

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



Meeting Notice

September 11, 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:
 - a. August 14, 2024 Meeting Summary
4. Comments from Public
5. Administratively Approved Certificates of Appropriateness:
Administratively approved COAs
6. Staff Comments
7. COA: HPC-24-035-An application by the Elms Resort and Spa for a Certificate of Appropriateness for a Signage/Banner within the Elms historic District.
COA: HPC-24-035
8. COA: HPC-24-036-An application by Pete and Veronica Meeks for a Certificate of Appropriateness for multiple items at 205 S Kansas City Ave.
COA: HPC-24-036
9. Discussion Item: Matrix
Matrix
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: September 06, 2024 at 2:00 p.m.



Community Development
Historic Preservation Commission Meeting - 9/11/2024

To: Commission Members
From:
Date
RE: August 14, 2024 Meeting Summary

ATTACHMENTS:

Description	Type	Upload Date
August 14, 2024	Cover Memo	9/6/2024

HISTORIC PRESERVATION COMMISSION Meeting Summary

August 14, 2024

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, Anna Sue Spohn and Jason Van Till.

ABSENT: Susan Blaser, Darryl Coutts and Dennis Hartman

PUBLIC PRESENT: Chuck and Sonya Duckworth, Jake with 221 Construction, Jeff Watkins, Lyndsey Baxter and Nicole Russell (via Zoom).

STAFF PRESENT: Melinda Mehaffy, Economic Development Director, Mayor Mark Spohn, City Council Liaison, Laura Mize, Neighborhood Specialist, Trish Guarino, Code Compliance and Lisa Morgan Administrative Assistant.

Item 3. Approval of meeting Summary from July 10, 2024.

Commissioner Van Till made a motion to approve the meeting summary for the July 10, 2024 meeting. Commissioner Spohn seconded the motion. Motion Carried.

Vote: Motion Approved 4-0-0

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

No: None

Abstain: None

Item 4. Comments from Visitors: None

Item 5. Administratively approved COAs since last meeting: None

Item 6. COA: HPC-24-006ADD - an application by Jeff Watkins for a Certificate of Appropriateness for a change to previously approved garage door at 111 N Main.

Chairman Bissell asked for the staff report.

Ms. Mehaffy presented the information as listed in the staff report.

Chairman Bissell asked if there were any questions?

Ms. Mehaffy invited Mr. Watkins to address the commission, Mr. Watkins said that the glass door the commission previously approved would not be energy efficient and is requesting to install doors to match the others doors that he has installed in the other openings.

Chairman Bissell asked if he would also be installing the transom at the top of the door.
Mr. Watkins said yes. It will match the others on the building.

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

Commissioner Van Till made a motion to approve HPC-24-006ADD.

Commissioner Spohn seconded the motion. The motion carried.

Vote: Motion to approve 4-0-0

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

No: Commissioners: None

Abstain: None

Item 7. COA: HPC-24-030 - an application by Carol Ann Baxter for a Certificate of Appropriateness for placement of new sign located at 217 E Broadway.

Chairman Bissell asked for the staff report.

Ms. Mehaffy presented the information as listed in the staff report.

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

Commissioner deFlon made a motion to approve HPC-24-030
Commissioner Spohn seconded the motion. The motion carried.

Vote: Motion to Approve 4-0-0

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

No: Commissioners: None

Abstain: Commissioner None.

Item 8. COA: HPC-24-031 - an application by Kerri Amos for a Certificate of Appropriateness for placement of new sign located at 215 E Broadway.

Chairman Bissell asked for the staff report.

Ms. Mehaffy presented the information as listed in the staff report.

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

Commissioner Spohn made a motion to approve HPC-24-031
Commissioner deFlon seconded the motion. The motion carried.

Vote: Motion to Approve 4-0-0

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

No: Commissioners: None

Abstain: Commissioner None.

Item 9. COA: HPC-24-032 - an application by T.D. Sylla LLC for a Certificate of Appropriateness for signage and landscaping at 415 Saint Louis Ave.

Chairman Bissell asked for the staff report.

Ms. Mehaffy presented the information as listed in the staff report.

Chairman Bissell said she has looked through the design guidelines and could not find anything in them about fountains, she is not sure what to use as a reference and doesn't know how they can vote on a fountain when there is no guidance in the book for them to make a decision.

Ms. Mehaffy said it is referenced in the Matrix of the design guidelines that fountains are to go before the Historic Commission.

Commissioner Spohn said there isn't going to be any parking or traffic around it, is that correct?

Mr. Duckworth said no there would not be. Commissioner Spohn said there was a problem with the fountain that was at the Montgomery and is no longer there.

Chairman Bissell said the signage looks really good.

Ms. Mehaffy said the city has already set a precedence by placing a fountain at the end of Elms Blvd. And the City is even talking about adding fountains in the street scape plan that is being worked on now for Thompson and Broadway. When you look at the design element in this particular case it's not attached to the building, it doesn't change the character of the building and is made of an acceptable material (concrete) and it is more period specific, it is not something over extravagant. So, for those reasons we would recommend approval.

Chairman Bissell asked if this would be part of the landscaping as a whole?

Ms. Mehaffy said it could be.

Commission Van Till said he understands what Chairman Bissell is getting at.

Ms. Mehaffy said the matrix said if they are visible from street, whether contributing or non-contributing they do required HPC approval.

Commissioner Van Till but there is no stipulation of what they are to look like.

Ms. Mehaffy said no there is not.

Chairman Bissell asked if the photo provided was going to be the actual fountain.

Ms. Duckworth said yes that is the one.

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

Commissioner Van Till made a motion to approve HPC-24-032
Commissioner Spohn seconded the motion. The motion carried.

Vote: Motion to Approve 4-0-0
Yes: Commissioners: Bissell, deFlon, Spohn and Van Till.
No: Commissioners: None
Abstain: Commissioner None.

Item 10. COA: HPC-24-033 - an application by Nicole Russell for a Certificate of Appropriateness for placement of new sign located at 461 S Thompson Ave.

Chairman Bissell asked for the staff report.

Ms. Mehaffy presented the information as listed in the staff report.

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

Commissioner Spohn made a motion to approve HPC-24-033
Commissioner Van Till seconded the motion. The motion carried.

Vote: Motion to Approve 4-0-0
Yes: Commissioners: Bissell, deFlon, Spohn and Van Till.
No: Commissioners: None
Abstain: Commissioner None.

Item 11. Discussion Item: Matrix

City staff has been approached about whether or not signage could be administratively approved. Currently the matrix requires that all signs/plaques and murals come before the Commission.

Tonight, we have had three sign applications come before you for approval of signage that had to wait over a month to receive approval of their signs. Staff would never want to be the final approval for murals its to significant of a project, but if a sign COA can meet the sign ordinance and design guidelines we are asking if you would move signs to an administrative approval? And if there are other areas you would like to see us do that with? You don't have to decided that today, that could come at a later meeting.

Chairman Bissell said she would rather wait until all the commissioners are in attendance prior to making a decision.

Commissioner Van Till asked how many sign applications we have had in the past year?
Ms. Mehaffy said the commission has seen 9 COA's for signage. Commissioner Van Till asked if this is a significant problem? He doesn't remember signage being a big issue.

Chairman Bissell said there has been only one instance where there was a large discussion about a certain type of signage that came before the commission. Ms. Mehaffy said it was the first flush mount sign we had down town so it was setting a precedence.

Commission Van Till asked if it's a new style of sign not seen before in the historic districts could that still come before the commission? Ms. Mehaffy said yes, we would be able to do that.

Item 12. Comments from Staff:

Ms. Mehaffy: SHPO was here August 7th for a visit, we have an easement on our building, for 12 years they have ignored their easement program. We received an inquiry asking what we have done with the building? So, we told them everything that we have done and they said there is an easement and we need to check it. So, there were 3 places that were visited on this side of the state. After the tour they said we don't worry about you. You always do what you are supposed to.

The Save Americas Treasures Grant requires us to have a 50-year easement. They are using us as an example of why they need to keep their easement program in place. We cannot close the Save Americas Treasures Grant until that easement is in place.

We still have not received our approvals for grants from last year. So, we are still waiting to hear about those. Now we are working on applying for grants this year. It has been suggested that we look at doing schematic surveys for doctor's houses and possibly something for the wells.

Item 13. Comments from Commissioners: None

The meeting was adjourned at 5:40 p.m.

The next meeting of the Commission is September 11, 2024 at 5:00 p.m.

Meeting Summary prepared by Lisa Morgan Historic Preservation Secretary



Community Development
Historic Preservation Commission Meeting - 9/11/2024

To: Commission Members

From:

Date

RE: Administratively approved COAs

A. COA: HPC-24-034 For paint at 251 E Broadway

B. COA: HPC-24-037 For a roof and sidewalk repair at 218 W Excelsior

C. COA: HPC-24-038 For paint, deck repair and Glaze Windows at 115 Saratoga



**Community Development
Historic Preservation Commission Meeting - 9/11/2024**

To: Commission Members
From:
Date
RE: COA: HPC-24-035

ATTACHMENTS:

Description	Type	Upload Date
COA: HPC-24-035	Cover Memo	9/6/2024



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

FOR OFFICE USE ONLY
 Fee: \$25.00 _____
 Date Received: 8-20-24

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. COA: HPC-24-035
 Administrative HPC
 (for office use only)

Date: 8-19-24 Property Address: The Elms - 401 Regent St.
 Applicant: The Elms - Kara Hampton Telephone No.: 816-699-2831
 Applicant's Mailing Address: 401 Regent St. ES, MO. 64024
 Email: Kara.hampton@destinationhotels.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

Kara Hampton
 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.

New Banners for light Poles - total of 8



KC Banner
Rep: David Knight

Art Approval

5901 W. 67th Ter., Overland Park, KS 66204 | Phone: 913.961.1934 | Email: david@kcbanner.com

DATE: August 15, 2024

JOB: The Elms – Historic

QTY: 8

FINAL SIZE: 28"x 60"

TYPE: Screen Print

POCKETS: 3.5"

GROMMETS: (2)

WINDSLITS: N/A

Double Sided Single Sided

PRINT COLORS: (1)

PMS White

MATERIAL:

Burgundy Sunbrella

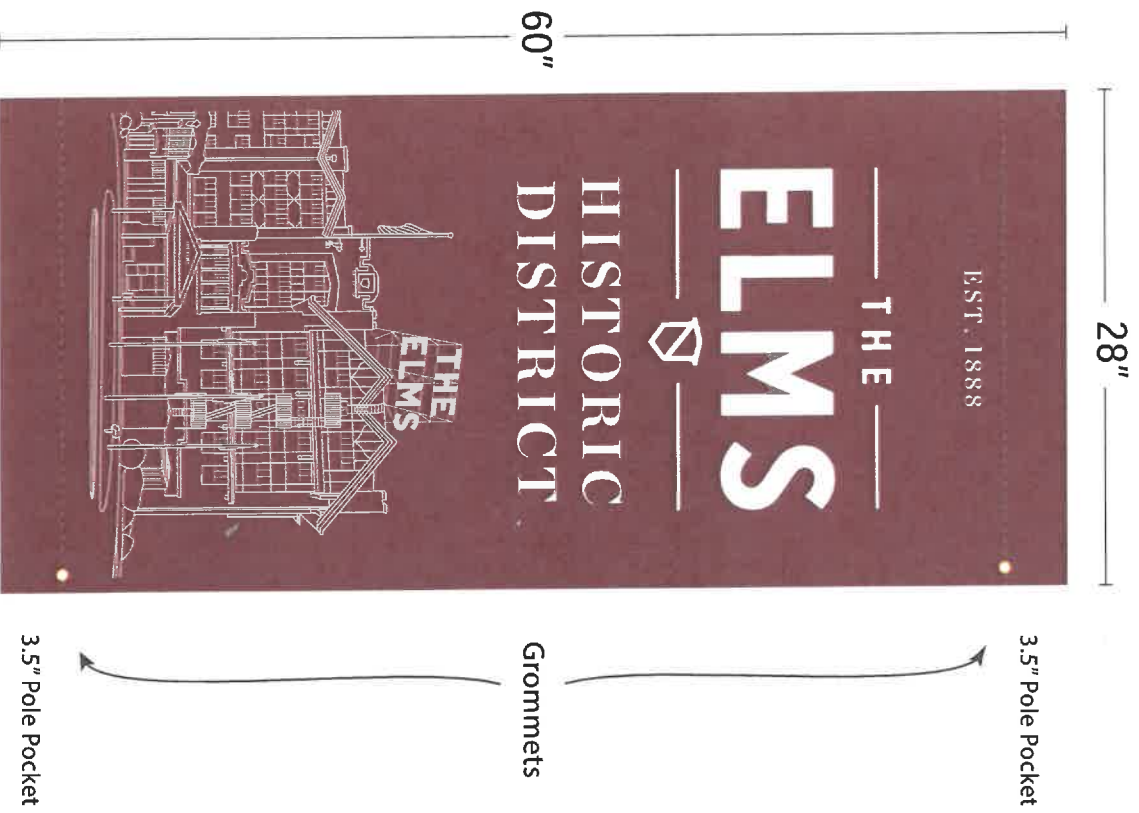
SPECIAL INSTRUCTIONS:

Approval Signature:

X _____

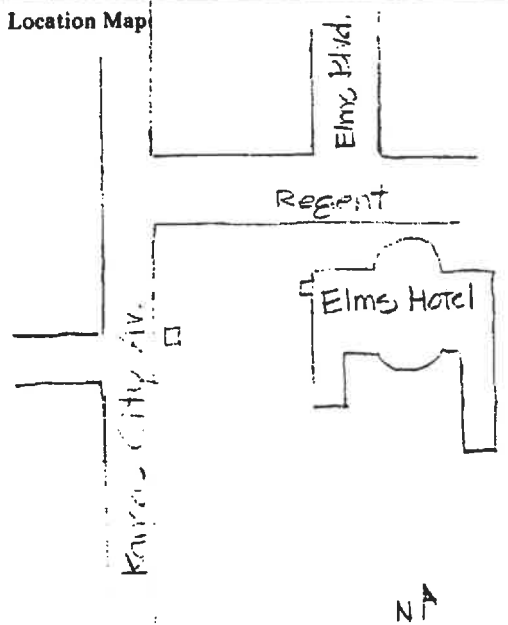
(Print Name)

Email to: david@kcbanner.com



!!! This proof shows the general position & color of your artwork. With CMYK or RGB colors there is a chance that the print color may vary from the color viewed on a monitor and/or a hard copy pdf. If supplied, PMS Colors will be matched as closely as possible. CMYK and RGB colors will be printed "As-Is" !!!

EXCELSIOR SPRINGS HISTORIC RESOURCES

<p>1. Property name, present Elms Hotel</p> <p>Property name, historic Elms Hotel <i>NR entered</i></p> <p>2. Address/location Elms Blvd. & Regent 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 Hotel</p> <p>Use, original Hotel</p>	<p>7. Location Map</p> 
<p>8. Date of construction (or estimate) 1912</p> <p>9. Changes Altered <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Moved <input type="checkbox"/></p> <p>10. Architect/engineer/designer Jackson & McIlvain</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: High Style <input checked="" type="checkbox"/> Tudor Revival Elements Vernacular</p> <p>13. Plan Shape U-shaped</p>	<p>14. Number of stories 5</p> <p>15. Roof type and material Flat/not visible</p> <p>16. Type of construction Steel frame & reinforced concrete</p> <p>17. Exterior material(s) Limestone, brick, and stucco</p> <p>18. Foundation material(s) Stone</p> <p>19. Porch(es) Porte cochere</p>

20. Additional physical description **The Elms Hotel is illustrative of the Tudor revival style, as applied to a commercial building. The building has an irregular U-shaped plan, with a courtyard formed in the rear. The main facade faces north, and has two projecting end bays which enframe the center section. A two-story, semi-circular bay with flat roof projects from the center of the front facade. The individual bays of the front elevation terminate in gables. The upper stories have stucco panels with decorative half-timbering. Stone piers, which project above the roof line, separate the stucco panels and gable roof projections. The entrance on the front elevation is near the west end, and rises two stories. A gable roof above terminates in a shaped stucco parapet. The east elevation is simple, with brick and stone veneer alternated across the side. A gable peaked parapet wall terminates the roof edge. The west elevation contains another major entry. A porte cochere, formerly a drop off point for guests, is now enclosed. Immediately south of the porte cochere is the entry door, leading directly into the hotel lobby. The first through fourth stories are clad with stone, and a wooden shingle pent roof projects just above the fourth story windows. The first story is veneered in brick. The south facade contains the same amount of ornamentation as the front (north), with stone, stucco, and decorative half-timbering in use. Two end wings project southward, and form a courtyard around an area which currently contains a pool. The west wing terminates in a half-timbered double gable. A one-story ballroom extends to the south, and has stone piers and Tudor-arched windows. The south elevation of the east wing is brick and is less ornamented. A gabled, parapet wall has a herringbone brick pattern above the fifth story windows. The sides of the wings facing the courtyard have bays divided**

by stone piers, with either gable roofs , castellated parapets, or a semi-circular parapet. In the center of the south elevation of the main block, another semi-circular projecting bay contains the dining room.

21. Description of environment and outbuildings Located south of the intersection of Elms Blvd. and Regent Avenue, the Elms Hotel complex contains many acres, most of which are extensively planted. A parking lot is west of the main hotel, a swimming pool in the courtyard formed by the rough U-shaped building, a small brick building at the northwestern edge of the parking lot. A tennis court and ruins of a stone garage are southwest of the hotel and are reached by a pedestrian bridge. Further south of this is a stable/barn in disrepair. The Fishing River runs along the eastern edge of the property, and a stone wall marks a walkway for part of the length of the river. The Elms "park" has numerous matures trees and shrubs, and a walkway leads south from the hotel. At one point, the walk leads throug large yews down a hill, and is flanked by stone walls.

22. History and significance The present Elms Hotel is actually the third Elms Hotel. The first was constructed in 1888, and when into receivership before it was destroyed by fire in 1898. A second hotel opened in July of 1909, but was also destroyed by fire after only 15 months. The present Elms Hotel was built by the Elms Realty Company, and opened in August of 1912. It was designed by Kansas City architects Jackson and McIlvain in a style quite similar to the preceding hotel (which they also designed). However, this new building features fireproof construction, with its steel frame and reinforced concrete. Interior stairways of steel and marble were also designed not only to be elegant, but to add to the building's ability to withstand fire. The Elms Hotel has been sold a number of time over the years, and at times has suffered through economic downturns. In the past, gambling became an attraction of the hotel, as it attracted a number of known "gangsters". Other important visitors included oil magnate Harry Sinclair, artist Thomas Hart Benton, and TV personality Dave Garroway. President Harry Truman spent the 1948 election night at the Elms. The Elms is a significant landmark in Excelsior Springs, and is currently listed in the National Register of Historic Places. However, that nomination made no mention of the extensive grounds or other features associated with the property.

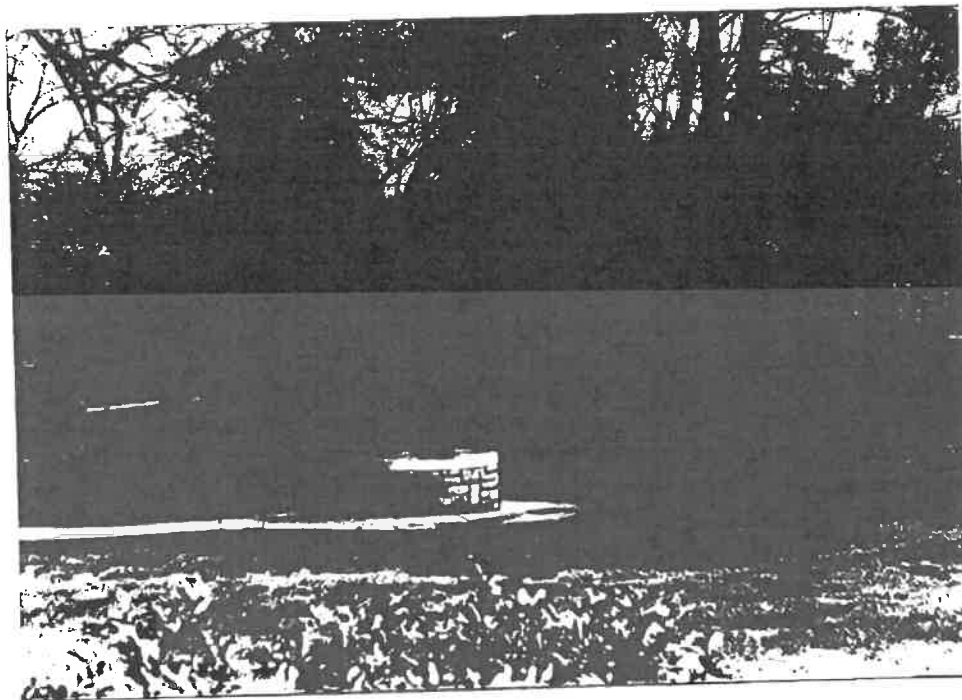
23. Sources of information Sanborn maps; city directories; 1940 Excelsior Springs Telephone Book. Elms Hotel file, Excelsior Springs Historical Museum. "The Elms Hotel" National Register Nomination.

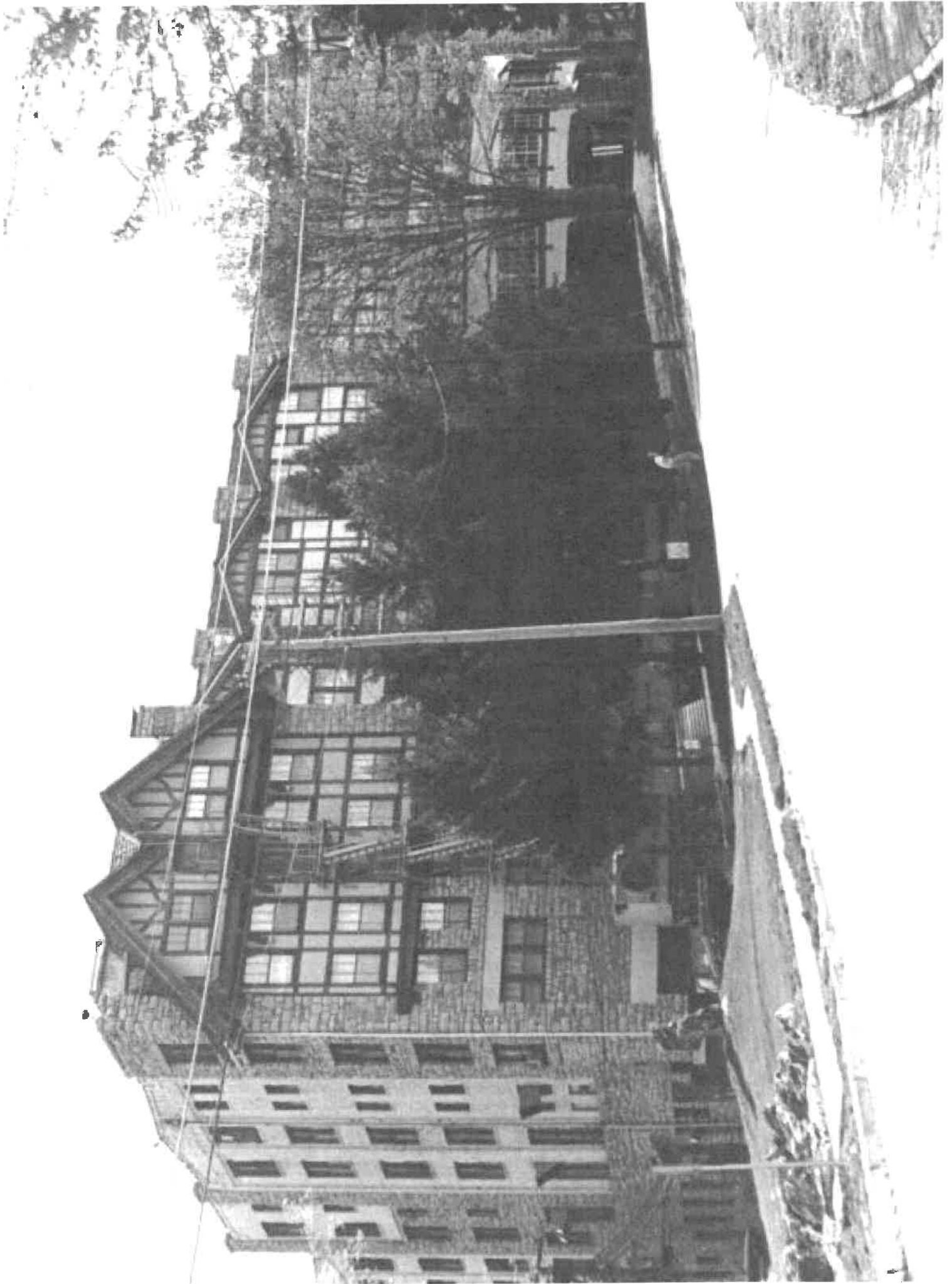
24. Prepared by
Deon Wolfenbarger
Three Gables Preservation
9550 NE Cookingham Drive
Kansas City, MO 64157

25. Date of survey May, 1993

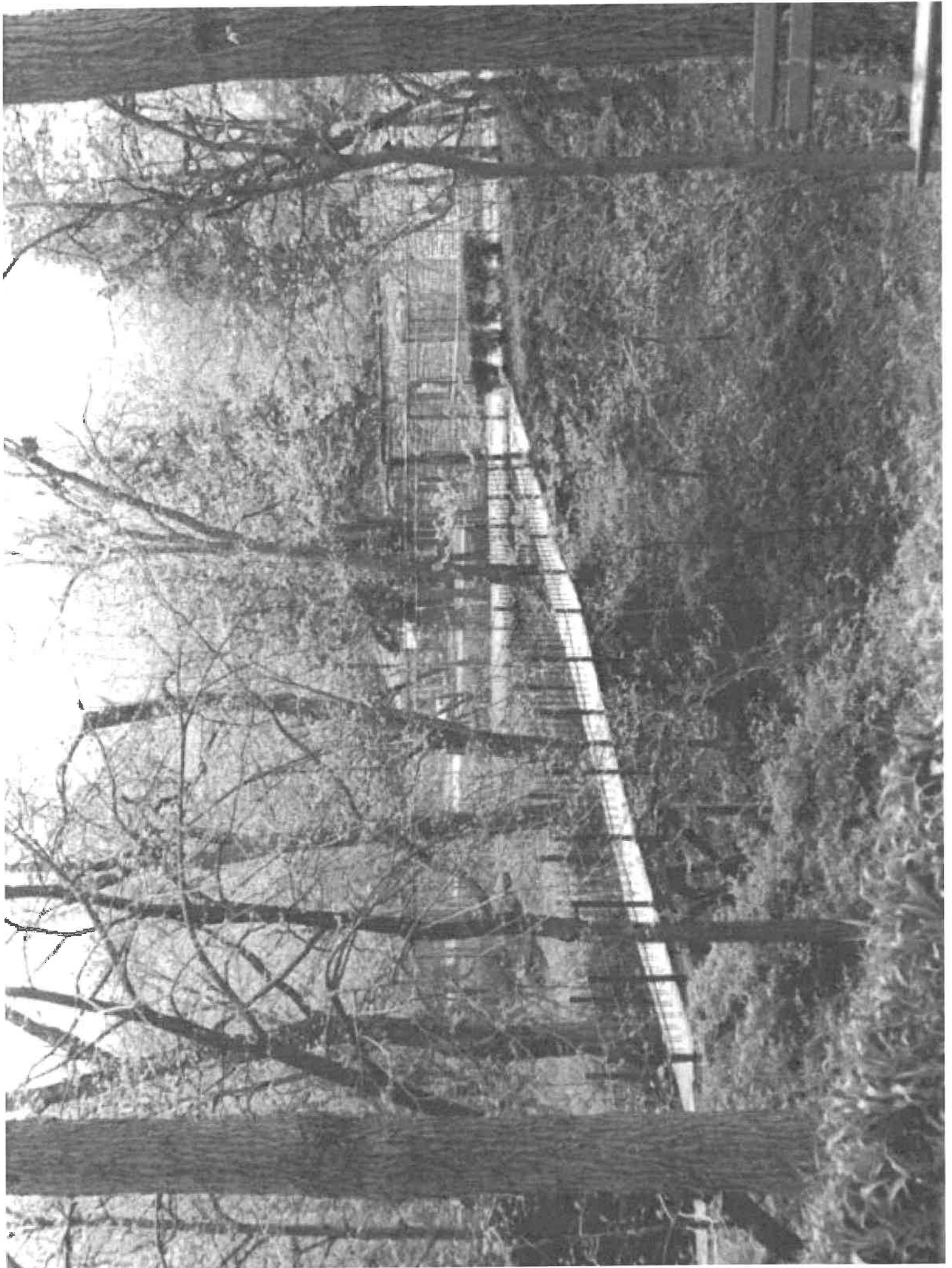
26. On National Register ✓
Eligible for listing
Individual
District
Local designation ✓
Eligible for local designation

27. Negative: roll# H frame# 27 (also J-16,17,19,24)

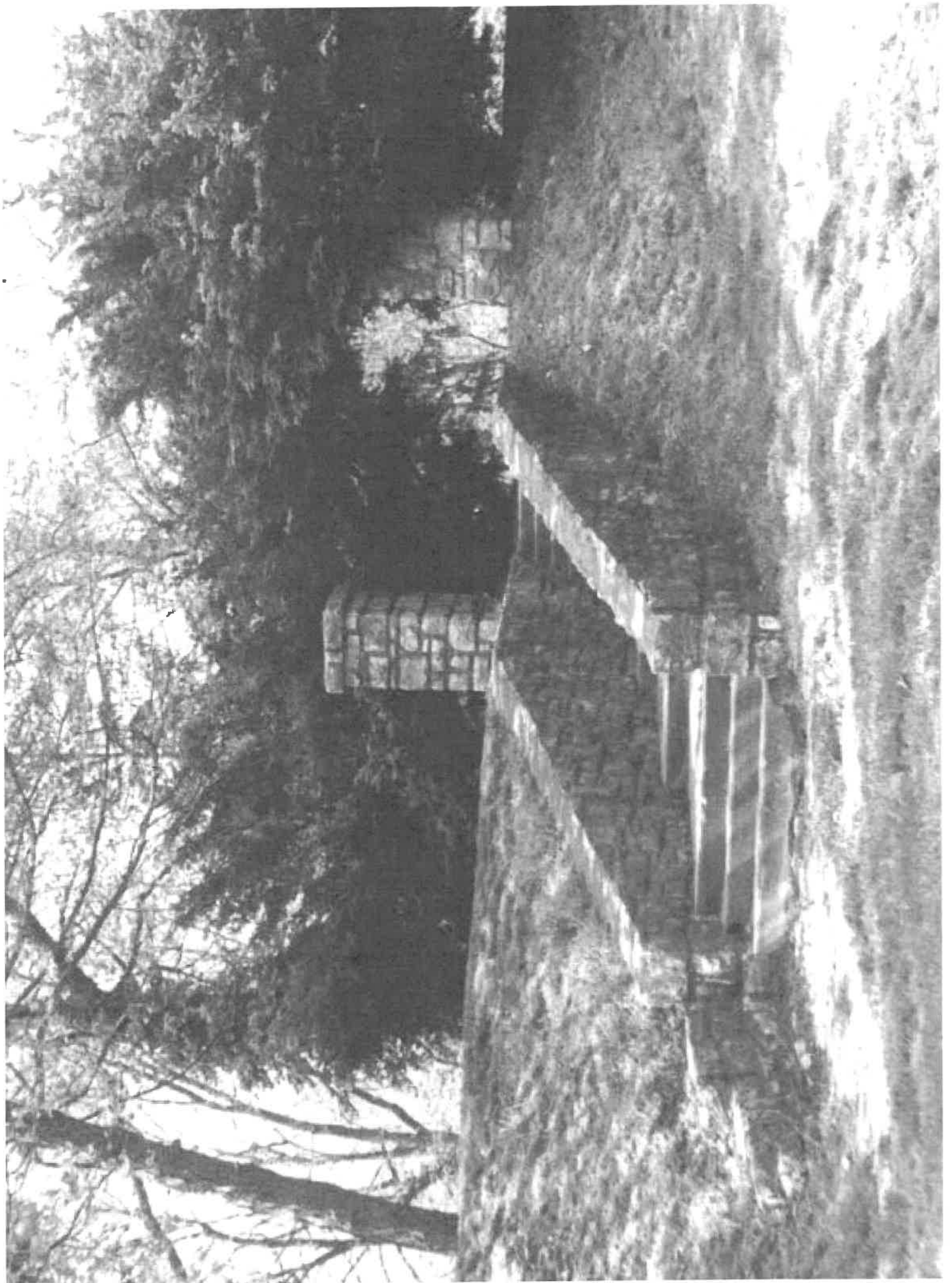














Community Development
Historic Preservation Commission Meeting - 9/11/2024

To: Commission Members
From:
Date
RE: COA: HPC-24-036

ATTACHMENTS:

Description	Type	Upload Date
COA: HPC-24-036	Cover Memo	9/6/2024

**Community Development Department
Historic Preservation Commission**

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



September 4, 2024

To: Chairman and Commissioners
Historic Preservation Commission

Re: Staff Report for Case No. HPC-24-036 – An application by Pete and Veronica Meeks for a Certificate of Appropriateness for multiple items at 205 S Kansas City Ave.

Historic District: Hall of Waters District

Background: No historical survey is available on this property. This property is listed in the local historic Hall of Waters District however is not a part of the National District.

Staff Review: The applicant is the new owner of a private residence at the corner of S. Kansas City Ave and W. Broadway. They wish to address a number of improvements to the home.

The Meeks are requesting a number of items to be addressed that offer improvements to the current home. They have made multiple suggestions which we have tried to incorporate into this report.

1. Roof Replacement: They are requesting approval on the roof replacement which will be handled internally.

2. Architectural Features Added: They are requesting that at the same time the roof be replaced that an architectural feature be incorporated into the peak of the house on the front of the property and the dormers on the side of the home. The applicant would like to add a cedar wood gable bracket on the front of the home. The historic guidelines state that property owners should avoid adding inappropriate new decorative details for which there is no evidence or documentation (page 70). New decorative elements should be based on documented evidence only. Furthermore, under wood siding and trim, it clearly states that rough-sawn lumber with wood graining is not permitted for siding or trim on any historic buildings. The cedar gable would be an inappropriate architectural feature for the home within the district. If an architectural element were to be added, it would be more appropriate that it be fish scale which is found in the district.

3. Gutters Added: Currently the home is without gutters however they are needed to address the soil erosion and foundation issues caused by water at the foundation wall. The applicant is proposing white gutters with downspouts on the side and rear of the home. There would be downspouts on the front of the home on either side of the porch. The guidelines state that new gutters and downspouts should be of a compatible style of the architectural style of the historic building (page 69).

4. Rear Deck Addition: The property has a rear door that offers no seating or deck space for outside enjoyment. The guidelines state that new additions to a property shall not be placed on the primary façade and shall be placed to the rear of the property. The rear yard setback offers sufficient space to add a rear deck to the property. New decks should be designed to be compatible with the historic building's style and materials and be constructed in such a way that it is independently structure and reversible (page 86). The applicant has requested horizontal railings/spindles which is not historically accurate.

5. Sidewalk: The applicant would like to remove the existing walkway and widen it to match the opening at the porch. The current sidewalk has become a trip hazard. They have requested to curve the sidewalk due to an existing "retaining wall" at the front sidewalk. Staff would suggest removal of the portion of the retaining wall that is where the sidewalk is needed.

6. Porch Repair/Replacement: Currently the front porch has no architectural element and is lacking in curb appeal. The ceiling of the porch is in need of replacement and the applicant has suggested bead board which would be appropriate. The applicant is requesting to wrap the upper windows, front door and porch columns with cedar which under wood siding and trim, it clearly states that rough-sawn lumber with wood graining is not permitted for siding or trim on any historic buildings (page 75). New raw, unprotected wood doors, frames and trim are not permitted. The guidelines state that all exterior porches, and decks must be painted. Raw wood is not permitted (page 86). Metal spindles are not appropriate for historic porches. The applicants other request is to bolster the size of the columns which is appropriate for the sizing of the porch. They have requested a gray stone at the base of the porch columns with a slightly tapered or battered side. This is commonly found on bungalow and arts and craft style homes. This would be similar to the porch at 206 S Kansas City Ave.

7. Front Door: The applicant replaced the front door prior to knowing they needed to get approval. The new door has maintained the size, shape and placement of the front door and is more appropriate than the previous door that was there. There was no transom on the front door and the door is an appropriate architectural style for the home.

8. Remove buried cement wall: The applicant is requesting to remove a concrete wall no more than 12 inches in height in the front yard that is a trip hazard. The wall may have been present to hold back dirt at one point however does not appear be necessary at this time.

9. Windows: The applicant is requesting to replace the upper vinyl windows with double hung wood or vinyl windows. This home does not have original windows. Currently there appear to be replacement windows in place. The applicant is not suggesting to change the configuration nor the size of the windows to be replaced.

Staff Recommendation/Action Requested: City staff finds following:

Roof and gutter replacement and window replacement are acceptable to staff and follow the intent of the historic preservation design guidelines. The window wrap and architectural elements being requested to be added in cedar are inappropriate for the historic district. The sidewalk, if widened should be straight and could be 6' wide if desired. The rear deck could be added to the property however the design of the rear deck should follow the design guidelines. The front porch design should be opened as a discussion item with the applicants and the Commission. The front door could be found acceptable to the guidelines. The removal of the cement walls within the yard are not a part of the historic fabric of the home and could be removed if the homeowner deems them unnecessary to the property.

Respectfully Submitted,

Melinda Mehaffy
City of Excelsior Springs

Attachments:

Exhibit A- COA Application

Exhibit B- Excelsior Springs Historical Survey

Exhibit C- Historical Preservation Design Guidelines for architectural details 7.19, 7.27g (pg. 70, 75)

Exhibit D - Historical Preservation Design Guidelines for treatment of historic properties roofs (pg. 69)

Exhibit E- Historical Preservation Design Guidelines for porches, balconies and decks (pg. 86)

Exhibit F - Historical Preservation Design Guidelines for windows (pg. 82)



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

FOR OFFICE USE ONLY
Fee: \$25.00
Date Received: 8-23-24

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. COA: HPC-24-036
Administrative [X] HPC [X]
(for office use only)

Date: 8/23/2024 Property Address: 2055 Kansas City Ave
Applicant: Veronica & Peter Meeks Telephone No.: 816-645-1746
Applicant's Mailing Address: 7061 SE US Highway 67, Lawson 64022
Email: pvm enterprises1990@gmail.com
Owner (if different from Applicant):

Historic District: [X] Hall of Waters [] Elms [] Boarding House [] Local Landmark
Are Federal or State permits, licensing or monies included in the project [] Yes [X] 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 [X] Non-contributing [] Commercial [X] Residential

Type of work proposed (Check applicable categories)

[X] EXTERIOR ALTERATION [X] NEW CONSTRUCTION
[] SIGNAGE [] DEMOLITION
[] BUILDING RELOCATION [] REGRADING/FILL

Veron Meeks
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.

See "Project Description" page and attachments / plans from Home Depot and EDR.

Also,

- 4a. Wrap front porch support beams (4) with gray stone at bottom and wood wrap at top painted white
5. Add fish scale siding to upper triangle of front wall above porch. Paint white. Same for north-side dormer
6. Widen sidewalk to porch from 3' to 6' concrete.
7. Remove concrete buried along sidewalk.
8. New front door (already installed)
- 4b. Wrap entire porch posts with cedar (no stone)
9. Cedar trim around upper windows on front.
10. Replace upper windows with double-hung wood or vinyl.

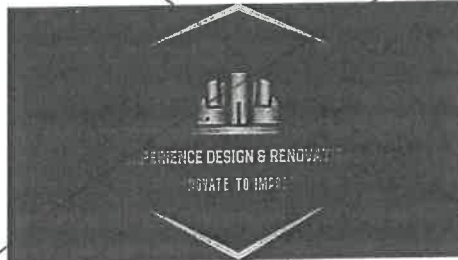


These are ideas if
it is even OK to
pursue this then
I will submit
~~other~~ concrete ideas.

It would be white
against the grey
walls.

And post ideas if
even acceptable to
do. Would like to
look as nice as the
other homes on the
street.

Ramzie Cooper
Experienced Design & Renovations
8/14/2024 | 26 Photos



Roof Inspection & Photo Report

Owner: Veronica Meeks
Property Manager: Christy Dimes
205 Kansas City Ave South
Excelsior Springs, MO, 64024

Posts are 6" and 4"

Fish scale
DORMER
NORTH
SIDE

Potential Scallop



Remove buried cement walls

Replace & Expand Walkway from 3' to 6' (it currently is a fall hazard)

REPLACE UP POSTS

Ramzie Cooper

Experienced Design & Renovations

8/14/2024 | 25 Photos



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Section 1

-Roof is in very bad condition and is leaking in numerous spots! Majority of the roof has one layer of shingles, front porch roof has 2 layers. Roof needs replaced as soon as possible. House has **no existing gutters**, Recommend installing 5" Gutters and 3"x4" down spouts, gutters are only necessary on lower eave locations (shown below in "elevation photos #1,4 & 6") **Gutter Note:** Front porch fascia board might need to be extended/ replaced with 6" fascia board to attach new gutter properly.)

Existing:

- 3- Tab Shingle
- 15 lb. Felt paper
- One layer of shingles expect "Front porch roof" has two layers.
- Missing Plumbing exhaust vent PVC pipe in one flashing location. (pic #22)
- **Multiple locations of water leaks.**
- **No Existing Gutter System**

New Shingle Install:

- GAF Timberline Natural Shadow (30yr Architectural shingle)
- Synthetic Felt paper
- Ice & Water shield (All Eaves)
- 2x2" drip edge

1



Front Elevation
• Blue line: 5" gutter system

Project: Dimes- 205 Property
Date: 5/30/2024, 4:33pm
Creator: Ramzie Cooper

2



Left Front Corner Elevation

Project: Dimes- 205 Property
Date: 5/30/2024, 4:33pm
Creator: Ramzie Cooper

3



Left Elevation

Project: Dimes- 205 Property
Date: 5/30/2024, 4:33pm
Creator: Ramzie Cooper

4



Left Rear Corner elevation

- Blue line: 5" gutters
- Yellow lines: Down spout locations

Project: Dimes- 205 Property
Date: 5/30/2024, 4:33pm
Creator: Ramzie Cooper
Tags: Left Gutter, 5" Gutter

5



Rear Elevation

Project: Dimes- 205 Property
Date: 5/30/2024, 4:34pm
Creator: Ramzie Cooper

6



Right Rear Corner Elevation

- Blue line: 5" gutters

Project: Dimes- 205 Property
Date: 5/30/2024, 4:34pm
Creator: Ramzie Cooper

7



Right Elevation

Project: Dimes- 205 Property
Date: 5/30/2024, 4:34pm
Creator: Ramzie Cooper

8



Front Right Corner Elevation
• Yellow lines: down spout locations

Project: Dimes- 205 Property
Date: 5/30/2024, 4:35pm
Creator: Ramzie Cooper
Tags: Right Gutter, 5" Gutter

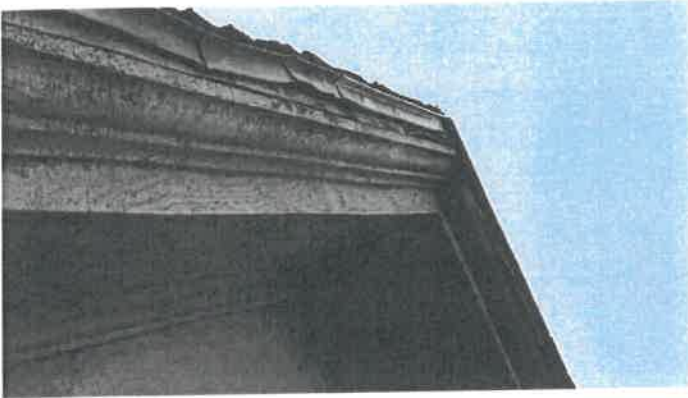
9



-Front Porch Roof **Two layers.**

Project: Dimes- 205 Property
Date: 5/30/2024, 4:39pm
Creator: Ramzie Cooper

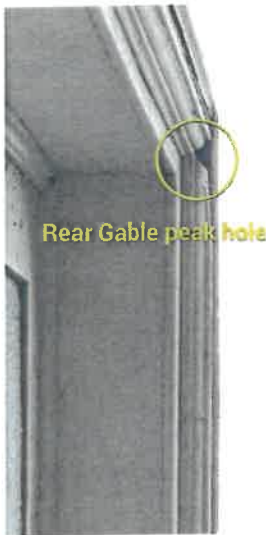
10



-Drip edge/ molding issues, bigger drip edge will help solve this problem.

Project: Dimes- 205 Property
Date: 5/30/2024, 4:48pm
Creator: Ramzie Cooper

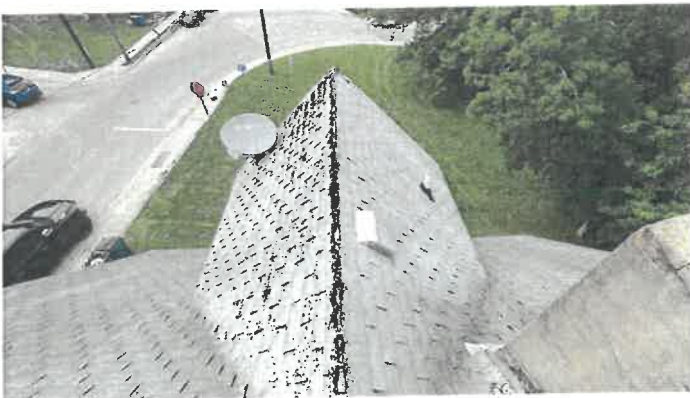
11



Rear Gable peak has hole below roof line.

Project: Dimes- 205 Property
Date: 5/30/2024, 4:48pm
Creator: Ramzie Cooper

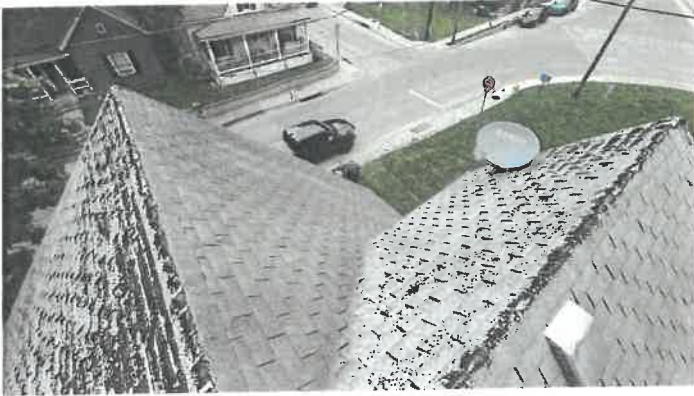
12



-Roof Ventilation is low, only having two turtle vents on the entire roof, Not 100% sure how many are needed with out knowing attic space inside.

Project: Dimes- 205 Property
Date: 5/30/2024, 4:54pm
Creator: Ramzie Cooper

13



Roof Overview
-Satellite Dish attached to roof line.

Project: Dimes- 205 Property
Date: 5/30/2024, 4:55pm
Creator: Ramzie Cooper

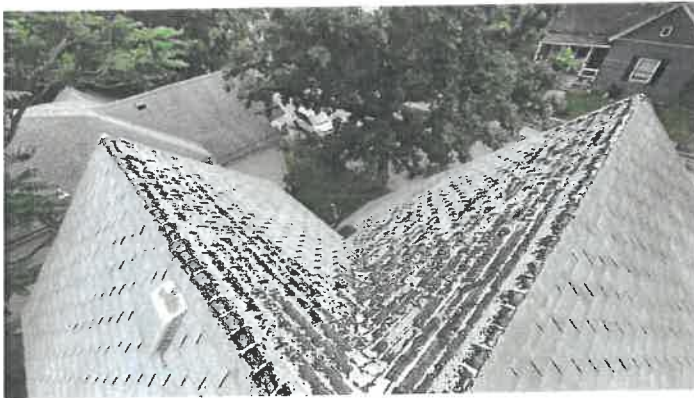
14



-Roof Overview

Project: Dimes- 205 Property
Date: 5/30/2024, 4:55pm
Creator: Ramzie Cooper

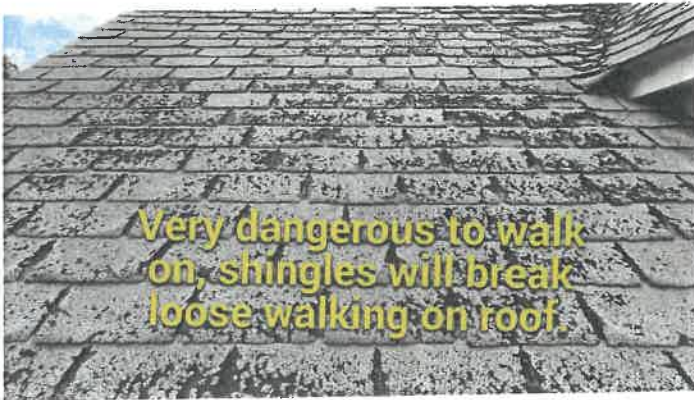
15



-Roof Overview

Project: Dimes- 205 Property
Date: 5/30/2024, 4:55pm
Creator: Ramzie Cooper

16



-12/12 pitch and very dangerous to walk on, shingles break apart under your feet when walking.

Project: Dimes- 205 Property
Date: 5/30/2024, 4:53pm
Creator: Ramzie Cooper

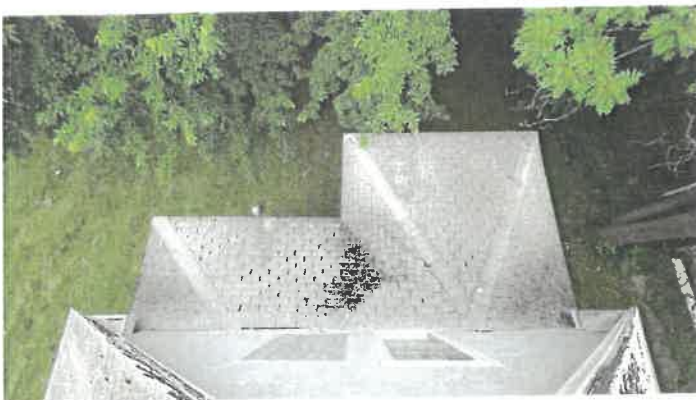
17



-Step Flashing & Headwall flashing will be almost impossible to replace without "Stucco repairs" following roof replacement.

Project: Dimes- 205 Property
Date: 5/30/2024, 4:52pm
Creator: Ramzie Cooper

18



-Rear Lower slope overview.
-Roof Slope is very close to being below 3/12, which doesn't allow shingles to be installed due to shingle specifications. (Flat roof membrane might be required)

Project: Dimes- 205 Property
Date: 5/30/2024, 4:59pm
Creator: Ramzie Cooper

-Chimney flashing in very bad condition, needs replaced.

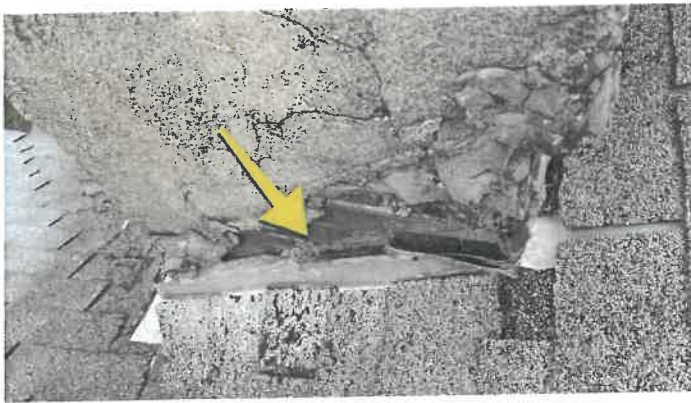
19



Project: Dimes- 205 Property
Date: 5/30/2024, 4:55pm
Creator: Ramzie Cooper

-Water leaking inside the house on all sides of chimney flashing.

20



Project: Dimes- 205 Property
Date: 5/30/2024, 4:55pm
Creator: Ramzie Cooper

-Pipe flashing on the back left slope of house is missing "Plumbing PVC Exhaust Pipe" completely, **leaking** straight into house.

21



Project: Dimes- 205 Property
Date: 5/30/2024, 4:55pm
Creator: Ramzie Cooper

22



-Pipe flashing **leaking** due to not have a tight seal around plumbing exhaust pipe.

Project: Dimes- 205 Property
Date: 5/30/2024, 4:55pm
Creator: Ramzie Cooper

23



-Holes in Ridge cap, Ridge cap shingles are splitting/ missing due to age and are allowing **leaks**.

Project: Dimes- 205 Property
Date: 5/30/2024, 4:58pm
Creator: Ramzie Cooper

24



-Split boot flashing needed.

Project: Dimes- 205 Property
Date: 5/30/2024, 4:35pm
Creator: Ramzie Cooper
Tags: Split Boot Flashing

25



-Not Roof related-
-Stucco repair/ siding repair needed on left elevation, big hole above top window casements/ trim allowing leaks and outside elements inside the exterior wall.

Project: Dimes- 205 Property
Date: 5/30/2024, 5:12pm
Creator: Ramzie Cooper



Decks Product Estimate Document

Estimate Prepared for:

Store Information:

- #3019

(816) 415-2269

Estimate Created: 08/23/2024

Days Valid: 14

"Please take this quote to the Contractor Services or Special Services Desk."

"Products and prices shown online may vary from those at The Home Depot store near you. Prices shown on this quote may be different due to changes in product availability and market conditions. Prices for identical items may also vary from store to store."

"Los productos y precios demostrados en linea pueden variar de los en el almacen The Home Depot cerca de usted. Los precios demostrados en esta cotizacion pueden ser diversos debido a los cambios en condiciones de la disponibilidad y del mercado del producto. Los precios para los articulos identicos pueden tambien variar de almacen al almacen."

"* Special Order Items where price is not included in total - Please take to The Home Depot Special Services Desk for a price quote."

"* Los Articulos de la Orden Especial donde el precio no se incluye en total - Favor de llevar a la Mesa de Servicios Especiales del Home Depot para una cotizacion del precio."

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3D View

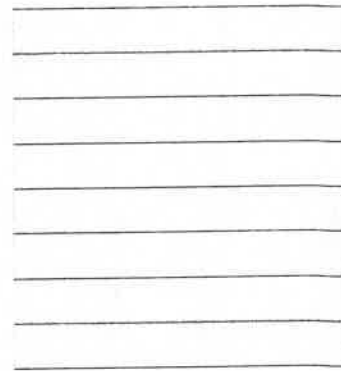
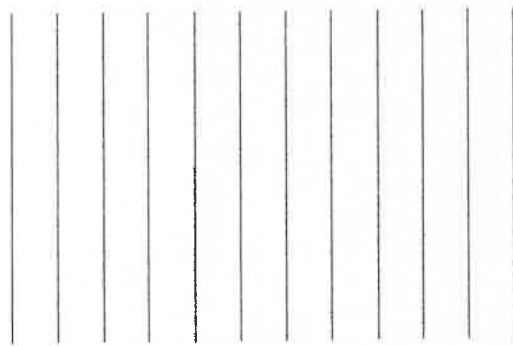


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Plan View

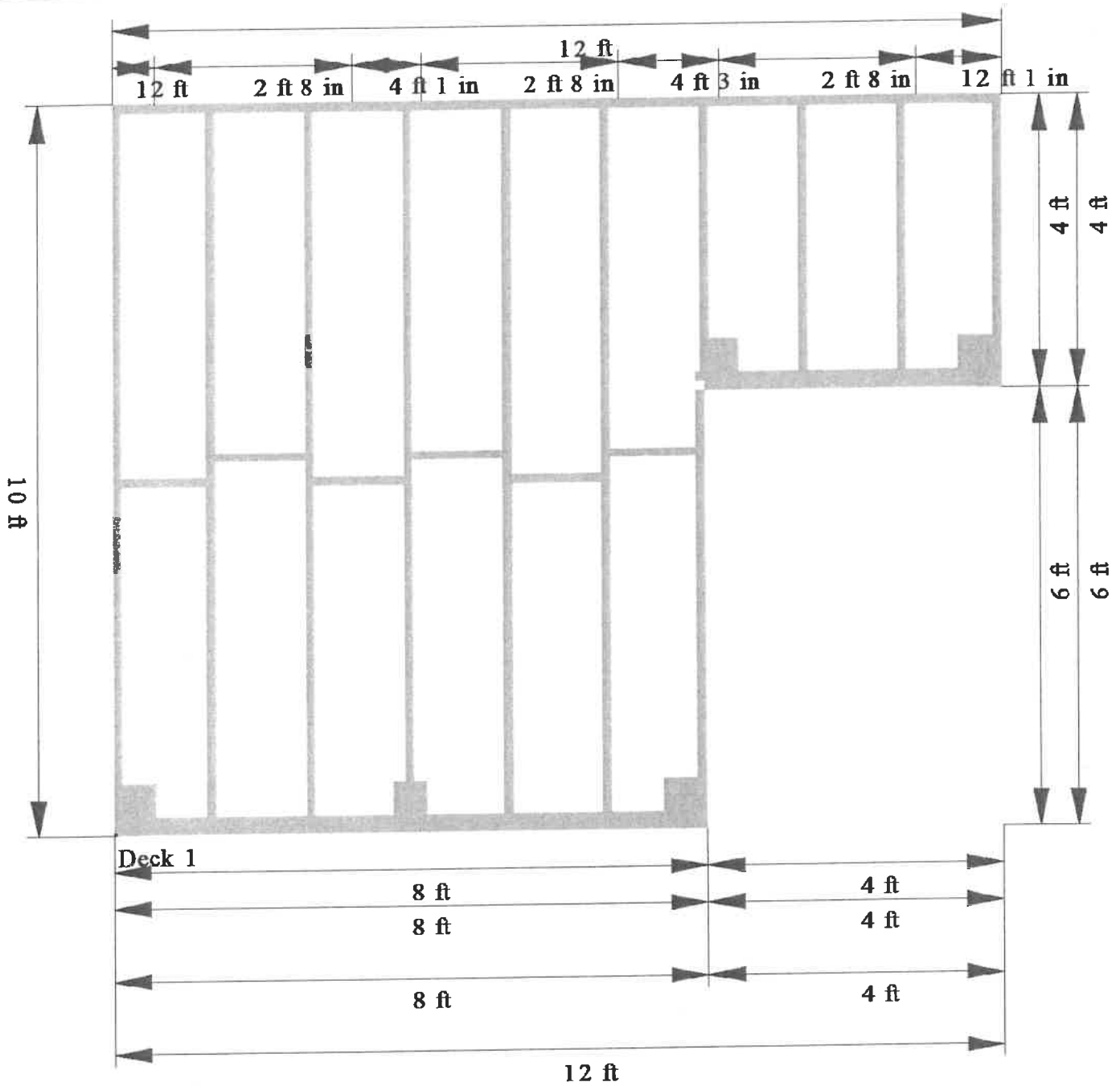


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Dimension View - Deck 1

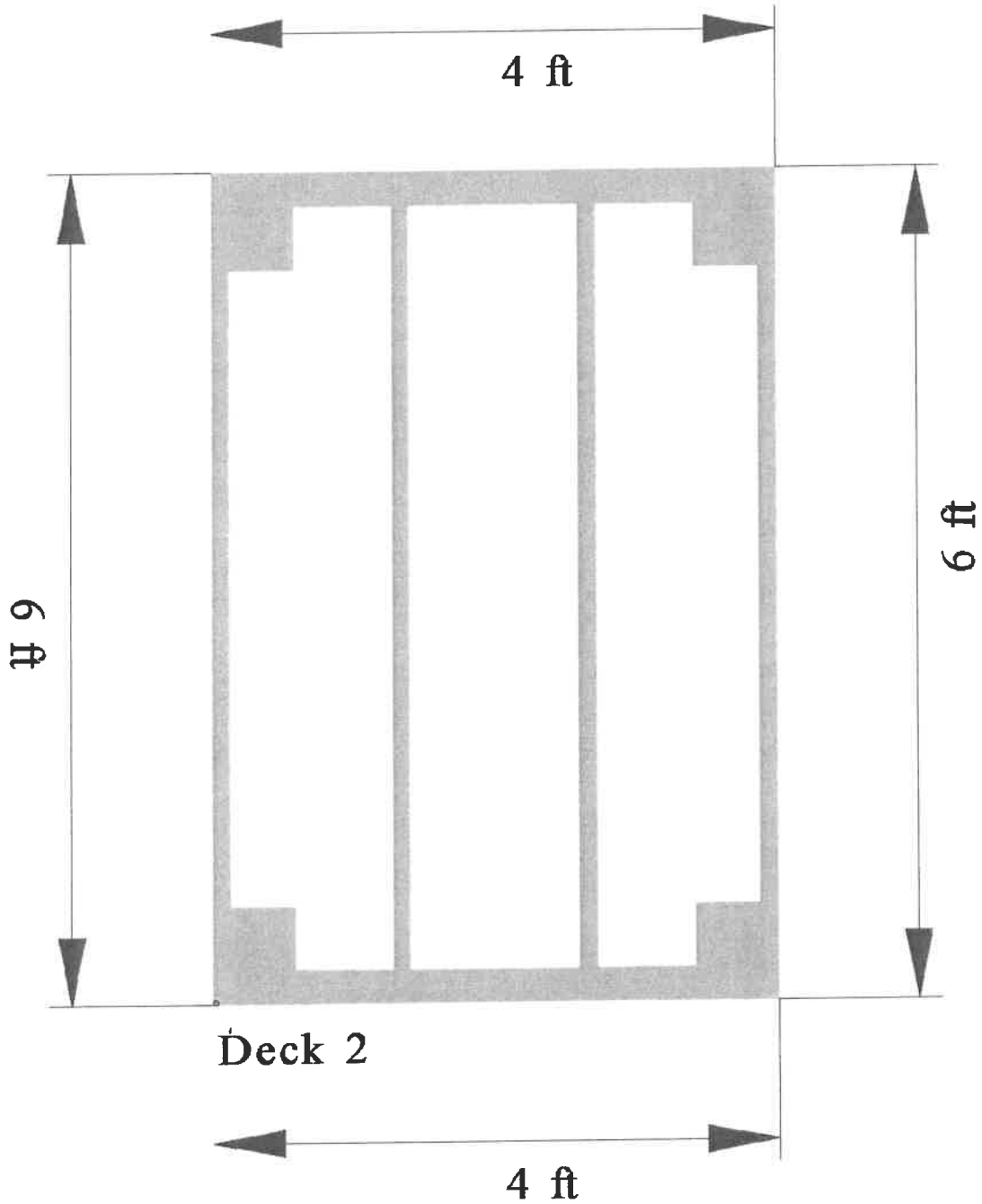


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Dimension View - Deck 2

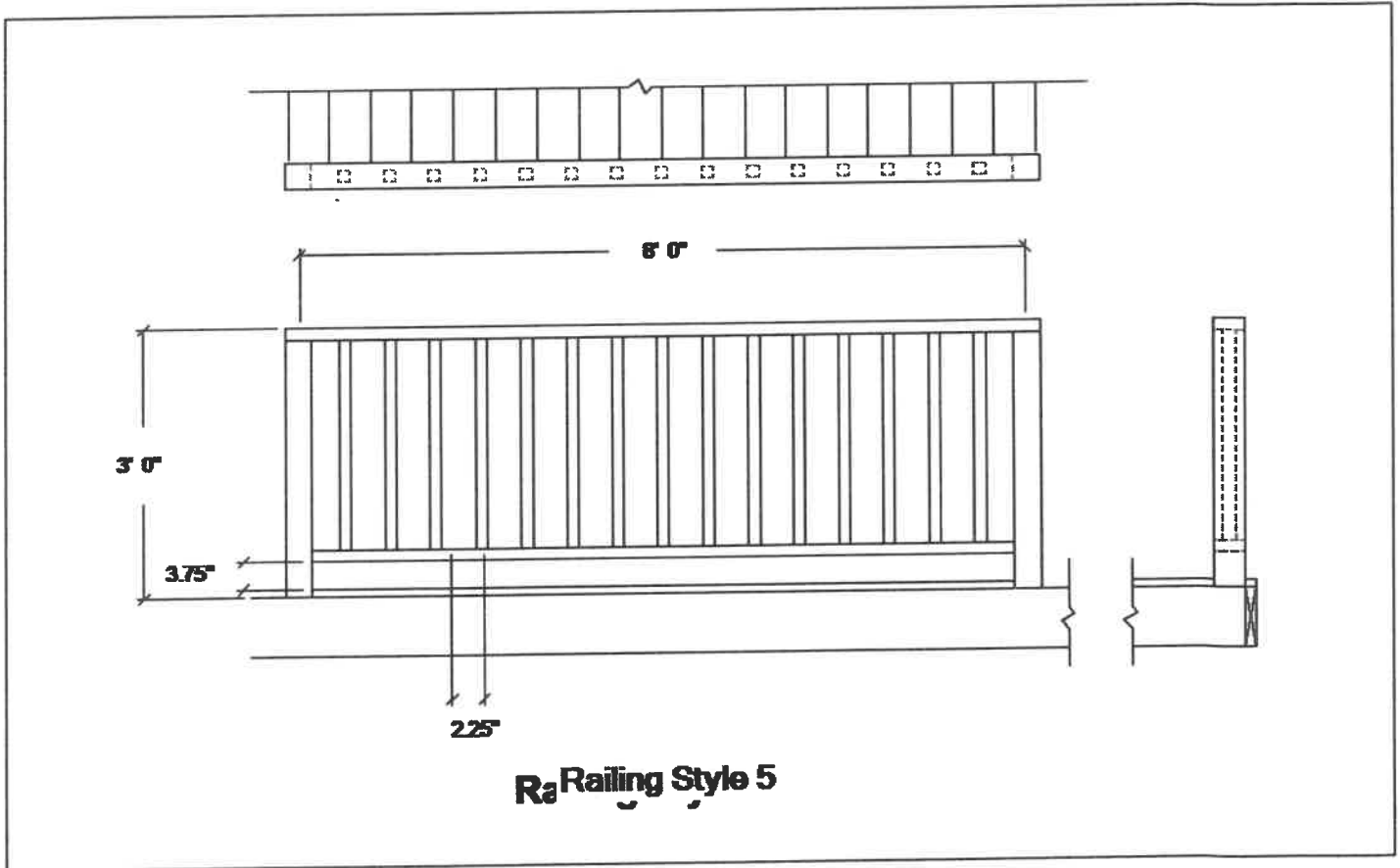


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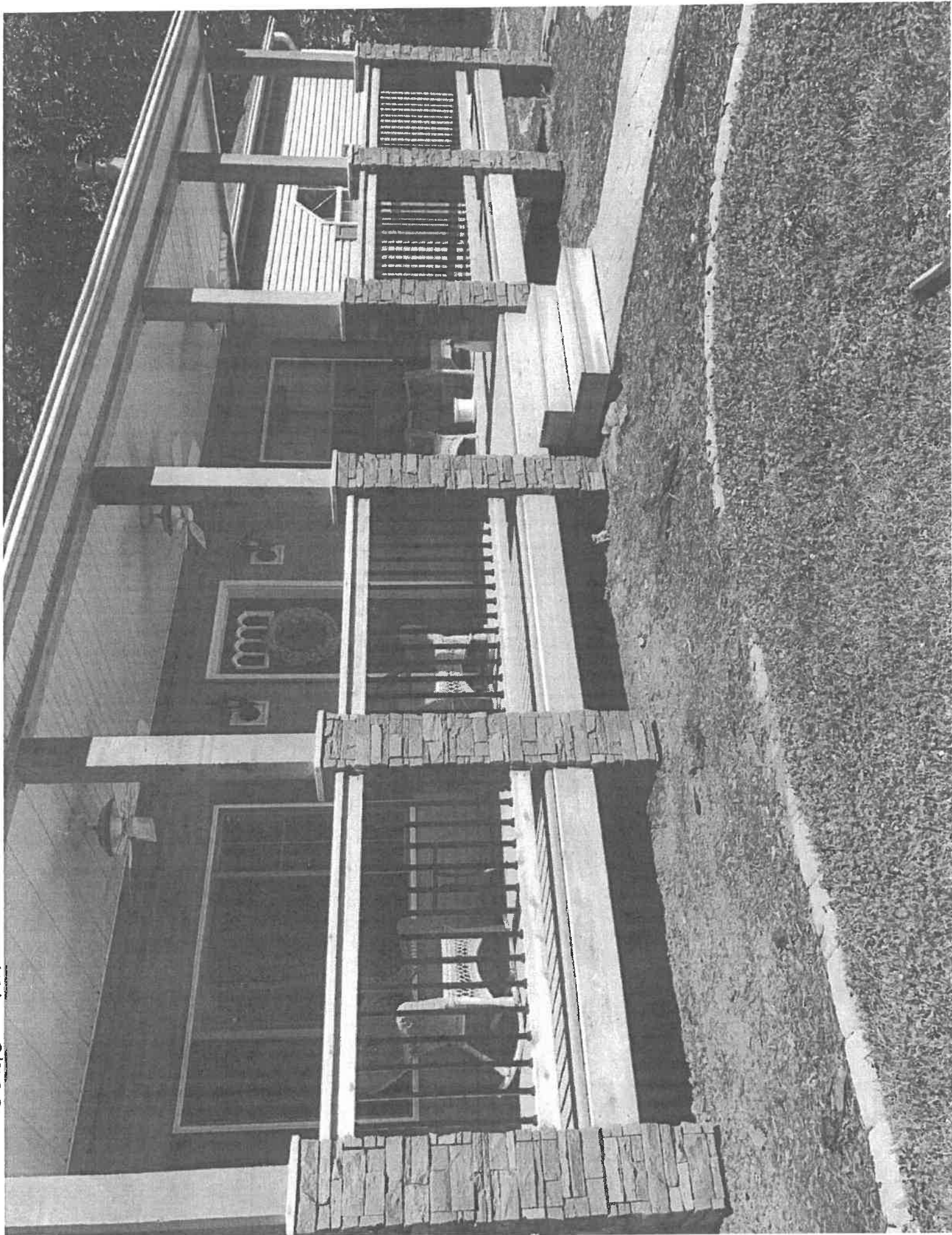
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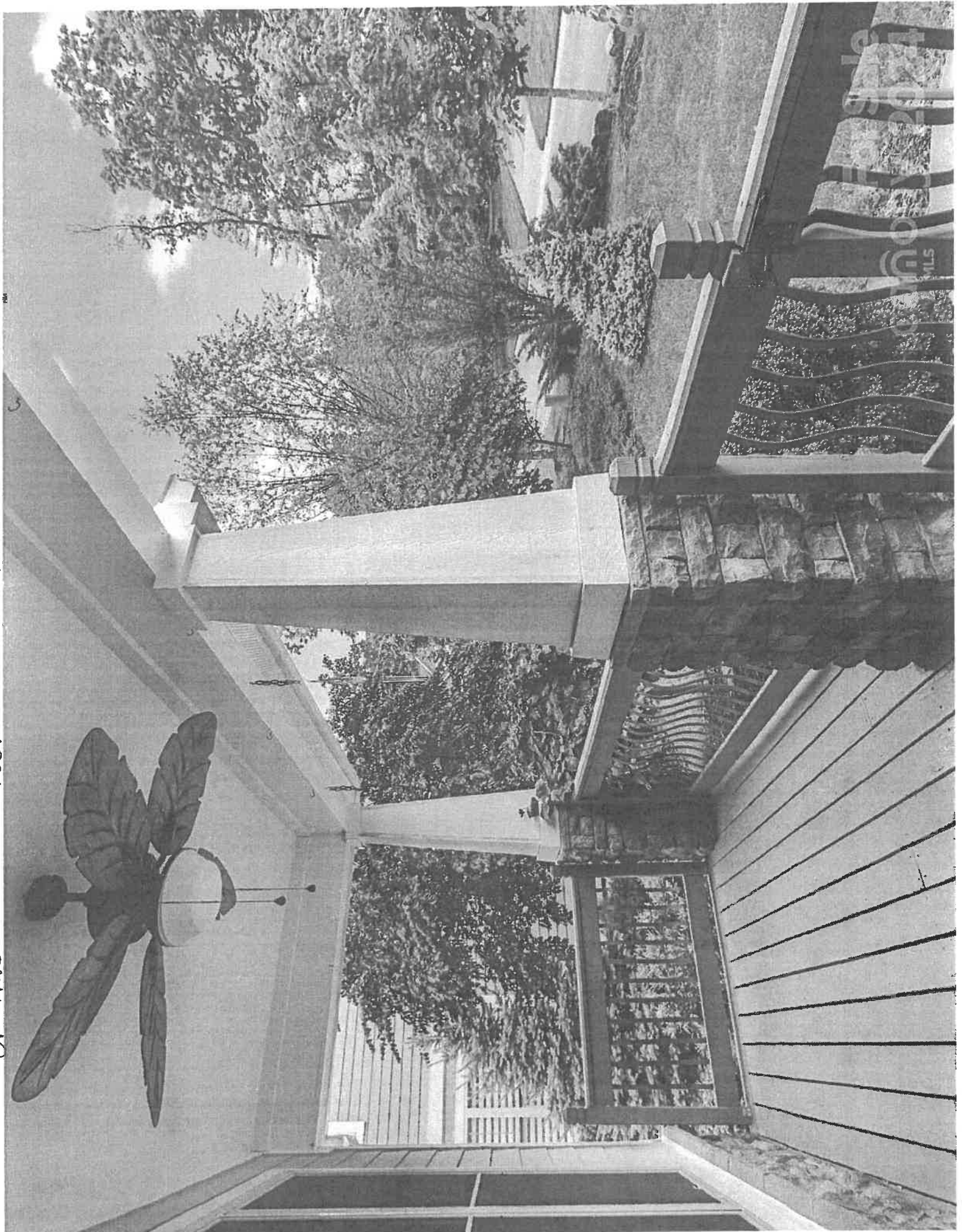


Railing Details View



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Project Description

Our long-term vision for the property at ~~205~~^{west} Kansas City Ave is to give it a charming appearance as people enter downtown from the east end of Broadway. Should the City of Excelsior Springs ever decide to use the corner lot for some purpose, we would want our house to match the quality. This Certificate of Appropriateness is the first step to update the property. Future projects will seek to add more curb appeal.

1. Add deck on rear (east side) of house. The house now has a rear exit and a deck is needed.
 - a. Materials
 - i. Cedar-tone pine wood
 - ii. Details provided in accompanying plans from Home Depot
 - b. Dimensions
 - i. 12' x 10' upper deck with lower landing
 - ii. Details provided in accompanying plans from Home Depot
 - c. Color
 - i. Cedar-tone, unstained

2. Replace roof
 - a. Materials
 - i. GAF architectural shingle
 - ii. More details provided in accompanying plans from EDR
 - b. Dimensions
 - i. Entire roof
 - c. Color
 - i. Weatherwood

3. Add gutters
 - a. Having no gutters has caused soil erosion and foundation issues
 - b. Materials
 - i. Details provided in accompanying plans from EDR
 - c. Dimensions
 - i. 5" gutters on all lower eaves with 3x4" downspouts
 - ii. Details provided in accompanying plans from EDR
 1. See images of the house with yellow lines indicating downspouts
 - d. Color
 - i. White

Lisa Morgan

From: Veronica Meeks <pvmenterprises1990@gmail.com>
Sent: Monday, August 26, 2024 8:49 AM
To: Lisa Morgan; Peter Meeks
Subject: Re: Updated Roof Inspection report- 205 S Kansas City Ave S

Good morning, Lisa!

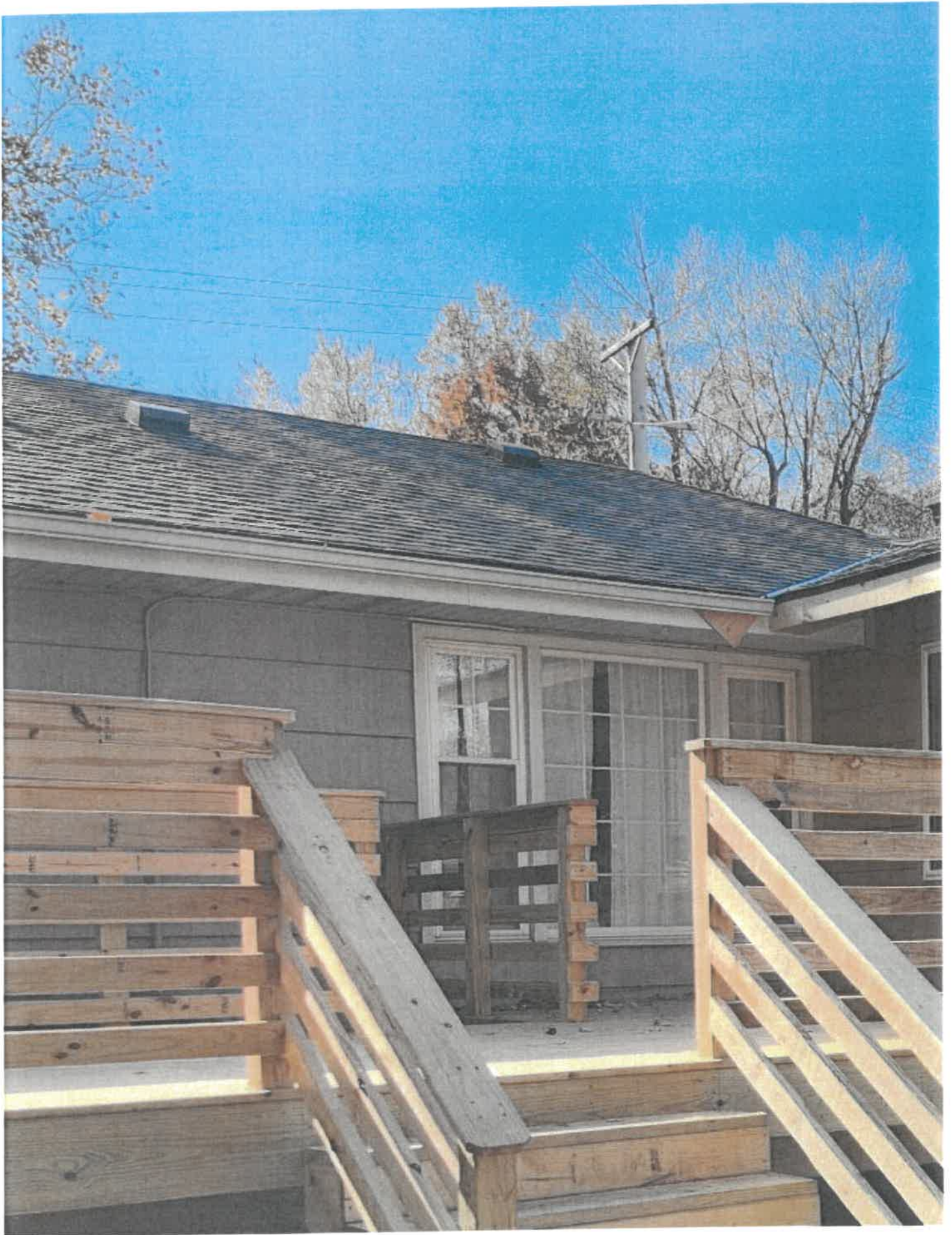
We had someone come look at the roof and gave suggestions that we really liked. As well as the front porch. I have attached a picture of Cedar that would go in that little triangle spot on the roof line. I do not know what that is called. We would like to use these instead of fish scales or decorative fancy things. The ceiling of the front porch is badly damaged and needs to be replaced. we were considering using bead board. Walkway to the front porch needs to have a shift in the design, because there's a concrete barrier at the sidewalk. So we would like to do a curving design from the sidewalk that widen out to the porch.

Also, to match the cedar beams in the triangle, would like to wrap the upper windows and the front door with cedar and use cedar beams to support the front porch.

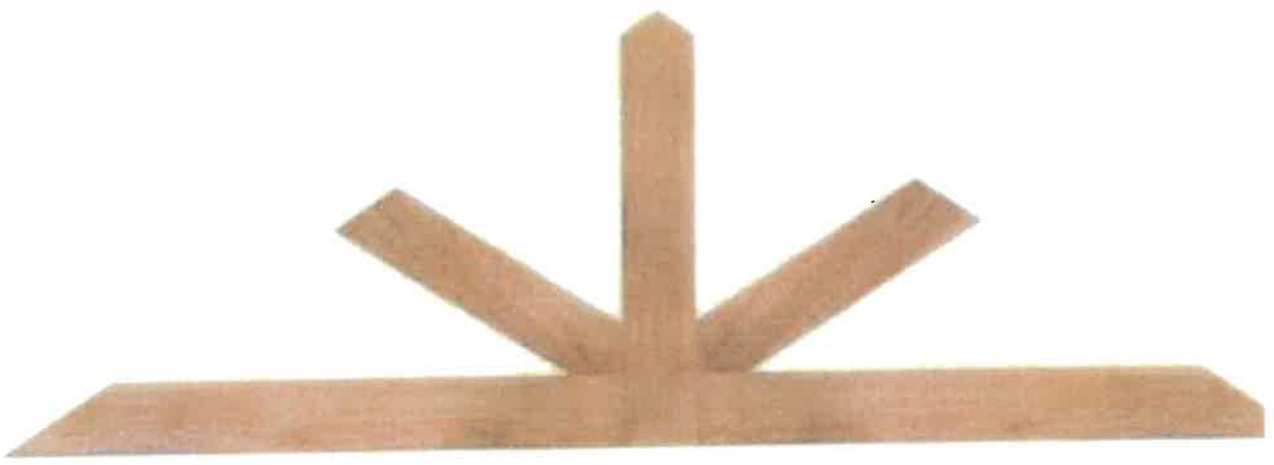
On the back deck, we would like to put rails like this picture depicts. It is safer than the spindles, especially if young children are on the deck.

Thank you so much for your help! We're excited to make it look good and keep the home in good repair.

Veronica and Pete Meeks



Q Gable Inn corbel fra...





**Community Development
Historic Preservation Commission Meeting - 9/11/2024**

To: Commission Members
From:
Date
RE: Matrix

ATTACHMENTS:

Description	Type	Upload Date
Matrix	Cover Memo	9/6/2024

**Community Development Department
Historic Preservation Commission**

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



August 6, 2024

To: Chairman and Commissioners
Historic Preservation Commission

Re: Matrix Discussion

Background: The current Matrix, approved by the Historic Preservation Commission in 2020 provides guidance when reviewing work to be done by property owners and tenants within the historic districts. The matrix establishes when actions are required to be brought before HPC. Depending on whether or not the building is non-contributing or contributing may change whether or not the case must come before HPC.

This fiscal year, the Commission has heard cases for nine signs, three renovations, three window replacements, two demolitions, two awning additions, two decks, two doors, one ramp, one mural and one roof.

Staff Review: City staff has been approached about whether or not signage could be administratively approved. Currently the matrix requires that all signs/plaques and murals come before the Commission. Of those items listed on the matrix, the Commission approves the following:

- | | |
|---|---|
| Additions | Ramps (visible from street) |
| accessory structures | Relocations of buildings |
| awnings (new installation only) | Retaining Walls* |
| decks* | Roofing, Gutters & Downspouts (different materials) |
| demolitions | Screened-in porches* |
| doors (visible from the street) | Sidewalks (new construction) |
| exterior siding | Signs/plaques & Murals |
| Fountains (visible from the street) | Site Lighting (new installation) |
| Lighting (visible from the street)* | Storm Windows (new materials) |
| Masonry (major rehab/new construction) | <i>Trim (new material/design)</i> |
| New Construction | Windows (new materials) |
| Pools | |
| Porches (modification/new construction) | |

**In some cases where the property is non-contributing, approval is not be required by the HPC.*

Staff noted one typing error (italicized above) that should be approved by the Commission.

A Historic Preservation Commission (HPC) may authorize city staff to determine the appropriateness of signage on a historic building for several reasons:

Efficiency and Timeliness: Allowing city staff to make determinations can streamline the approval process, reducing the time it takes for property owners to get the necessary permissions. This is

particularly beneficial for straightforward or minor signage changes that do not significantly impact the historic character of a building.

Expertise and Consistency: City staff may have specific expertise and training in historic preservation guidelines and standards. By handling signage decisions, staff can ensure consistent application of these standards, maintaining the integrity of historic districts or properties.

Resource Allocation: The HPC may have limited resources and time. By delegating routine or less complex decisions to city staff, the Commission can focus on more significant issues or projects that require their attention and deliberation.

Clear Guidelines: If the criteria for appropriate signage are clearly defined, city staff can effectively use these guidelines to make decisions without needing the Commission's input for every case.

Flexibility for Property Owners: Delegating decision-making to city staff can provide more flexibility and accessibility for property owners, encouraging compliance with preservation standards by making the process less burdensome.

Overall, this delegation can help balance the need for preserving the historical character of buildings with the practicalities of property management and development.

Staff Recommendation/Action Requested: City staff would like to open discussion with the Commission on whether or not they would like to make changes to the current Matrix. Staff does recommend, at a minimum, the following: Replace the typing error of Time (new material/designs) with Trim (new materials/design).

Staff does not recommend that Murals be approved by staff. This may require a new stand-alone item on the matrix if the Commission were to consider allowing staff to administratively approve signage and plaques.

Respectfully Submitted,
Melinda Mehaffy
Economic Development Director

Certificate of Appropriateness Approval Matrix



ACTION	CONTRIBUTING			NON-CONTRIBUTING		
	Exempt	Administrative	HPC	Exempt	Administrative	HPC
Additions			X			X
Accessory Structures (sheds, garages, etc.) (visible and not visible from the street)			X			X
Awnings (new installation)			X			X
Awnings (color change)		X			X	
Decks (visible and not visible from the street)			X		X	
Decorative Shutters		X			X	
Demolitions (partial and all of building or structure)			X			X
Doors (visible from the street)			X			X
Doors (not visible from the street)		X			X	
Driveways		X			X	
Equipment (Antennas, Satellite Dishes, Solar Panels, etc..)		X			X	
Exterior Siding (in-kind repairs)	X			X		

Certificate of Appropriateness Approval Matrix (Continued)

ACTION	CONTRIBUTING			NON-CONTRIBUTING		
	Exempt	Administrative	HPC	Exempt	Administrative	HPC
Exterior Siding (replacement with new materials)			X			X
Fences or Gates		X			X	
Foundation (repair)	X			X		
Fountains (visible from the street)			X			X
Landscaping (visible from the street)		X			X	
Lighting (visible from street)			X		X	
Masonry (repointing repairs)	X			X		
Masonry (major rehabilitation and new construction)			X			X
Mechanical Equipment (exterior A/C condensers, other exterior equipment)		X			X	
New Construction (infill)			X			X
Paint (color change)		X			X	
Pools			X			X
Porches (modifications and new construction)			X			X

Certificate of Appropriateness Approval Matrix (Continued)

ACTION	CONTRIBUTING			NON-CONTRIBUTING		
	Exempt	Administrative	HPC	Exempt	Administrative	HPC
Railings		X			X	
Ramps (visible from street)			X			X
Relocation of Building or Structure			X			X
Retaining Walls			X		X	
Roofing (repairs)	X			X		
Roofing, Gutters, and Downspouts (replacement in-kind - color and material)	X			X		
Roofing, Gutters, and Downspouts (replacement with different materials)			X			X
Screened-in Porches (existing)			X		X	
Screened-in Porches (new construction)			X			X
Sidewalks (repair)	X			X		
Sidewalks (new construction)			X			X
Signs/Plaques and Murals			X			X
Site Lighting (repair/replacement in-kind)	X			X		
Site Lighting (new installation)			X			X

Certificate of Appropriateness Approval Matrix (Continued)

ACTION	CONTRIBUTING			NON-CONTRIBUTING		
	Exempt	Administrative	HPC	Exempt	Administrative	HPC
Storm Windows (replacement in-kind)	X			X		
Storm Windows (new materials)			X			X
Trim (repair/replace in-kind)	X			X		
Time (new materials/design)			X			X
Windows (repair)	X			X		
Windows (replacement in-kind)		X			X	
Windows (new materials)			X			X