: Motion to approve 6-0-0

Yes: Commissioners: Bissell, Coutts, deFlon, Hartman, Spohn and Van Till.

No: Commissioners: None

Abstain: Commissioner None.

**Item 9.** COA: HOPC-24-007 – An application by Jesseka Meek for a Certificate of Appropriateness for installing a sign at the business located 4653 S. Thompson Avenue.

Chairman Bissell asked for the staff report.

Mrs. Frie presented the information as listed in the staff report.

Chairman Bissell asked if there were any questions, hearing none she asked if there was a motion.

Commissioner Van Till made a motion to approve HPC-24-007

Commissioner Spohn seconded the motion. The motion carried.

Vote: Motion to approve 6-0-0

Yes: Commissioners: Bissell, Coutts, deFlon, Heartman, Spohn and Van Till.

No: Commissioners: None

Abstain: Commissioner None.

**Item 10.** COA: HOPC-24-008 – An application by Brenda Kilgore for a Certificate of Appropriateness for replacement of windows located at 414 S. Thompson Avenue.

Chairman Bissell asked for the staff report.

Mrs. Frie presented the information as listed in the staff report.

Ms. Mehaffy advised the commission that the city would need to know the use for the second floor to determine what type of windows would be required for emergency egress. The windows from a building stand point might need to be able to open for fire safety.

Chairman Bissell asked if the proposed windows on the second floor were going to be solid glass. Ms. Mehaffy said she believed that was the case. Chairman Bissell asked if they were going to be a sliding glass would that work? Ms. Mehaffy said she believed so.

The applicant is applying for the Paul Bruhn grant, when the application is sent for the grant the department of the interior may come back and say the windows have to be a certain way then the applicant would need to come back before the commission for approval.

Chairman Bissell said so we would just be approving the window opening size. Ms. Mehaffy said that is correct.

Chairman Bissell asked if there were any questions, hearing none she asked if there was a motion.

Commissioner Van Till made a motion to approve HPC-24-008 for windows that must match the existing size of the opening.

Commissioner Spohn seconded the motion. The motion carried.

Vote: Motion to approve 6-0-0

Yes: Commissioners: Bissell, Coutts, deFlon, Heartman, Spohn and Van Till.

No: Commissioners: None

Abstain: Commissioner None.

**Item 11.** COA: HPC-24-009 – an application by the City of Excelsior Springs for a Certificate of Appropriateness for demolition of the building at 237 E. Broadway Avenue.

Chairman Bissell asked for the staff report.

Mrs. Frie presented the information as listed in the staff report.



Commissioner Coutts said the west wall of that building is also in bad shape.

Chairman Bissell said since 2005 there have been 13 houses have come down. 9 of which were contributing. They were demolition due to neglect. At what point do we lose our historic boarding house district. Ms. Mehaffy said we will have to check on that. Part of the reason for this issue is the water that gets underneath the building and weakens the buildings. Unfortunately, we have to contact the state and let them know we have to tear down some houses because they are structurally unsafe.

Commissioner Van Till asked if the owner is aware of the condition of the building. Ms. Mehaffy said we have been trying to contact the owner for over three years with no response. If was taken to court and an administrative warrant was issued so the city could enter the building to asses the condition of the building. We have sent the owner a copy of the structural report we hope it reaches him somehow and then hopefully he will want to have a conversation with us.

Commissioner Hartman asked if the owner of the building would be responsible for the cost of the demolition. Ms. Mehaffy said yes it would be. If we do not get a response from him the City would pay for it then we would put a lean on the property.

Commissioner Spohn feels that we are starting to get ahead of this issue, however we do have some property owners that are not keeping up on the maintained of the properties.

Ms. Mehaffy said we have some programs in place now that were not in place before for instance the Missouri preservation act which I believe Dennis used also the 353-tax abatement program, and just this last year the vacant property registration program that is slowly working. We also have an agreement with NNI and Rebuilding Together.

Laura, Lisa and Kelli Kincade have been working together on the rental license and inspections are being taken care of. We are actively working those to improve the neighborhoods.

Chairman Bissell asked if there were any further questions, hearing none she asked if there was a motion.

Commissioner Hartman made a motion to approve HPC-24-009.

Commissioner Coutts seconded the motion. The motion carried.

Vote: Motion to approve 6-0-0

Yes: Commissioners: Bissell, Coutts, deFlon, Heartman, Spohn and Van Till.

No: Commissioners: None

Abstain: Commissioner None.

**Item 12.** COA: HPC-24-010 – an application by the City of Excelsior Springs for a Certificate of Appropriateness for demolition of the building at 408 E. Broadway Avenue.

Chairman Bissell asked for the staff report.

Mrs. Frie presented the information as listed in the staff report.

Commissioner Coutts asked if there was anyway to save some of the brick from this building for others to use. Ms. Mehaffy said who ever does the demo would own the brick and we won't have any rights to it.

Commissioner Van Till asked who owns this building? Ms. Mehaffy said the city owns the building.

Chairman Bissell asked if the beautiful stair cases had been removed? Ms. Mehaffy said that Kim and Gary Sanson went in a salvaged what could be saved out of both buildings. Mrs. Mize said the racoons had done a lot of damage to the inside of the building.

Chairman Bissell asked if there were any further questions, hearing none she asked if there was a motion.

Commissioner Spohn made a motion to approve HPC-24-010.

Commissioner Coutts seconded the motion. The motion carried.

Vote: Motion to approve 6-0-0

Yes: Commissioners: Bissell, Coutts, deFlon, Heartman, Spohn and Van Till.

No: Commissioners: None

Abstain: Commissioner None.

**Item 13.** COA: HPC-24-011 – an application by the City of Excelsior Springs for a Certificate of Appropriateness for demolition of the building at 418 E. Broadway Avenue.

Chairman Bissell asked for the staff report.

Mrs. Frie presented the information as listed in the staff report.

Chairman Bissell asked if any of the trim on the building was salvageable? Ms. Mehaffy said the city would be demolishing this building and city staff save as much as possible, a lot of time with buildings this old the wood trim is often very brittle. We will save as much of the rock that is on the building because we will use it to repair some of the rock retaining walls downtown.

Commissioner Spohn said it looks like the doors could defiantly be saved.

Chairman Bissell asked if there were any further questions, hearing none she asked if there was a motion.

Commissioner Van Till made a motion to approve HPC-24-011.

Commissioner Spohn seconded the motion. The motion carried.

Vote: Motion to approve 6-0-0

Yes: Commissioners: Bissell, Coutts, deFlon, Heartman, Spohn and Van Till.

No: Commissioners: None

Abstain: Commissioner None.

**Item 14.** Comments from Staff:

Ms. Mehaffy the National Park Service has a \$50,000.00 restaurant grant out now and they are taking nominations. We will email you the nomination form out to you.

The Paul Bruhn grant through the Missouri Main Street program has \$600,000.00 available you have to spend the money first and put 10% down and then be reimbursed. Then prove that you have followed the Secretary Department of Standards requirements. Staff is meeting with three of the property owners.

State Historic Preservation grants we went here about those until sometime in April.

We had a neighborhood meeting with the Isley district this last Sunday and had a couple of people attend. We hope to get one of the Historic grants to help us recognize Isley neighborhood as a local historic district.

We are also applying for a SHPO grant that will pay for camp and bring a national group in to our offices and we invite other historic municipalities in for a day of training.

Last Thursday Sonya, Molly and Melinda had a great conversation with EPA, DNR and KSU-TAB about 410 Superior. There is most likely going to be a recommendation that the building be torn down. Before we move forward with that, we are not shy about asking people for money. We are going to ask for some community visioning and some technical planning what could go there and also include the Isley neighborhood what they would like to see go there.

The KSU-TAB did the resource road map for us for the Hall of Waters building. We met with them in 2018/2019 and they did that. When we did that, they recommended we do the Save Americas Treasures grant and we were awarded that grant. We also received the RIASE grant. So, we have shared that back with KSU-TAB and they are super excited. No one has ever told them of those type successes. That's why we have asked them to come back and take a look at this building so we can go after additional grants.

We are getting ready to start the Comp plan process, Shantele will be diligently working on it for the next 18 months so she will be very busy. Eventually all of you will be asked to participate in part of that.

Laura Mize Spoke about the Historic awards nomination process. Historic Preservation month is in May which means we will need to start taking nominations, in the past year there were not any major projects. Would we want to go back to previous years. The forms are on the sign in table take some and think about if there is someone you would like to nominate. Nominations must be in by the end of March. Laura will have a presentation ready for the April meeting to make a decision on who will receive awards this year.

Ms. Mehaffy said if you cannot come up with a property that you feel deserves an award, you don't have to do awards this year. If that is the case you could think about what you would like to do in the month of May for some sort of education.

Also, for the April HPC meeting we will be beginning the meeting at 415 St Louis Ave. 221 Construction will be showing us what they will be doing to renovate the Mill Inn. Then we will come back to the Hall of Waters for our regular meeting.

Lisa has emailed several recent webinars for training credits lately, please let her know if you were able to participate in any of them.

Sonya Morgan asked about the CRIS webinar today. Lisa and Shantele watched the it today, it is a computer program that SHPO is thinking about using. It would store maps, survey cards and other information or the historic municipalities in Missouri. They have also sent out a survey to those that attended to gather opinions.

Sonya has been the liaison for Council she will be going off the council in April and will no longer be the liaison after 12 years of doing so.

**Item 15.** Comments from Commissioners:

Betty wanted to thank Lisa and Shantele for all there work on this large package.

The meeting was adjourned at 6:27 p.m.

**The next meeting of the Commission is April 10, 2024 at 5:00 p.m.**

Meeting Summary prepared by Lisa Morgan Historic Preservation Secretary



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**Community Development**  
**Historic Preservation Commission Meeting - 4/10/2024**

To: Commission Members  
From:  
Date  
RE: COA: HPC-24-014

**ATTACHMENTS:**

Description	Type	Upload Date
COA: HPC-24-014	Cover Memo	4/8/2024

**Community Development Department  
Historic Preservation Commission**

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



April 10, 2024

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

**Re:** Staff Report for Case No. HPC-24-014 – An application by Dale and Pam Myers for a Certificate of Appropriateness for various exterior improvements at 109 E Broadway.

**Historic District:** Hall of Waters District

**Background:** This commercial block, comprising two parts, represents a refined adaptation of the classic small-town Victorian commercial architecture. It has preserved its original storefront layout. Constructed in 1908, the Huey Building, alongside a nearly identical structure at 111 and 113 E Broadway, embodies the architectural style of the period. Initially serving as the premises for S.J. Huey's jewelry business from 1908 well into the 1920s, the building also accommodated offices on its second floor, notably a dentist's office in 1917. Despite minor modifications to its ground floor, the building maintains its historical authenticity. It is recognized as a significant contributing structure within the Hall of Waters District.

The applicant is submitting an application for the purposed exterior modifications, including:

1. The replacement of the existing pavers in the rear patio area with a stamped concrete pad.
2. The installation of new exterior doors at the back of the property.
3. The installment of new awnings to the storefront which will be black in color.

**Staff Review:** The US Department of the Interiors discusses the use of materials like stamp concrete in the context of historical buildings, especially in preservation and restoration efforts. Stamped concrete, which is concreted that is patterned, textured, or embossed to resemble brick, slate, flagstone, stone, tile, wood, and various other patterns and textures, can be used in landscaping and exterior improvements to match or compliments historic setting without causing damage to the original structure.

In accordance with the Historic Preservation Design Guidelines, it is advised that the original doors, frames, sidelights, and transoms be preserved or maintained. The applicant commits to diligently addressing the existing wood rot on the trim of the exterior back doors. Should the repair of the wood rot be feasible, the original doors will be retained. Conversely, in the event that the trim cannot be salvaged, the applicant proposes the installation of new doors and frame. This proposed replacement will match the dimensions of the original doors and will be designed to be compatible with the building's architectural style.

Non-permanent design features such as awnings can add an appropriate visual and functional element to an historic commercial area. It appears that the proposed awning materials will stay in harmony with the building and adjacent structures.

**Staff Recommendation/Action Requested:**

City staff finds the application is consistent with the Excelsior Springs Historic Preservation Guidelines.

Staff recommends approval of the COA application.

Respectfully Submitted,  
Shantele Frie  
City Planner

Attachments: Exhibit A – COA Application  
Exhibit B -Photographs of stamped concrete  
Exhibit C- Photograph of proposed doors  
Exhibit D- Excelsior Springs Historical Survey  
Exhibit E- Excelsior Springs Historic Design Guideline for doors 7.38 (pg 80)  
Exhibit F- Historical Preservation Design Guidelines for Awning 7.67 (pg 85)



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

FOR OFFICE USE ONLY  
Fee: \$25.00  
Date Received: 3-11-24

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. COA: HPC-24-014  
Administrative ☐ HPC ☒  
(for office use only)

Date: 3/4/24 Property Address: 109 E. Broadway  
Applicant: Dale + Pam Myers Telephone No.: 405-626-6102  
Applicant's Mailing Address: 109 A East Broadway  
Email: Huey.Hidden.kault@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

Pam Myers  
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.

Remove tree which is uprooting patio  
Replace back patio which is currently pavers uneven due to overgrowth of tree roots.

Remove tree & roots remove sewer which due to invasion of tree roots into pipe, patio

Replace patio <sup>with</sup> utilizing ~~new~~ stamped concrete.

Paint extension fence black currently white / Rusted

Replace back extension double doors in building

Change extension awning from blue to black front

Paint window trim black currently blue

Remove Deck on second story which will cover back patio.

Signage for front


Replace repair <sup>2nd</sup> signage bracket

move AC from 2<sup>nd</sup> story balcony to roof.



**Handyman & A Greenthumb, LLC**

Oct 17, 2020 · 🌐

 **Message Handyman & A Greenth...**



4

1 comment 2 shares



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**Comment**



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2 of 3



**Handyman & A Greenthumb, LLC**

Mar 2 • 🌐

 **Message Handyman & A Greenth...**



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**Comment**



**Send**

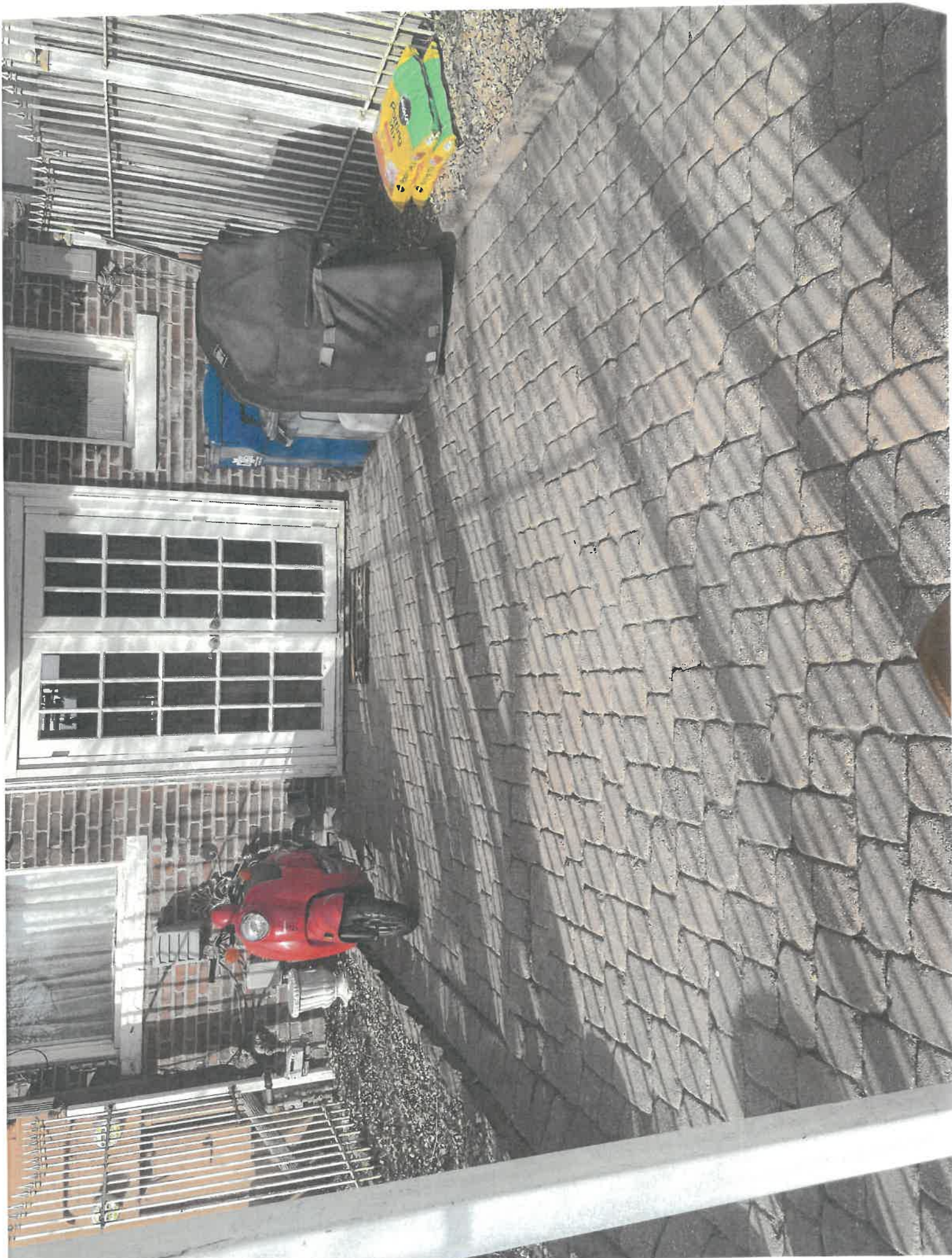


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# EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 66

<p>1. Property name, present</p> <p>Property name, historic Huey Building</p> <p>2. Address/location 109 E. Broadway Excelsior Springs, MO 64024</p> <p>4. Owner's name and address Vivian L. Burdick RR 1, Box 408 Camden, MO 64107</p> <p>5. Building <input checked="" type="checkbox"/> Structure Site <input type="checkbox"/> Object</p> <p>6. Use, present Commercial</p> <p>Use, original Residential <i>OFFICE</i></p>	<p>7. Location Map</p>
<p>8. Date of construction (or estimate) 1908</p> <p>9. Changes <i>added</i> Altered Addition Moved</p> <p>10. Architect/engineer/designer</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: High Style Two-part commercial block Elements <input checked="" type="checkbox"/> Victorian Commercial <i>40 64</i> Vernacular</p> <p>13. Plan Shape Rectangle <i>RC</i></p>	<p>14. Number of stories 2</p> <p>15. Roof type and material <i>54</i> Flat/not visible <i>99</i></p> <p>16. Type of construction Masonry <i>UB</i></p> <p>17. Exterior material(s) <i>30</i> Brick <i>other 30 99 40</i></p> <p>18. Foundation material(s) <i>01</i></p> <p>19. Porch(es) <i>n/a R1</i></p>

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 east 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 east entrance is a simple wood door, with transom area above closed down with wood. The main ground level entrance is glass, with a aluminum screen door and air conditioning unit in the 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 vertical panels of wood. 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 with a stone inset panel with the words "Huey 1908". 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. Although nearly identical to the two buildings to the east, this structure is slightly taller; consequently, the second story windows, and the storefront cornice area is higher.



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21. Description of environment and outbuildings 109 E. Broadway is in a row of commercial buildings which are adjacent to the Hall of Waters. Commercial buildings are also across E. Broadway to the north.

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22. History and significance The Huey Building was constructed in 1908, along with the nearly identical buildings at 111 and 113 E. Broadway. This particular building housed the jewelry business of S.J. Huey from 1908 to at least the early 1920's. Offices were located on the second floor, including a dentist in 1917. Although somewhat altered on the ground level, it still retains its integrity from the historic period.

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23. Sources of information Sanborn maps; city directories.

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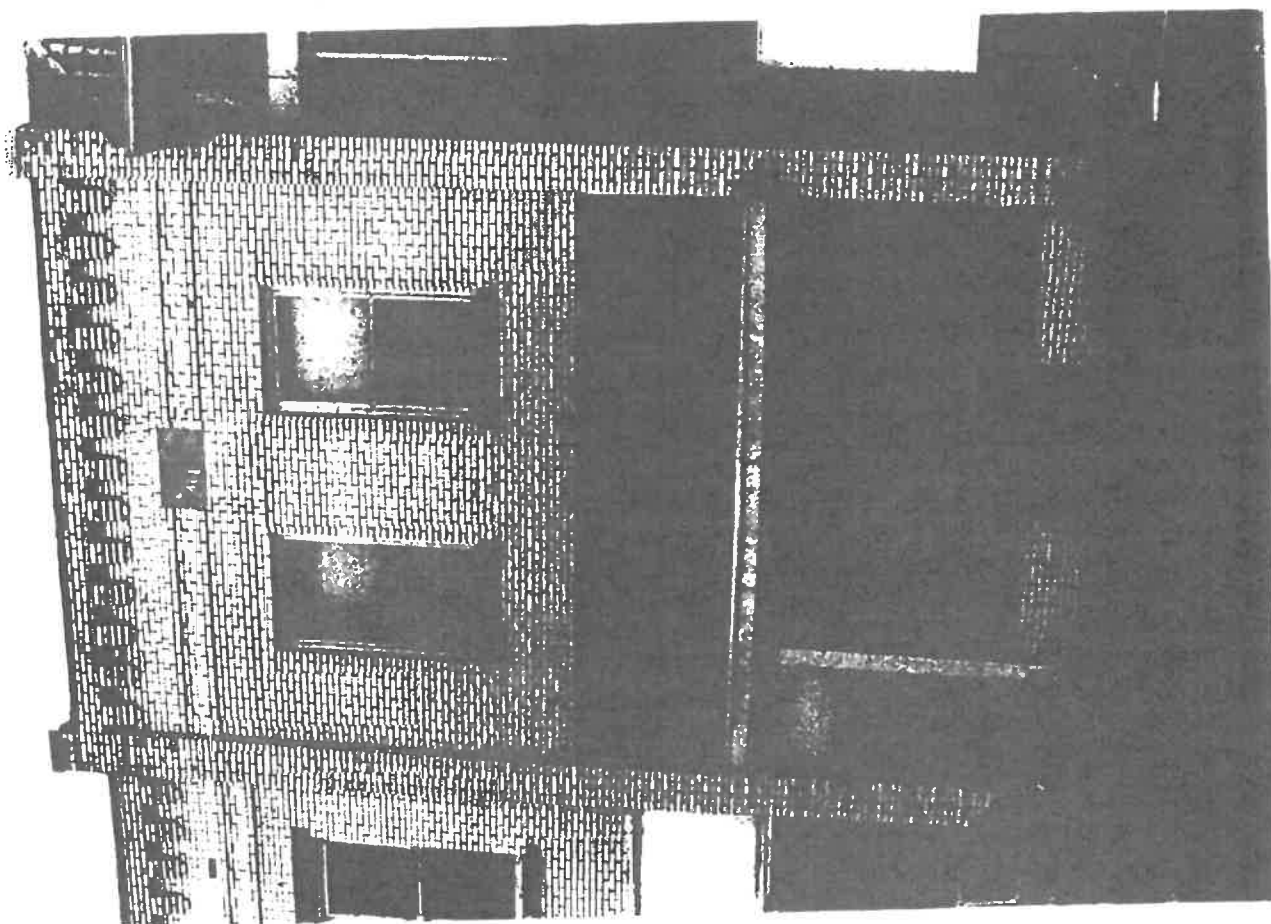
24. Prepared by  
Deon Wolfenbarger  
Three Gables Preservation  
9550 NE Cookingham Drive  
Kansas City, MO 64157

25. Date of survey January, 1993

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

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27. Negative: roll# B frame# 38







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**Community Development**  
**Historic Preservation Commission Meeting - 4/10/2024**

To: Commission Members  
From:  
Date  
RE: COA: HPC-24-015

**ATTACHMENTS:**

Description	Type	Upload Date
COA: HPC-24-015	Cover Memo	4/8/2024

**Community Development Department  
Historic Preservation Commission**

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



April 10, 2024

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

**Re:** Staff Report for Case No. HPC-24-015 – An application by Francesca Cole for a Certificate of Appropriateness to change the signage at 113 W. Broadway.

**Historic District:** Hall of Waters District

**Background:** The front (north) side of this single commercial block has undergone modifications, yet it still features a split into distinct storefront sections. These two sections are symmetrical, with entrance doors positioned centrally on each half of the structure. The storefronts' wall planes taper inward from the edges, creating a recess for the metal-framed, glass doors. Above each door, a fixed glass transom is installed. Adjacent to the entrances, there are two expansive, stationary display windows framed in metal on either side. At the building's midpoint stands a square, metal-clad post that supports the set-back entrances. The external wall covering on the front side is entirely sheathed in corrugated aluminum panels, which are placed vertically in the cornice region and horizontally below the display windows in the bulkhead area.

The applicant proposes the installation of a circular wooden sign with a diameter of thirty-six inches, featuring the business logo. This sign will be finished in black to complement the storefront's color scheme, with the lettering engraved into the wood and painted white for contrast. The sign will be sealed with a layer of clear urethane to ensure durability and protection against environmental factors. It will be equipped with metal loop hangers at the top for attachment to the pre-existing hardware on the storefront façade. The lower edge of the sign will be situated approximately 10.5 feet above the ground level, measured from the concrete surface beneath.

**Staff Review:** The design guidelines suggest signage that is appropriate in size, scale and color to historic buildings. Signs should be scaled to pedestrians rather than to automobiles, and projecting signs can be appropriate if historic precedence is established for that building and area. The Commission has been consistent in supporting this type and size of projecting sign along the Broadway commercial area.

The design and size of the proposed signage are deemed suitable for the building and the neighboring commercial properties, aligning with the Excelsior Springs Historic Preservation Design Guidelines. According to the City of Excelsior Springs Code, projecting signs are required to maintain a clearance of at least 9 feet from the ground level. The sign in question meets these regulatory requirements, adhering to the city code parameters.

**Staff Recommendation/Action Requested:** Staff recommends approval of the COA application.

Respectfully Submitted,

Shantele Frie  
City of Excelsior Springs

City Planner

Exhibit A- COA Application

Exhibit B- Photograph of Sign

Exhibit C- Excelsior Springs Historical Survey

Exhibit D- Excelsior Springs Historical Preservation Design Guidelines Signage page 111



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

FOR OFFICE USE ONLY  
Fee: \$25.00  
Date Received: 3-18-24

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. COA HPC-24-015  
Administrative ☐ HPC ☒  
(for office use only)

Date: 3-18-24 Property Address: 113 W. Broadway  
Applicant: Francesca Cole Telephone No.: 816-401-8941  
Applicant's Mailing Address: 2300 Arbor Lane, ESMD 64024  
Email: ciabellacsmo@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  
X SIGNAGE      \_\_\_\_ DEMOLITION  
\_\_\_\_ BUILDING RELOCATION      \_\_\_\_ REGRADING/FILL

Francesca Cole  
Applicant Signature

Reviewed, Planning & Zoning

Approved, HPC Chairman

Disapproved, HPC Chairman

Approved Building Official

Disapproved Building Official

PAID  
MAR 18 2024  
BY: [Signature]

CITY OF EXCELSIOR SPRINGS  
R E P R I N T  
\*\*\* CUSTOMER RECEIPT \*\*\*  
Date: 3/19/24 01 Receipt no: 21728

FED

Description	Quantity	Amount
31824		
PP PERMITS - P & Z FEES	1.00	\$25.00
113 W BROADWAY		

Tender detail	\$25.00
CA CASH	\$25.00
Total tendered	\$25.00
Total payment	\$25.00

Trans date: 3/18/24 Time: 15:29:53

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

Three foot (36 inch) diameter, round wooden sign with business logo. The sign will be painted black to match the color of the storefront, and the lettering will be carved into the wood, and painted white. The sign will be coated in a spare urethane to protect it from the elements. There will be metal loop hangers coming out of the top of the sign to hang it on the existing hardware that is mounted on the storefront.

## Lisa Morgan

---

**From:** Francesca Cole <ciaobellaesmo@gmail.com>  
**Sent:** Wednesday, March 20, 2024 3:07 PM  
**To:** Lisa Morgan  
**Subject:** Signage at 113 W Broadway

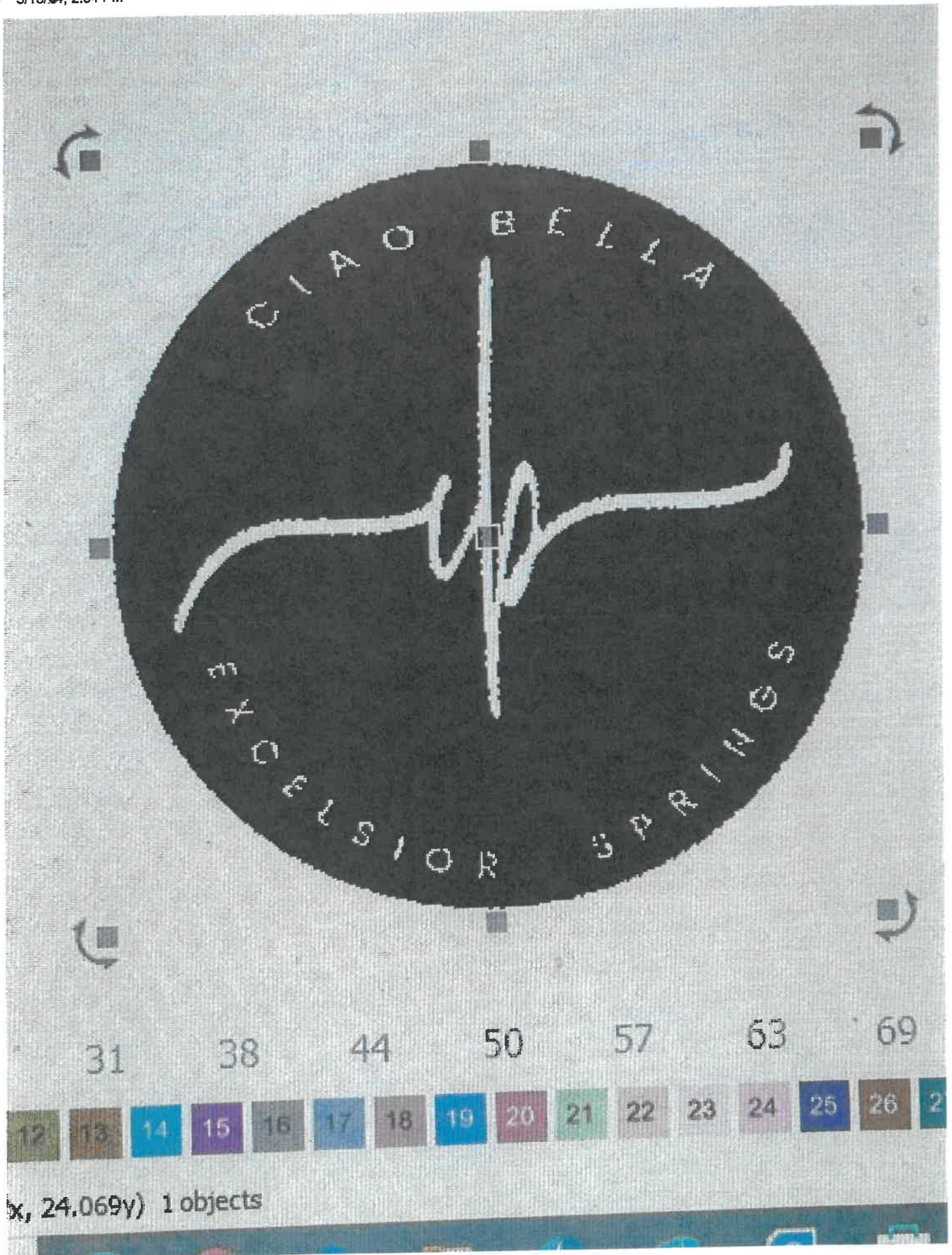
Hi Lisa!

I had my sign person come down and take measurements as you requested. The hardware that is mounted outside of the business measures 14 foot from concrete to the mounting hardware. There will be approximately a 6 inch hanger attaching the sign to the hardware, and the sign measures 3 foot in diameter. There will be approximately 10.5 feet from concrete to sign.

If you have any questions, please let me know.

Thank you!  
Francesca Cole  
Ciao Bella ES





# EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 63

<p>1. Property name, present <b>Wood Heating &amp; Cooling</b></p> <p>Property name, historic <b>Don Shelton Clothing; A.M. Howard Druggist; Bewley's</b> <i>113-115 West Broadway Street Building</i></p> <p>2. Address/location <b>113-115 W. Broadway</b> <b>Excelsior Springs, MO 64024</b></p> <p>4. Owner's name and address <b>George &amp; Raymond Wood</b> <b>P.O. Box 540</b> <b>Excelsior Springs, MO 64024</b></p> <p>5. Building <input checked="" type="checkbox"/> Structure Site <input type="checkbox"/> Object</p> <p>6. Use, present <b>Commercial</b></p> <p>Use, original <b>Commercial</b> <i>BE</i></p>	<p>7. Location Map</p>
<p>8. Date of construction (or estimate) <b>ca. 1900</b></p> <p>9. Changes <i>(none)</i> Altered <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Moved <input type="checkbox"/></p> <p>10. Architect/engineer/designer</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: <b>High Style One-part commercial block</b> Elements Vernacular <input checked="" type="checkbox"/> <i>LT</i></p> <p>13. Plan Shape <b>Rectangle</b> <i>p</i></p>	<p>14. Number of stories <b>1</b></p> <p>15. Roof type and material <i>FL</i> <b>Flat/not visible</b></p> <p>16. Type of construction <b>Masonry</b> <i>TL</i></p> <p>17. Exterior material(s) <b>Aluminum siding, brick</b> <i>SS 3/4</i></p> <p>18. Foundation material(s) <i>DI</i></p> <p>19. Porch(es) <i>n/a RI</i></p>

20. Additional physical description This one-part commercial block has had its front (north) elevation altered, although it retains its division into two separate storefronts. The two storefronts are mirror images of each other, with the entry doors to each side located in the center of the building. The wall plane of each storefront angles in from the corners, so that the metal framed, glass entry doors are recessed. Each door has a fixed, glass transom above. Flanking the entries are two large, fixed pane display windows with metal frames. There is a square post covered with metal in the center of the building, supporting the recessed entrances. All exterior wall cladding on the front elevation has been covered with corrugated aluminum sheeting--running vertically in the cornice area, and horizontally in the bulkhead area under the display windows.

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21. Description of environment and outbuildings 113-115 W. Broadway is located within a solid block of commercial buildings, within a linear commercial district. Commercial buildings are located across W. Broadway to the north.

---

22. History and significance This commercial building was constructed between 1894 and 1900, replacing earlier frame commercial buildings. 115 W. Broadway housed the Don Shelton Clothing store from 1900 through at least the 1910's. A drug store was in 113 W. Broadway during the first years after the turn of the century. By 1913, however, Don Shelton had expanded into this side of the building as well. Bewley's and the Crown Market were located here in 1940. The current appearance of the building does not reflect its historic associations, however.

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

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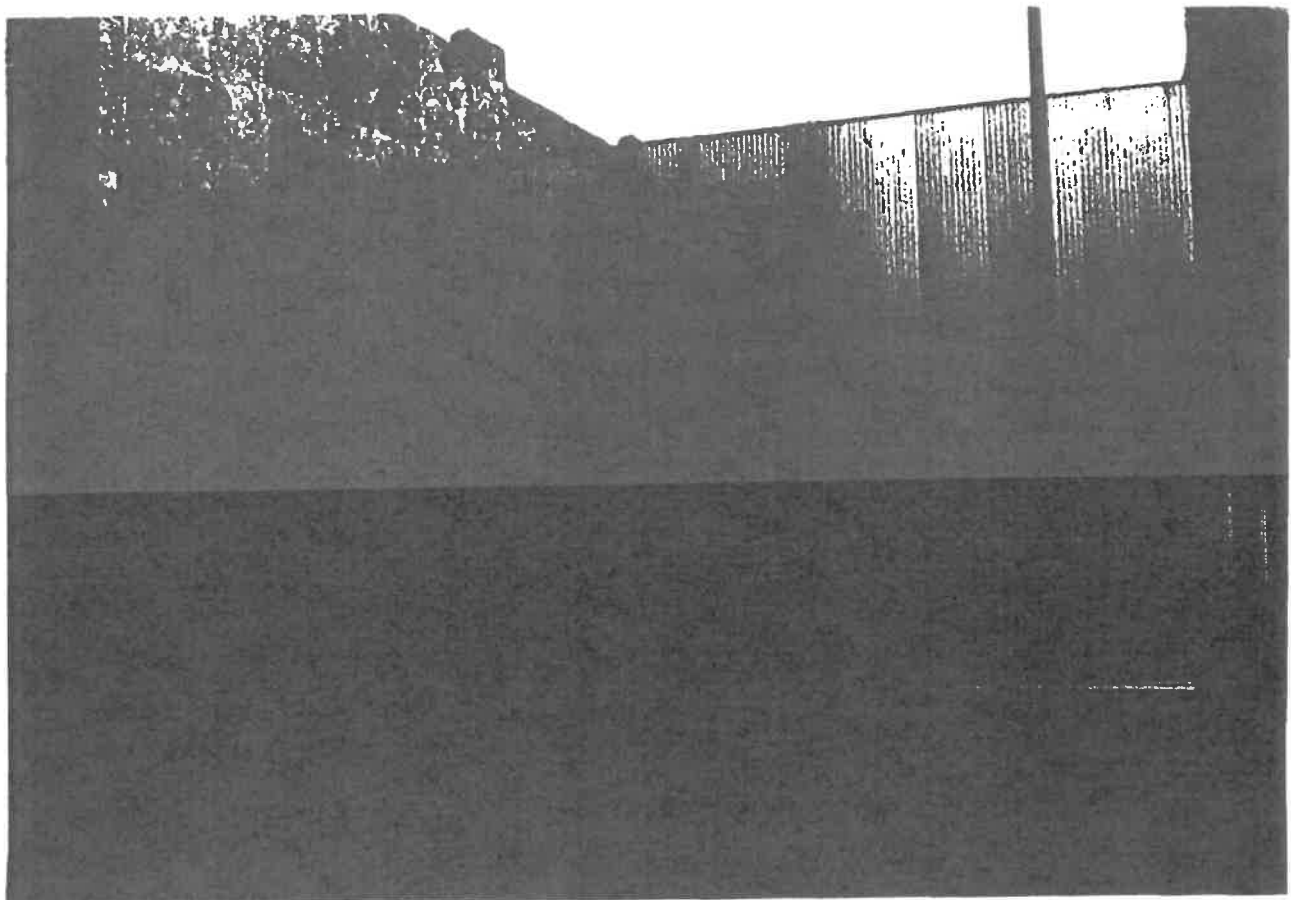
24. Prepared by  
Deon Wolfenbarger  
Three Gables Preservation  
9550 NE Cookingham Drive  
Kansas City, MO 64157

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# 31









---

**Community Development**  
**Historic Preservation Commission Meeting - 4/10/2024**

To: Commission Members  
From:  
Date  
RE: COA: HPC-24-016

**ATTACHMENTS:**

Description	Type	Upload Date
COA: HPC-24-016	Cover Memo	4/8/2024

**Community Development Department  
Historic Preservation Commission**

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



April 10, 2024

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

**Re:** Staff Report for Case No. HPC-24-016 – An application by Firefly Events for a Certificate of Appropriateness for placement of new sign located at 101 Spring Street.

**Historic District:** Hall of Waters District

**Background:** Constructed around 1995, the commercial property situated at 101 Spring Street presents an opportunity as a fully outfitted dinner theater. This premier facility is constructed with high-quality materials and includes comprehensive theater equipment. It encompasses around 11,000 square feet of space, featuring a 1,015 square foot stage area. This venue offers a complete turn-key solution for even hosting, equipped with theatrical curtains, advanced lighting systems, stage props, and high-grade stainless steel kitchen appliances. Additionally, the building is furnished with all essential amenities required for performances, including dressing rooms for actors, tables, chairs, dishware, and bar equipment, ensuring a ready-to-operate venue.

The applicant proposes to install a new sign on the front façade of the building, intended to replace the existing “Paradise Playhouse” sign. This new sign, measuring eight feet by eight feet, is designed to mimic a neon aesthetic using acrylic materials and LED lighting for illumination. It will utilize the current electrical connections and mounting infrastructure for installation on the building.

**Staff Review:** The Historic Preservation Design Guidelines recommend that new signage be fitting in terms of size, scale, and color to the architectural integrity of historic structures. While this building is of more recent construction and does not contribute to the Hall of Waters Historic District, the dimensions and design of the proposed sign are deemed suitable for the front façade. Furthermore, the style of the proposed sign aligns with the stipulations outlined in the Historic Preservation Design Guidelines, indicating its permissibility within this context.

**Staff Recommendation/Action Requested:** City staff finds the application to be consistent with the Excelsior Springs Historic Preservation Guidelines and City Code regarding signs in a “C-2”-Service Business District.

Staff recommends approval of the COA application.

Respectfully Submitted,  
Shantele Frie  
City of Excelsior Springs  
City Planner

Attachments:

- Exhibit A- COA Application
- Exhibit B- Excelsior Springs Historical Survey
- Exhibit C- Historical Preservation Design Guidelines for Signage 10.20 (pg 111)



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

FOR OFFICE USE ONLY  
Fee: \$25.00  
Date Received: 3-20-24

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. COA: 24-016  
Administrative ☐ HPC ☒  
(for office use only)

Date: 3/19/24 Property Address: 101 Spring St Excelsior Springs, Mo  
Applicant: Firefly Events Telephone No.: 816-200-7737  
Applicant's Mailing Address: 101 Spring St Excelsior Springs Mo 64024  
Email: contact@fireflyeventcenter.com  
Owner (if different from Applicant): Adam Lowe

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**  
MAR 20 2024

BY: TZe

Adam Lowe  
Applicant Signature

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

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

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

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

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





**PROJECT DESC**  
additional sheets if

The above sign will be affixed to the front exterior of the building replacing the area where Paradise Playhouse sign previously was. It will be 96" x 96" which is 2 feet smaller than the prior sign. It will have a neon look when lit but be constructed by acrylic and LED lighting. An electrician will mount the sign to the existing poles left from the previous sign. We are trying to stay true to the original neon look of the main signage to keep the historic feel of the building, while updating to our branding. In the daytime the sign colors will be black and gold and when lit at night will shine blue and gold as above.





---

**Community Development**  
**Historic Preservation Commission Meeting - 4/10/2024**

To: Commission Members  
From:  
Date  
RE: COA: HPC-24-017

**ATTACHMENTS:**

Description	Type	Upload Date
COA: HPC-24-017	Cover Memo	4/8/2024

**Community Development Department  
Historic Preservation Commission**

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



April 10, 2024

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

**Re:** Staff Report for Case No. HPC-24-017 – An application by Jeff Algie (ALG Commercial Properties) for a Certificate of Appropriateness to replace awning fabric located at 215-217 E Broadway Avenue.

**Historic District:** Hall of Waters District

**Background:** This two-part commercial block building, which contains architectural reference to turn of the century Victorian commercial structures, was built between 1900 and 1905. It contained clothing and dry goods for many years; later a drug store was housed at this location. The upper stories contained boarding rooms. It has had minor alteration over the years, and retains an unusual degree of integrity in its storefronts. The applicant is requesting COA approval for a replacement of the awning fabric which would be a forest green and natural (broad stripes) to better match the building colors.

**Staff Review:** Non-permanent design features such as awnings can add an appropriate visual and functional element to an historic commercial area. It appears that the proposed awning materials will stay in harmony with the building and adjacent structures.

**Staff Recommendation/Action Requested:** City staff finds the application can be consistent with the Excelsior Springs Historic Preservation Guidelines.

Staff recommends approval of the COA application.

Respectfully Submitted,

Shantele Frie  
City of Excelsior Springs  
City Planner

Attachments:

- Exhibit A- COA Application
- Exhibit B- Photographs of the proposed awnings
- Exhibit C- Excelsior Springs Historical Survey
- Exhibit D- Historic Preservation Design Guidelines for Awning 7.67 (pg 85)



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

FOR OFFICE USE ONLY  
Fee: \$25.00  
Date Received: 3-20-24

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. COA: HPC-24-017  
Administrative ☐ HPC ☒  
(for office use only)

Date: 3/20/2024 Property Address: 215-217 E. BROADWAY AVE  
Applicant: JEFF ALGIE ALG COMM Telephone No.: 816-868-7993  
Applicant's Mailing Address: 244 E BROADWAY AVE, ES, MO 64024  
Email: jalgie@aol.com  
Owner (if different from Applicant): ALG COMMERCIAL PROPERTIES

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**  
MAR 20 2024  
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

SEE ATTACHED.

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

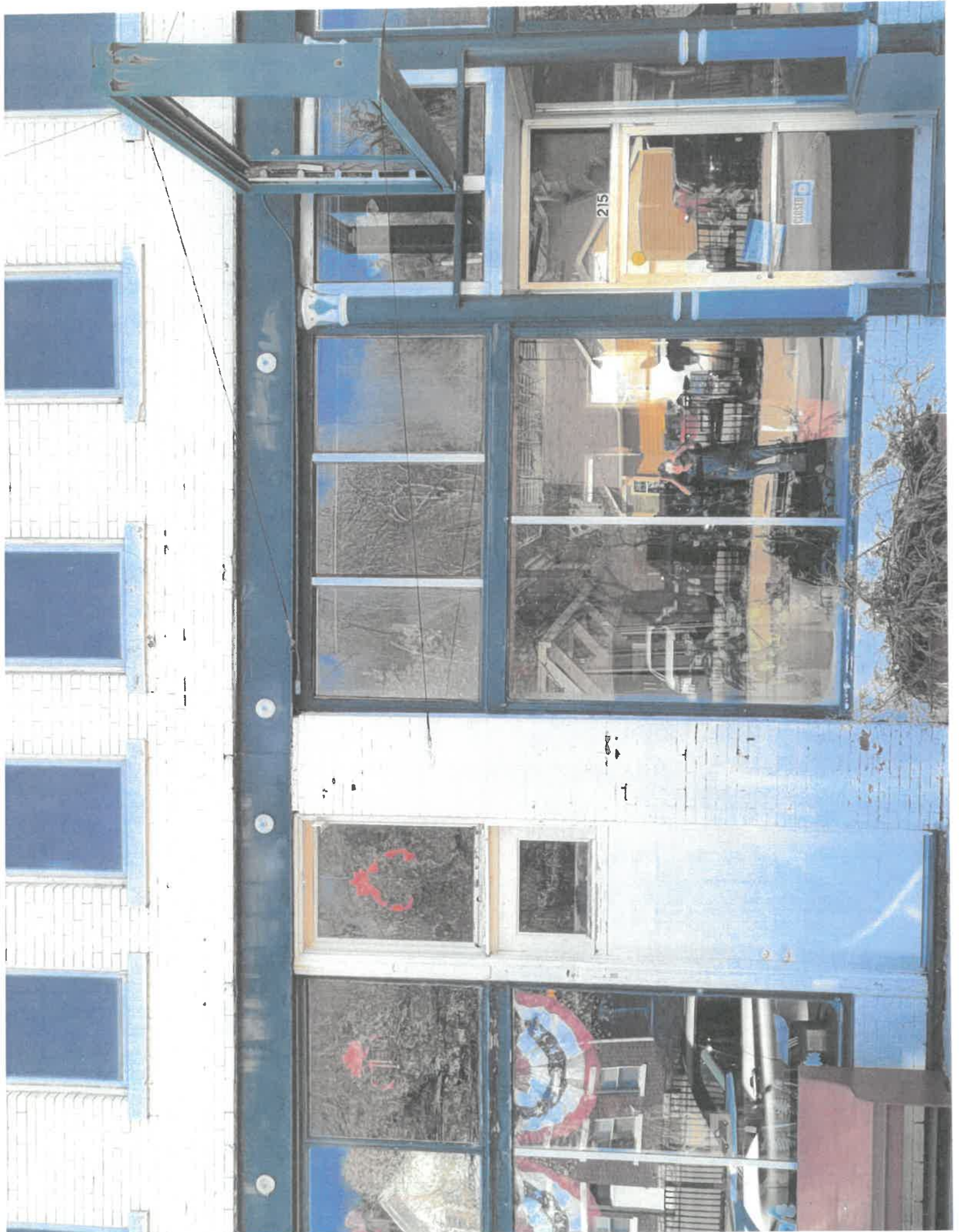
REPLACE AWNING FABRIC.

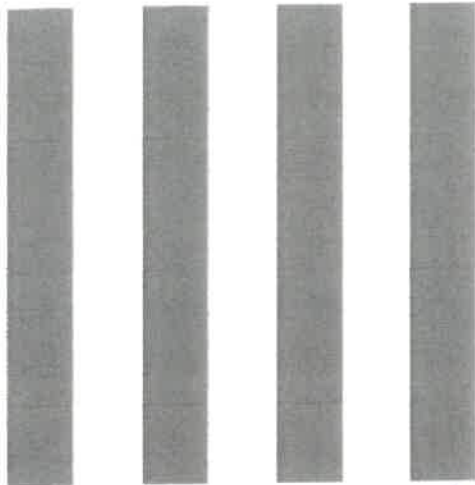
NOTE: CURRENT DARK TAUPE & NATURAL (BROAD STRIPES)

PROPOSED: FOREST GREEN & NATURAL (BROAD STRIPES)

TO BETTER MATCH BUILDING COLORS







## 46" Beaufort Forest Green/Natural 6 Bar

4806-0000

46" / 116.84 cm roll width

7.67" repeat

Made with 100% Sunbrella Acrylic

Selvedge is Left / Right

### Recommended Uses

Fixed Awnings, Retractable Awnings, Shade Sails,  
Umbrellas

### Warranty

10-year limited warranty

NOTE: PRINTED IS OF

POOR COLOR RENDERING

A PHYSICAL STYLE/COLOR SWITCH WILL  
BE AVAILABLE FOR ESHPC MTG.

### UPHOLSTERY / DRAPERY COORDINATES



54" Canvas Forest...

No. 5446-0000

54" Canvas Natural

No. 5404-0000

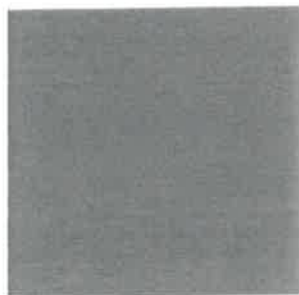
54" Linen Natural

No. 8304-0000

54" Sailcloth Salt

No. 32000-0018

### AWNING COORDINATES



46" Forest Green

No. 4637-0000

46" Natural

No. 4604-0000





## EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 73

1. Property name, present <b>Mary's Sun and Fun</b>	7. Location Map
Property name, historic <b>Weien &amp; Logue, Druggists;</b> <b>H.C. Tindall, Drugs</b> <i>215-217 East Broadway Street building</i>	
2. Address/location <b>215-217 E. Broadway</b> <b>Excelsior Springs, MO 64024</b>	
4. Owner's name and address <b>Ed &amp; Sue Berry</b> <b>2000 W. Jesse James</b> <b>Excelsior Springs, MO 64024</b>	
5. Building <input checked="" type="checkbox"/> Structure Site <input type="checkbox"/> Object	
6. Use, present <b>Commercial</b>	
Use, original <b>Commercial</b> <i>USE 121</i>	
8. Date of construction (or estimate) <b>ca. 1905</b>	14. Number of stories <b>2</b>
9. Changes <i>0000</i> <b>Altered Addition Moved</b>	15. Roof type and material <b>Flat/not visible</b> <i>FLAT</i>
10. Architect/engineer/designer	16. Type of construction <b>Masonry</b> <i>11L</i>
11. Contractor/builder/craftsman	17. Exterior material(s) <b>Brick</b> <i>30</i> <i>042, 50 30</i>
12. Style: <b>High Style Two-part commercial block</b> <b>Elements <input checked="" type="checkbox"/> Victorian Commercial 40 6-7</b> <b>Vernacular</b>	18. Foundation material(s) <b>Limestone</b> <i>43</i>
13. Plan Shape <b>Rectangle</b> <i>RC</i>	19. Porch(es) <b>n/a</b> <i>R 1 R 1</i>

20. Additional physical description This two-part commercial block building is divided into two storefronts on the ground level, but has a unified appearance on the second story. Both storefronts retain much of their original features, including galvanized iron pilasters. The recessed entries are centered in each half, and feature a transom window above. Two display windows flank either side of each door. The bulkhead area has been replaced with brick. Above the display windows and entry are original transom windows. A continuous metal lintel serves as the cornice to the storefront. The second story has nine, one-over-one, double-hung, wood sash windows. These have stone lugsills, and a double row of radiating brick voussoirs, with brick keystones. Above the windows is a decorative cornice band, which includes a denticulated row of brick, a band of raised brick crosses, a projecting cornice with corbelled brick brackets, and a double row of denticulated brick at the top. The west elevation, which faces the grounds of the Hall of Waters, has second story windows identical to those on the front (north) elevation, excepting for a simpler pattern in the arched brick lintels. The roof edge on the west has tile coping.



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21. Description of environment and outbuildings 215-217 E. Broadway is on the western edge of a row of commercial buildings. It is adjacent to the grounds of the Hall of Waters building. Across the street is a vacant lot, which contained the recently demolished Ball Clinic building.

---

22. History and significance This two-part commercial block building, which contains architectural references to turn of the century Victorian commercial structures, was built between 1900 and 1905. It contained clothing and dry goods stores for many years; later, a drug store was housed here. The upper stories contained boarding rooms--in 1908, The McKenzie was on the second story; in 1922, it was known as the Randall Rooms. 215 E. Broadway contained the Jonathan S. Lewis Dry Goods company in 1908. By 1922, it was owned by J.H. Cowman. In 1940, Weien & Logue, Druggists, operated their business here. 217 E. Broadway contained a clothing store from 1905 through 1909. During the decade of the 1910's and 1920's, however, it was the H.C. Tindall drug store. It has been little altered over the years, and retains an unusual (for Excelsior Springs) degree of integrity in its storefronts. It not only is a good example of a property type, but retains important associations with the variety of commercial enterprises found in Excelsior Springs.

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

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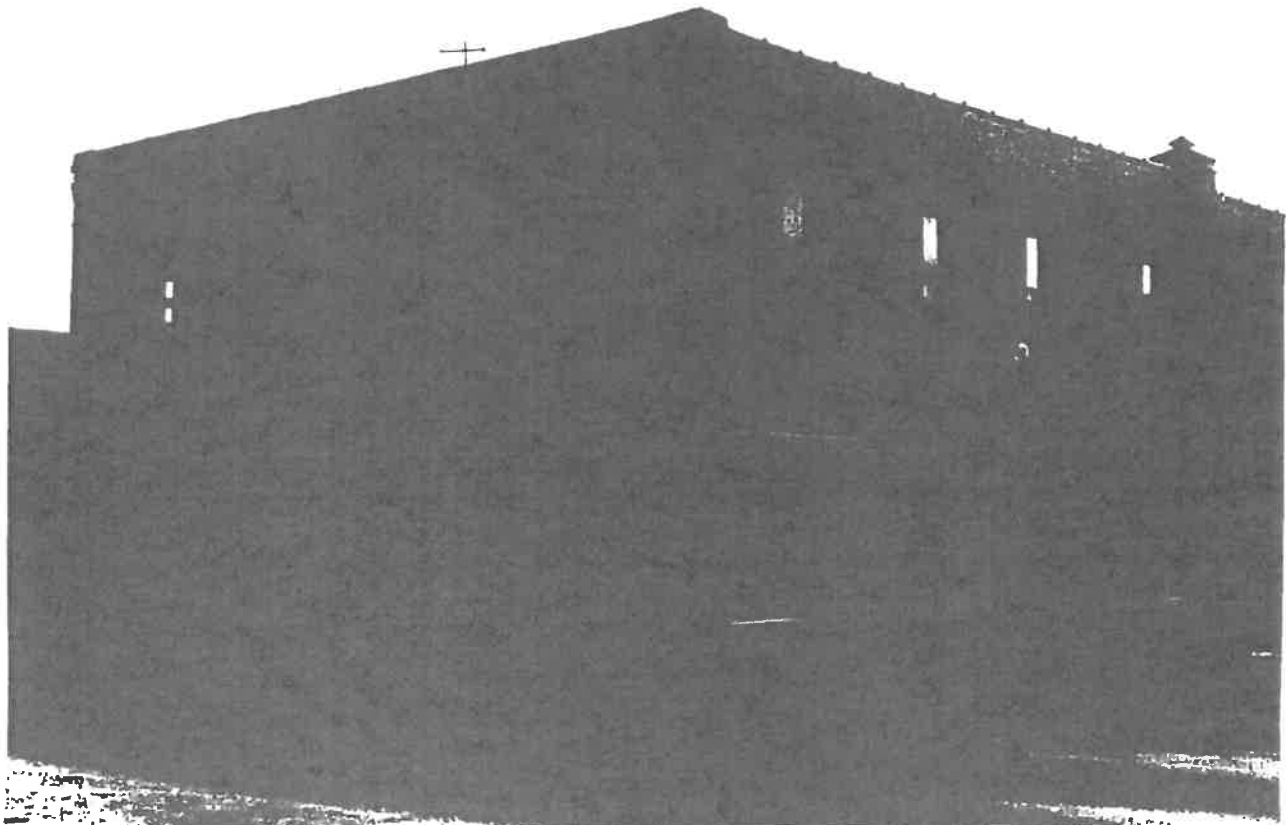
24. Prepared by  
Deon Wolfenbarger  
Three Gables Preservation  
9550 NE Cookingham Drive  
Kansas City, MO 64157

25. Date of survey January, 1993

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

---

27. Negative: roll# A frame# 23







---

**Community Development**  
**Historic Preservation Commission Meeting - 4/10/2024**

To: Commission Members  
From:  
Date  
RE: COA: HPC-24-018

**ATTACHMENTS:**

Description	Type	Upload Date
COA: HPC-24-018	Cover Memo	4/8/2024

**Community Development Department  
Historic Preservation Commission**

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



April 10, 2024

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

**Re:** COA: HPC-24-018 – An application by Rezzy LLC for a Certificate of Appropriateness for replacement of two large boarded area with windows 417 S. Thompson Avenue.

**Historic District:** Hall of Waters District

**Background:** The façade of this single-section commercial building has been significantly transformed through the application of stucco across the entire front. The stucco finish extends slightly beyond the edge of the parapet roof, concealing the previously exposed, corbelled brick cornice. At the center, the entrance is designed as a recessed doorway, featuring a glass door framed in metal. A wrought iron railing extends along the entire length of the front façade, leading up to the entry door.

The applicant seeks a Certificate of Appropriateness for the removal of wood currently installed in window openings, with the intention to install replacement windows in these spaces.

**Staff Review:** The Historic Preservation Design Guidelines strongly advocates for the restoration of original architectural features wherever feasible, and suggest using materials of a similar kind for any necessary replacements. It is recommended that any window replacements should align with the original design in terms of configuration, size, and dimensions.

Restoration of the storefront to its original, earliest form is achievable. Given that the building's current façade deviates from the downtown aesthetic due to alterations, initiatives aimed at reverting the building to its original state should be highly encouraged, particularly when proposed by an applicant committed to adhering to preservation guidelines and respecting historical significance. Proper restoration of this structure to its authentic appearance would not only enhance the architectural unity of the commercial block on South Thompson Avenue but also enrich the overall value of the Historic District.

**Staff Recommendation/Action Requested:** City staff finds this application and proposed project to be consistent with the Historic Preservation Design Guidelines.

City staff recommends approval of the COA.

Respectfully Submitted,  
Shantele Frie  
City Planner

**Attachments:** Exhibit A – COA Application  
Exhibit B – Excelsior Springs Historical Survey  
Exhibit C- Chapter 7 Guidelines for the treatment of windows of Historic Properties



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

FOR OFFICE USE ONLY

Fee: \$25.00

Date Received: 3-20-24

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. COA! HPC-24018  
Administrative ☐ HPC ☒  
(for office use only)

Date: 3/20/24 Property Address: 417 S. Thompson Ave.  
Applicant: REZZY LLC Telephone No.: 816-716-1272  
Applicant's Mailing Address: PO Box 572 Excelsior Spring MO. 64024  
Email: churckderkurath@gmail.com  
Owner (if different from Applicant): Charles and Songa Dickkurath  
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

  
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.

1) Replace space that is presently  
boarded closed with wood with window  
Please see attached images

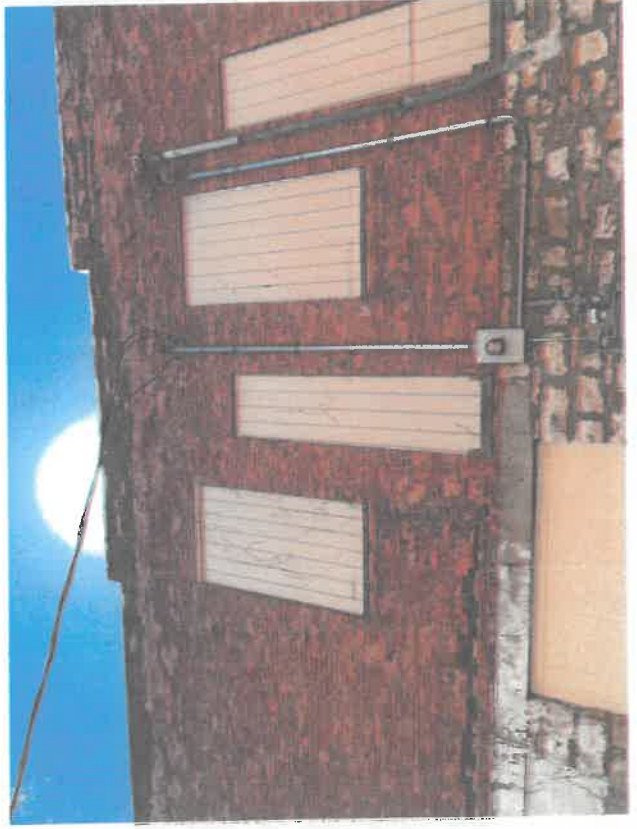


417 S THOMPSON AVE EXCELSIOR SPRINGS, MO 64024

WINDOWS  
INTERIOR



WINDOWS  
EXTERIOR



# EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 102

1. Property name, present	The Daily Standard	7. Location Map
Property name, historic	Standard Publishing Co.;	
The Atlas	417 Thompson Avenue Building	
2. Address/location		
417 Thompson Ave.		
Excelsior Springs, MO 64024		
4. Owner's name and address		
Excelsior Publishing Co.		
417 Thompson Ave.		
Excelsior Springs, MO 64024		
5. Building <input checked="" type="checkbox"/> Structure		
Site <input type="checkbox"/> Object		
6. Use, present	Commercial	
Use, original	Commercial 02E	
8. Date of construction (or estimate)	ca. 1913	14. Number of stories
		1
9. Changes <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		15. Roof type and material
Altered <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Moved <input type="checkbox"/>		Flat/not visible Et 99
10. Architect/engineer/designer		16. Type of construction
		Masonry UD
11. Contractor/builder/craftsman		17. Exterior material(s)
		Stucco 61
12. Style:	High Style	18. Foundation material(s)
Elements		not visible Et
Vernacular <input checked="" type="checkbox"/> One-part commercial block 69		19. Porch(es)
13. Plan Shape	Rectangle RL	n/a R1

20. Additional physical description This one-part commercial block has had its front facade drastically altered with the application of stucco over the entire facade. The smooth stucco surface slightly projects at the parapet roof edge, covering a former projecting, corbelled brick cornice. The centrally located entry door is recessed, and has a glass door with metal frame. Wrought iron railing runs the length of the front facade to the entry door. Large plastic letters above the door serve as the sign for "The Daily Standard". At the lintel level of the door, four lights with shades projecting light both up & down are lined across the front of the building.



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21. Description of environment and outbuildings 417 Thompson Ave. is in a row of commercial buildings, at the juncture where Thompson Ave. angles slightly more to the north. Thus is it not connected to the adjoining building on the north; instead, there is a small, angled lot in between.

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22. History and significance 417 Thompson Avenue was constructed sometime between 1909 and 1913, when the building served as a hardware store. In 1917, it housed the Clay County Hardware Company (and possibly Westbrook's Tin Shop and Menco & Christoff, confectioners as well). In 1922, The Atlas operated at this address, and the 1926 Sanborn map shows a bank located here (the Excelsior Trust Bank). By 1942, the Daily Standard operated their newspaper and publishing company out of this building. Previously, they had been located in the building adjoining this on the south. Historic photographs show a brick building with a projecting cornice with corbelled brick "brackets". The storefront had a wide transom area above. A sulphur well was located behind the building. Today, the former site of the well has a concrete pad over it.

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23. Sources of information Sanborn maps; city directories; 1940 Excelsior Springs Telephone Book. Interview w/Cecil Brunke.

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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

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27. Negative: roll# 1 frame# 20

*(attach black and white photograph here)*

# THE DAILY STANDARD

WOW OPEN  
SATURDAYS  
8a-12m

2





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**Community Development**  
**Historic Preservation Commission Meeting - 4/10/2024**

To: Commission Members  
From:  
Date  
RE: COA: HPC-24-020

**ATTACHMENTS:**

Description	Type	Upload Date
COA: HPC-24-020	Cover Memo	4/8/2024

**Community Development Department  
Historic Preservation Commission**

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



April 10, 2024

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

**Re:** COA: HPC-24-020 – An application by Susan Blaser for a Certificate of Appropriateness for replacement of exterior front patios located at 328 E Broadway.

**Historic District:** Boarding House District

**Background:** Situated at 328 E Broadway, The Colonial Hotel exemplifies architectural symmetry as a three-story building constructed from red brick. Built in the year 1924, it stands as quintessential representation of colonnaded apartment architecture—a style prevalent in smaller cities and urban localities. This architectural design is distinguished by its multi-story verandas, which are upheld by columns made of brick. The Colonial Hotel features a three-tiered porch, supported by four square brick columns that nearly the building’s full height. The porch is topped with shed roof that originates from the base of a plain parapet and spans the building’s width, preserving its historical appearance to the present day.

The applicant is requesting a Certificate of Appropriateness for removal of the existing porches, which are to be reconstructed in alignment with their historical design. Additionally, the new porch railings will be constructed in compliance with modern building code standards, featuring a height of 36 inches. The windows trim will be painted the same white.

**Staff Review:** The recommendation from Historic Preservation Design Guidelines to replace original porches, balconies, elements, or materials that are beyond repair “in-kind” underscores the importance of maintaining the historical integrity and aesthetic continuity of historical structures. “In-kind” replacement means using materials and construction methods that closely match the original ones in appearance, composition, and design. This approach helps to ensure that any interventions do not detract from the historic character and significance of the property.

When it comes to adding new porches, balconies, and decks, the emphasis on designing these additions to be compatible with the historic building’s style and material is crucial. Compatibility refers to not only visual aspects, such as architectural style and materials but also to the proportions, details, and craftsmanship that characterize the historic building. This ensures that new additions contribute positively to the overall character of the historic site, blending seamlessly with the existing structures while meeting current needs.

**Staff Recommendation/Action Requested:** City staff finds this application and proposed project to be consistent with the Historic Preservation Design Guidelines.

City staff recommends approval of the COA.

Respectfully Submitted,  
Shantele Frie  
City Planner

Attachments: Exhibit A – COA Application  
Exhibit B – Excelsior Springs Historical Survey  
Exhibit C- Chapter 7.74 Guidelines for Porches, Balconies, and Decks (pg 86)





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

FOR OFFICE USE ONLY  
Fee: \$25.00  
Date Received: 4-1-24

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. COA: HPC-24-020  
Administrative ☐ HPC ☒  
(for office use only)

Date: 03/23/2024 Property Address: 328 E Broadway, 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: ☒ 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  
APR 01 2024  
BY: \_\_\_\_\_

[Signature]  
Applicant Signature

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

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

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

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

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



Outer patios will be rebuilt. They will be rebuilt in the same historic manner. The railing will be raised to provide the required height. The windows will be painted white to match the current color.



Survey number: <b>CL-AS-015-033</b>		2. SURVEY NAME: <b>Boardinghouse Historic Resource Inventory</b>	
3. COUNTY: <b>CLAY</b>		4. ADDRESS (STREET NO. <b>328</b>	STREET (NAME) <b>East Broadway</b> Street
5. CITY: <b>Excelsior Springs</b>	Vicinity <input type="checkbox"/>	6. UTM <b>/</b>	OR LAT: <b>39.34249</b> LONG: <b>-94.22022</b>
8. HISTORIC NAME (IF KNOWN): <b>Colonial Apartments</b>		9. PRESENT/OTHER NAME (IF KNOWN): <b>Colonial Hotel</b>	
10. OWNERSHIP <input type="checkbox"/> PRIVATE <input type="checkbox"/> PUBLIC		11A HISTORIC USE (IF KNOWN): <b>DOMESTIC: Multiple Dwelling</b>	
		11B CURRENT USE: <b>DOMESTIC: Multiple Dwelling</b>	

### HISTORICAL INFORMATION

12. CONSTRUCTION DATE: <b>c. 1924</b>	15. ARCHITECT:	18. PREVIOUSLY SURVEYED? <input checked="" type="checkbox"/> CITE SURVEY NAME IN BOX 22 CONT. (PAGE 2)
13. SIGNIFICANT DATE/PERIOD:	16. BUILDER/CONTRACTOR:	19. ON NATIONAL REGISTER? <input checked="" type="checkbox"/> INDIVIDUAL <input type="checkbox"/> DISTRICT CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 2)
14. AREA(S) OF SIGNIFICANCE:	17. ORIGINAL OR SIGNIFICANT OWNER:	20. NATIONAL REGISTER ELIGIBLE? <input type="checkbox"/> INDIVIDUALLY ELIGIBLE <input type="checkbox"/> DISTRICT POTENTIAL <input type="checkbox"/> C <input type="checkbox"/> NC <input type="checkbox"/> NOT ELIGIBLE <input type="checkbox"/> NOT DETERMINED
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. <input checked="" type="checkbox"/>		22. SOURCES OF INFORMATION ON CONTINUATION PAGE. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY: <input checked="" type="checkbox"/> BUILDING(S) <input type="checkbox"/> SITE <input type="checkbox"/> STRUCTURE <input type="checkbox"/> OBJECT	30. ROOF MATERIAL:	37. WINDOWS: <input checked="" type="checkbox"/> HISTORIC <input type="checkbox"/> REPLACEMENT PANE ARRANGEMENT: <b>4/1</b>
24. VERNACULAR OR PROPERTY TYPE: <b>Colonnaded Apartment Building</b>	31. CHIMNEY PLACEMENT: <b>N/A</b>	38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? <input checked="" type="checkbox"/>
25. STYLE:	32. STRUCTURAL SYSTEM: <b>Frame</b>	39. CHANGES (DESCRIBE IN BOX 41 CONT.): <input type="checkbox"/> ADDITION(S) DATE(S): <input type="checkbox"/> ALTERED DATE(S): <input type="checkbox"/> MOVED DATE(S): <input type="checkbox"/> OTHER DATE(S): ENDANGERED BY:
26. PLAN SHAPE: <b>Rectangular</b>	33. EXTERIOR WALL CLADDING: <b>Brick</b>	
27. NO. OF STORIES: <b>3</b>	34. FOUNDATION MATERIAL: <b>Stone</b>	
28. NO. OF BAYS (1ST STORY): <b>3</b>	35. BASEMENT TYPE: <b>Full</b>	40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):
29. ROOF TYPE: <b>Flat</b>	36. FRONT PORCH TYPE/PLACEMENT: <b>Full-Width, Three-Story, Open Porch</b>	41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION <input checked="" type="checkbox"/>

### OTHER

42. CURRENT OWNER/ADDRESS:	43. FORM PREPARED BY (NAME AND ORG.): <b>Rosin Preservation, LLC Lauren Rieke</b> <b>215 W. 18th Street #150</b> <b>Kansas City, MO 64108</b> <b>816-472-4950 Lauren@rosinpreservation.com</b>	44. SURVEY DATE: <b>8/21/2014</b>
		45. DATE OF REVISIONS:

### FOR SHPO USE

DATE ENTERED IN INVENTORY:	LEVEL OF SURVEY <input checked="" type="checkbox"/> RECONNAISSANCE <input type="checkbox"/> INTENSIVE	ADDITIONAL RESEARCH NEEDED? <input type="checkbox"/> YES <input type="checkbox"/> NO
NATIONAL REGISTER STATUS: <input type="checkbox"/> LISTED <input type="checkbox"/> IN LISTED DISTRICT NAME: <input type="checkbox"/> PENDING LISTING <input type="checkbox"/> ELIGIBLE (INDIVIDUALLY) <input type="checkbox"/> ELIGIBLE (DISTRICT) <input type="checkbox"/> NOT ELIGIBLE <input type="checkbox"/> NOT DETERMINED		OTHER:

**PHOTOGRAPHS**

PHOTOGRAPHER Brad Finch, F-Stop Photography

DATE 8/21/2014

DESCRIPTION: South and west elevations, view northeast.

**ADDITIONAL INFORMATION**

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The three-story colonnaded apartment building has a stone foundation, brick cladding and a flat roof. A three-story porch with brick columns projects from the primary (south) elevation. Balconies on the second and third stories have historic wood railings. The first story has brick kneewalls with limestone caps; the second and third stories have a wood picket rail with an "X" in the center of each bay. This elevation has three symmetrical bays. In Bays 1 and 3, the first story has a band of three historic vertical three-over-one double-hung wood windows; the second and third stories have paired historic vertical four-over-one double-hung wood windows. A single door fills each story in Bay 2.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The building nearly fills the lot. Concrete steps with brick cheekwalls access the porch.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The building was built c.1924 on land platted in 1881. The date of 1924 is an estimation based partly on the Sanborn Fire Insurance Maps and City Directories. The 1913 Sanborn maps do not show this home, but the 1926 map does. Also, the 1922 City Directory does not list this address. The post-1933 "Official Map of Excelsior Springs" lists the Colonial Apartments with 18 rooms renting for \$3-\$8 per week. The 1940 Classified Telephone Directory lists The Colonial Hotel at the address. [Boardinghouse Historic District Survey, 1994]

**ELIGIBILITY STATEMENT:**

The historic apartment building was listed in the National Register of Historic Places on June 24, 2010.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-32  
 Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum; National Register of Historic Places Form, "Colonial Hotel."

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District

LOCAL REGISTER DESIGNATION DATE: 2010

LOCAL REGISTER DISTRICT C OR NC: