

## NOTICE OF OPEN MEETING

Public Notice is hereby given that the Historic Preservation Commission of the City of Excelsior Springs Council Meeting **at 5:00 PM, April 9, 2025** to consider and act upon the matters on the following agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at the time.

The tentative agenda of this meeting is as follows.

### Historic Preservation Commission City of Excelsior Springs

#### A G E N D A



Historic Preservation Commission Meeting  
5:00 PM  
Wednesday, April 9, 2025  
**Council Chambers**

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1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MEETING SUMMARY: DECEMBER 11, 2024
  - A. December 11, 2024
4. COMMENTS OF VISITORS
5. ADMINISTRATIVELY APPROVED CERTIFICATES OF APPROPRIATENESS
  - A. COA: HPC-25-001 - An application by Billy Roe for a handicap ramp to be rebuilt with like and kind at 438 Benton Avenue.
  - B. COA: HPC-25-002 - An application by Warbird Whiskey for signage at 251 E Broadway.
  - C. COA: HPC-25.003 - An application by Kansas City Flat Roof for spraying sealant over the existing roof at 204 S. Marietta
  - D. COA: HPC-25-006 - An application by Adam Meyer for a TPO not seen from the street at 412 South Street.
  - E. COA: HPC-25-008 - An application by Lisa Thomas for Landscaping at 424 Isley Blvd.
6. CERTIFICATES OF APPROPRIATENESS APPLICATIONS FOR COMMISSION

- A. COA: HPC-24-052 - An application by Excelsior Springs Museum and Archives for a Certificate of Appropriateness for an exterior alteration and new construction at 101-105 E Broadway.
- B. COA: HPC-25-004 - An application by the Downtown Excelsior Partnership for a Certificate of Appropriateness for signage at 400 St. Louis Avenue, 215 E Broadway, 100 E Broadway and 249 E Broadway.
- C. COA: HPC-25-005 - An application by Jill and John Clark for a Certificate of Appropriateness for an exterior alteration at 519 S Kansas City Avenue.
- D. COA: HPC-25-007 - An application by Peter Meeks for a Certificate of Appropriateness to address multiple exterior improvements at 205 S Kansas City Avenue.

7. STAFF COMMENTS

8. COMMISSION COMMENTS

9. ADJOURN

Representatives of the news media may obtain copies of this notice by contacting the City Manager's office, 201 East Broadway. Phone (816) 630-0752.

If any accommodations are required in order to attend this meeting (i.e. qualified interpreter, large print, reader, hearing assistance), please notify the City Manager's office no later than 48 hours prior to the beginning of the meeting.

**Date and Time of Posting:** DATE AND TIME: April 4, 2025 at 9:30 am

## HISTORIC PRESERVATION COMMISSION Meeting Summary

December 11, 2024

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

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

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

PRESENT: Jason Van Till, Darryl Coutts, Rick deFlon (arrived at 5:09), Anna Sue Spohn and Sonya Morgan.

ABSENT: Susan Blaser. Dennis Hartman.

PUBLIC PRESENT: Mark and Grason Benefiel, Linda Kay Davis, George Moon, Deb Foster, Chuck and Sonya Duckworth.

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

### **Item 3. Approval of meeting Summary from October 09, 2024.**

Commissioner Morgan made a motion to approve the meeting summary with the spelling corrected for the names that were misspelled for the October 9, 2024 meeting summary. Commissioner Coutts seconded the motion. Motion Carried.

Vote: Motion Approved 4-0-0

Yes: Commissioners: Van Till, Coutts, Morgan and Spohn.

No: None

Abstain: None

**Item 4.** Chairman Van Till asked if there were any visitors who would like to speak. There were none.

**Item 5.** Administratively approved COAs since last meeting: Ms. Mehaffy presented the administratively approved COAs since last meeting.

**Item 6.** COA: HPC-24-019A - an application by Barry Holst for a Certificate of Appropriateness for signage at 415 Saint Louis Avenue.

Chairman Van Till asked for the staff report.

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

Chairman Van Till asked the Commissioners if anyone had questions:

Hearing none Commissioner Coutts made a motion to approve HPC-24-019A. Commissioner Spohn second the motion

Vote: Motion Tabled 4-0-0

Yes: Commissioners: Van Till, Coutts, Morgan and Spohn.

No: None

Abstain: None

**Item 7.** COA: HPC-24-049. - an application by Cliff Mehrer for a Certificate of Appropriateness to address multiple exterior improvements at 218 W Excelsior Street.

Chairman Van Till asked for the staff report.

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

Chairman Van Till asked if there were any questions.

Chairman Van Till said the drawing looks like a nice upgrade, and the replacement of the stairs will make it a lot safer. Commissioner Morgan said it looks like it will be useful.

Commissioner Spohn made a motion to approve HPC-24-049. Commissioner Morgan seconded the motion. The motion carried.

Vote: Motion to Approve as presented 4-0-0

Yes: Commissioners: Van Till, Coutts, Spohn and Morgan.

No: Commissioners: None

Abstain: Commissioner None.

**Item 8.** HPC 24-052 - an application by Excelsior Springs Museum for a Certificate of Appropriateness to place covered patio at 101-105 E Broadway.

Chairman Van Till asked for the staff report.

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

Chairman Van Till asked if there were any questions.

Commissioner Morgan asked if any of the businesses along that area are aware of this or are going to try and do something similar to this.

Ms. Mehaffy said we have Huey's Hidden Vault who is in discussion about a glass enclosure at the back of their building for customers to smoke cigars in the winter time. This would be a temporary structure that would be taken down in the summer time. We have a code that states no smoking is allowed in an enclosed structure. We are trying to determine if there is a different way to do it or address the zoning

code.

Commissioner Morgan said her thought was this is another primary facade for the buildings that face the circle drive for the Hall of Waters, it has its own presence and she would suggest a discussion with property owners about future planning. There may also be issues with property lines. Would like to see all of those property owners, DEP and the City work together to determine where these property lines are. These building are significant on the front facade and also the back.

Commissioner Morgan said just because she is suggesting this doesn't mean she is against the application, would just like to have clarification. Especially since there are events held in the circle drive.

Deb Foster, member of the museum, approached the podium and said they have submitted an application for a grant from the city and we are trying to make this an entry to the Hall of Waters. The reason they want to do this is because they have people come and sit under our trees. We are trying to make it a more usable area. We cannot move forward until we get approval of this application. The museum has applied for a Community Grant which is waiting on the outcome of this application prior to making a decision.

Darryl Coutts, Museum Board member said the museum is the only building that has not added onto the back of their building of the four (4) businesses that are there.

Commissioner Morgan made a motion to continue this application until the January meeting and requested a meeting with the property owners on the south side of Broadway in this block. Commissioner Spohn seconded. The motion to continue application.

Vote: Motion to continue this application to the January meeting: 4-0-1

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

No: Commissioners: None

Abstain: Commissioner Coutts, due to being on the museum board.

**Item 9.** COA: HPC-24-055 - an application by Mark Benefiel for a Certificate of Appropriateness to address multiple exterior improvements at 426 Benton Avenue.

Chairman Van Till asked for the staff report.

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

Ms. Mehaffy invited the applicant Mr. Benefiel to address the Commission, he said the home was purchased with the purpose of renovating it then selling it. When they purchased it no one told them it was in a historic district. They stopped all work when they found out it was in the historic district. Mr. Benefiel said he read the Design Guidelines and that while overwhelming, once he read them he found the work achievable. He wants to comply with the Commissions decision. He apologized to the Commission for starting without the COA application.

Chairman Van Till told Mr. Benefiel he appreciated the detail of his application also the amount of work

he is putting into the home.

Chairman Van Till asked if there were any questions.

Mr. Benefiel explained the condition of the existing doors and he has two choices. He prefers example 2.6. Commissioner Morgan said she also likes example 2.6.

Commissioner Van Till said he didn't have any issues with the windows.

Commissioner Morgan asked about the example photos of the windows they show mullions.

Mr. Benefiel said they would not have mullions, that was the only example of windows he could find for the application submittal.

Chairman Van Till asked about the deck being stained or painted, he said the Design Guidelines state it needs to be painted not stained. Mr. Benefiel said he is willing to paint it.

Chairman Van Till asked the commissioners if anyone had questions:

Hearing none Commissioner Morgan made a motion to approve HPC-24-055 also include the window seat.

Commissioner Coutts second the motion

Vote: Motion Tabled 5-0-0

Yes: Commissioners: Van Till, Coutts, deFlon, Morgan and Sphon.

No: None

Abstain: None

**Item 10.** Staff Comments.

Ms. Mehaffy let the Commission know that they have the 2025 meeting schedule in front of them.

Also, Lisa emailed the commissioners information from the NHP website, What Every Commissioner Needs to Know About Being a Certified Local Government. She has also provided handouts for Law and the Historic Preservation Commission.

At the October meeting Commissioner Coutts asked if we could tell when the water is put in someone's name. The answer is we can go to our water bill system and see when someone has had the water turned on in their name.

Lisa completed our CLG report and turned it in, if anyone would like to see it, it's on the counter for your viewing.

Ms. Mehaffy advised the Commissioners of the upcoming training opportunities.

Also, the City has applied for a \$20,000,000 IRA/EPA grant which has no match requirement. Portions of the grant would positively affect our historic districts. We won't hear anything about the grant until Spring/Summer 2025.

The State Historic Preservation office has not yet released the funding for the 2023 grant process.

Ms. Mehaffy let the Commission know that Dennis Hartman wrote a book about the wells in Excelsior Springs. The book is on sale at Other Trails and the Chamber of Commerce. Dennis will be at the water bar in the Hall of Waters on Saturdays prior to Christmas selling and signing the books. The funds go to the Friends of the Wells for work being done to bring the mineral waters back to our town.

**Item 11.** Commissioners Comments,

Commissioner Morgan said she would like to compliment the public meeting that was held for 410 Superior (the old hospital). There were many interesting conversations.

**Item 12.** Adjourn. The meeting was adjourned at 5:41 p.m.

**The next meeting of the Commission is January 8, 2025 at 5:00 p.m.**

Meeting Summary prepared by Lisa Morgan, Historic Preservation Secretary.

**Community Development Department  
Historic Preservation Commission**

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



April 2, 2025

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

**Re:** Staff Report for Case No. HPC-24-052 – An application by Excelsior Springs Museum and Archives for a Certificate of Appropriateness for an exterior alteration and new construction at 101-105 E Broadway.

**Historic District:** Hall of Waters District

**Background:** The Excelsior Springs Museum and Archives is located in two buildings. The building at 101 E Broadway is an Italian Renaissance bank building that was originally thirty feet by sixty feet but was expanded in 1920 to add four feet on the west, eight feet on the east to connect it with an adjacent building, and several feet on the south. It presents a classical temple front on the main (north) elevation. A shallow pitched, gable roof of red tile ends with a massive stone parapet to the north. Flat-roofed wings project from the west and east. The east wing connects to the adjoining commercial building, and the west wing features large square, fixed pane windows divided by square engaged columns. This building was designed in 1905 and built in 1906 for \$25,000. It operated as a bank until 1968. At that time, it was given to the City to be used as a museum, which is its present use today.

The building to the east, 105 E Broadway, was originally The Francis Hotel. This building is a rectangular structure with a red tile mansard roof. The overhanging boxed eaves are supported by wood knee braces. The building was built sometime between 1917 and 1922. The rear/southern portion of the Francis Hotel was constructed earlier, sometime between 1905 and 1909. It was known as the St. Joe House in 1917. When the surveys of the Hall of Waters district were completed, the report stated that the building had a great deal of architectural integrity, with most of its historic building fabric intact.

Both buildings are contributing buildings to the National designation of the Hall of Waters.

**Staff Review:** The applicant is requesting an exterior construction project that includes building an accessory structure on the south exterior of the current buildings at 101 and 105 E Broadway. The slab patio that is desired is a 4-inch reinforced concrete. The patio is intended to be covered with a roof structure that has a four-foot (4') slope, sloping from the north to the south. The structure is intended to be attached to the existing building. The structure would have lights, electrical outlets, and water. Chairs, benches, and tables are intended to be placed on the slab.

The applicant indicated that the structure will be stained or painted cream to match the trim paint color at 105 E Broadway.

The museum has long suffered water issues in both buildings. There are currently three downspouts coming off of the back of the buildings. The spouts drain onto the sidewalks, causing concern for public safety. The applicant is suggesting that they would trench and put PVC tile from the existing downspouts to the existing storm sewers.

The Certificate of Appropriateness Approval Matrix states that accessory structures must be considered by the Historic Preservation Commission.

New construction helps historic districts remain a vital part of a changing city. These new developments should respect the character-defining features of each historic district and should not overpower the historic buildings.

Materials in the historic district differ between commercial and residential areas. Commercial areas are typically brick or stone with metal, wood, or masonry trim. The consistency and repetition of the building materials of the district form a cohesive environment.

The Secretary of the Interior's Standards states that new additions, exterior alterations or related new construction shall not destroy historical materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historical integrity of the property.

Roofs and eaves on new buildings should be compatible in form, pitch, and shape with the existing roofs in the historic district. The proposed roof on the proposed accessory structure is a shed roof.

The architectural detail on new construction should be compatible in terms of design and scale with the details found within the streetscape and the district.

The design guidelines state that additions should be distinguishable from the historic structure and should be designed in a manner that if removed in the future, the form and integrity of the historic structure will be intact.

While staff is concerned with the building plans' compatibility with the surrounding area, it does appear to meet the design guidelines. Staff would like to open a conversation about the project with the Commission for additional feedback and conversation with the applicant.

Respectfully submitted,



Mallory Brown  
Community Development Director  
City of Excelsior Springs

Attachments:

- Exhibit A- COA Application
- Exhibit B- Photographs of the proposed addition
- Exhibit C- Excelsior Springs Historical Survey
- Exhibit D- Appendix C



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

FOR OFFICE USE ONLY  
Fee: \$25.00 NA  
Date Received: 11-19-24

Accounting Code (PP)

### APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. COA: HPC-24-052  
Administrative  HPC   
(for office use only)

Date: Nov 18 2024 Property Address: 101-105 East Broadway  
Applicant: Excelsior Springs Museum Telephone No.: 816 630 0101  
Applicant's Mailing Address: PO Box 144  
Email: emuseum101@gmail.com  
Owner (if different from Applicant): \_\_\_\_\_

Historic District:  Hall of Waters  Elms  Boarding House  Local Landmark  
• Are Federal or State permits, licensing or monies included in the project  Yes  No  
• If Federal or State permits, licensing or monies are included in the project a review by the State Historic Preservation Office (SHPO) may be required in conjunction with city review. If applicable, attach a list of Federal or State permits, licensing or funds involved.

**Check all that apply:**

Contributing  Non-contributing  Commercial  Residential

Type of work proposed (Check applicable categories)

EXTERIOR ALTERATION  NEW CONSTRUCTION  
 SIGNAGE  DEMOLITION  
 BUILDING RELOCATION  REGRADING/FILL

[Signature]  
Applicant Signature

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

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

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

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

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

# 1

## Proposal for Covered Patio

The Excelsior Springs Museum & Archives proposes to build an accessory shelter structure to the rear (south) exterior of the current buildings at 101 and 105 East Broadway.

The structure will be a covered patio 35 feet by 22 feet. It will begin just left of the west rear door (bank side) and on the east side, it will begin 10 feet east of the east rear door (Francis side.)

The slab will be 4-inch reinforced concrete above appropriate depth footings, where there will be columns. The structure will have five columns at the existing buildings and five on the sidewalk side. Columns will be raised by metal ties anchored in the concrete.

The roof will start at 14 feet from the ground level at the building and slant down to 10 feet at the sidewalk. The roof will have composition shingles. It will be flashed at the buildings. The ceilings will match the slant of the roof. The roof structure will have guttering attached to the fascia on the south side.

The structure will have lights, plug-ins, fans and water to be of use for Museum, visitors and during public events. All electrical <sup>and water</sup> will be switched both inside and outside the building so as to prevent unauthorized use such as a charging station. Chairs, benches and tables will be placed on the slab.

## Paint/Stain

The structure will be painted to match the existing building color, which is from the Sherman Williams Historic Color Collection, or it will be stained. The ceiling would also be painted or stained to match the exterior and the columns.

## Drainage

The Museum has drainage problems in the basements of both the bank and the Francis buildings. There are three downspouts. Currently all three drain onto the current garden area and eventually onto the sidewalks. This is a liability for both the City and the Museum. We will trench and put PCV tile from the existing downspouts to the storm sewers, and will drill through to channel our water. We would also tie in the business to the east of our buildings to our drainage ties.



### ABOUT THE EXCELSIOR SPRINGS MUSEUM & ARCHIVES

For more than 50 years, this community has entrusted the Excelsior Springs Museum & Archives with the stewardship of artifacts and objects of local historical significance, including its two adjacent, 100-year-old buildings at the corner of East Broadway and South Main. Our Museum is a private nonprofit, first chartered in 1967. Its all-volunteer staff is focused on preserving and sharing the history of Excelsior Springs today and with each generation.

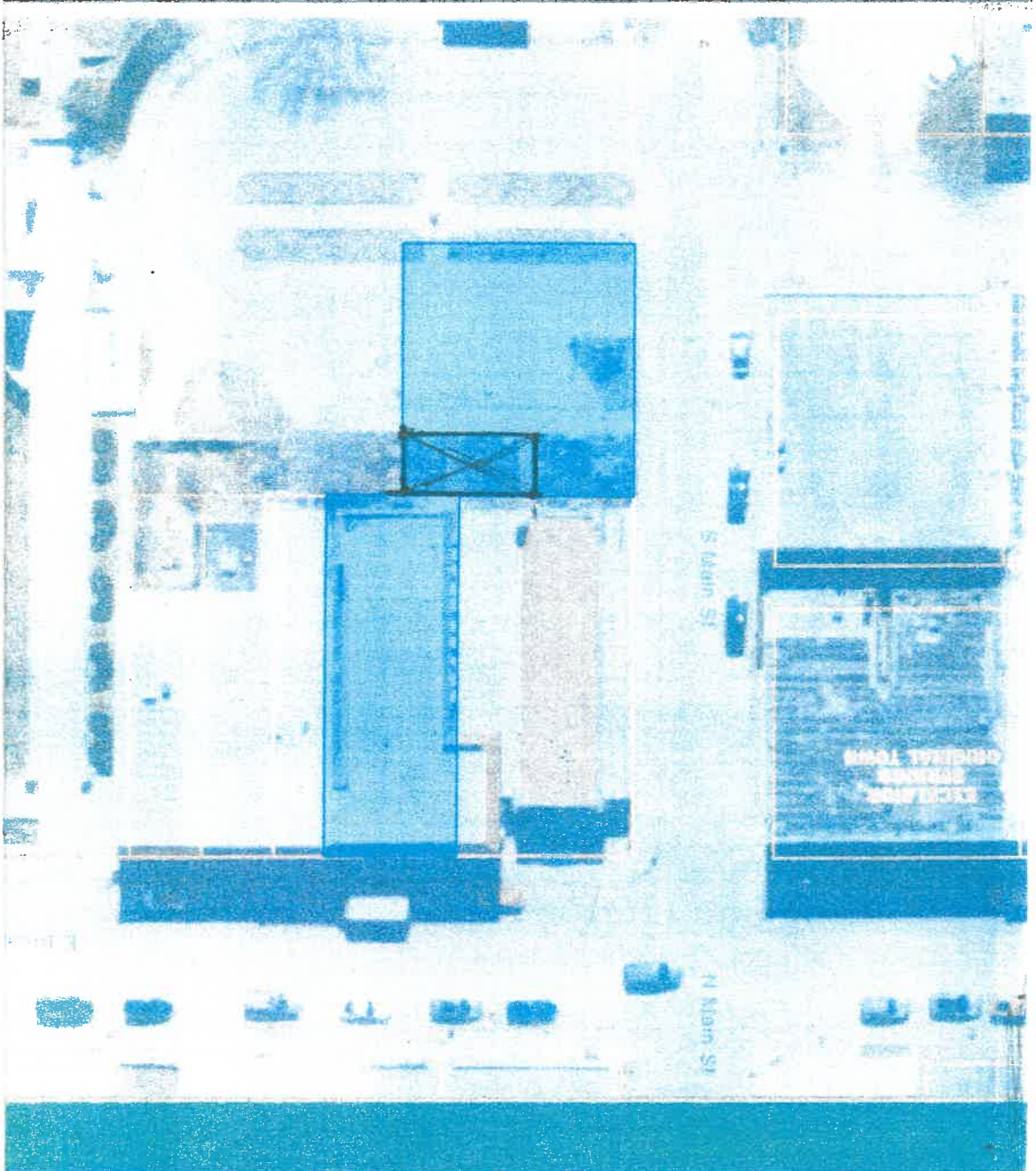


#2



#3





#15

EXCELSIOR SPRINGS HISTORIC RESOURCES

<p>1. Property name, present <b>Excelsior Springs Historical Museum</b></p> <p>Property name, historic <b>Clay County State Bank</b></p> <p>2. Address/location <b>101 E. Broadway Excelsior Springs, MO 64024</b></p> <p>4. Owner's name and address <b>City of Excelsior Springs 201 W. Broadway Excelsior Springs, MO 64024</b></p> <p>5. Building <input checked="" type="checkbox"/> Structure Site <input type="checkbox"/> Object</p> <p>6. Use, present <input checked="" type="checkbox"/> <b>Commercial; bank</b></p> <p>Use, original <input type="checkbox"/> <b>Museum</b> <i>OOD</i></p>	<p>7. Location Map <i>Open on site</i></p>
<p>8. Date of construction (or estimate) <b>1906</b></p> <p>9. Changes <i>1930</i> Altered <input checked="" type="checkbox"/> Addition <input checked="" type="checkbox"/> Moved <input type="checkbox"/> <b>1920</b></p> <p>10. Architect/engineer/designer <b>Louis Curtiss</b></p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: High Style <input checked="" type="checkbox"/> <b>Italian Renaissance</b> Elements <i>52 69</i> Vernacular</p> <p>13. Plan Shape <b>Rectangle</b> <i>RC</i></p>	<p>14. Number of stories <b>1 1/2</b></p> <p>15. Roof type and material <i>GB PR FF</i> <b>Gable &amp; flat/tile</b> <i>TD</i></p> <p>16. Type of construction <b>Masonry</b> <i>TD</i></p> <p>17. Exterior material(s) <b>Bedford sandstone</b> <i>42</i> <i>delic. 12</i></p> <p>18. Foundation material(s) <b>Stone</b> <i>TD</i></p> <p>19. Porch(es) <b>n/a</b></p>

20. Additional physical description This Italian Renaissance bank building was originally thirty feet by sixty feet, but was expanded in 1920 to add four feet on the west, eight feet on the east to connect it with an adjacent building, and several feet on the south. It presents a classical temple front on the main (north) elevation. A shallow pitched, gable roof of red tile ends with a massive stone parapet on the north. Beneath is a recessed entrance fronted by columns set between sections of enframing wall that read like thick piers (distyle in antis). The tall center recessed opening, which has the appearance of a vault, has glass sections with metal frames. The present entry door is also glass with metal frame. The enframing Ionic columns are of solid smooth stone. The Ionic entablature above, which encircles the entire building, is composed of a fasciated architrave, continuous smooth frieze, and a dentil band in the cornice. Small recessed rectangular windows are set within the frieze band on the west elevation. Flat roofed wings project from the west and east. The east wing connects to the adjoining commercial building, and the west wing features large square, fixed pane windows divided by square engaged columns. Each window has a transom with three panes. On the front (north) of each wing is a one-over-one, double-hung sash window with stone lugsill and radiating stone voissiors. The wings have a smaller version of the Ionic entablature. The Bedford sandstone is dress-faced, laid in coursed ashlar. The interior features a barrel or cylindrical vault ceiling, studded with electric light bulbs and details of foliage, shell and scroll work. Other original features include mahogany fixtures, wood work, wrought brass grating, tile floors, ornamental support columns, bronze statuary, and safety vaults.

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21. Description of environment and outbuildings The Clay County State Bank building is set back from the road a short distance, but otherwise fills the entire lot at the southeast corner of Main and Broadway. It is located within a linear commercial district.

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22. History and significance The Clay County State Bank building was designed in 1905 by Louis Curtiss, a noted Kansas City architect. It was completed in 1906 at a cost of \$25,000.00. It operated as a bank building until 1968, when the Clay County State Bank built a new structure. At this time, it was given to the City to be used as a museum, which is its present use today. The building was expanded in 1920, but the appearance of the west elevation remained identical according to historic photographs. The paintings on the upper walls of the interior were apparently added during this remodeling. The Clay County State Bank was founded by William Stone Woods. In 1932, W.T. Kemper Sr. and his sons purchased controlling interests in the bank. The bank is an important example of the work of Louis Curtiss, in spite of the alterations. Historic photographs reveal that the bank has retained much of its integrity of the original design, particularly in the elaborate interior decorative elements--a hallmark of Curtiss's style. The additions themselves have achieved their own significance over time as well. The Clay County State Bank has been listed as an Excelsior Springs Historic Landmark, and would be eligible for National Register listing as well.

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23. Sources of information Excelsior Springs Historical Museum, "Clay County State Bank" file & Excelsior Springs Historic Landmark nomination.

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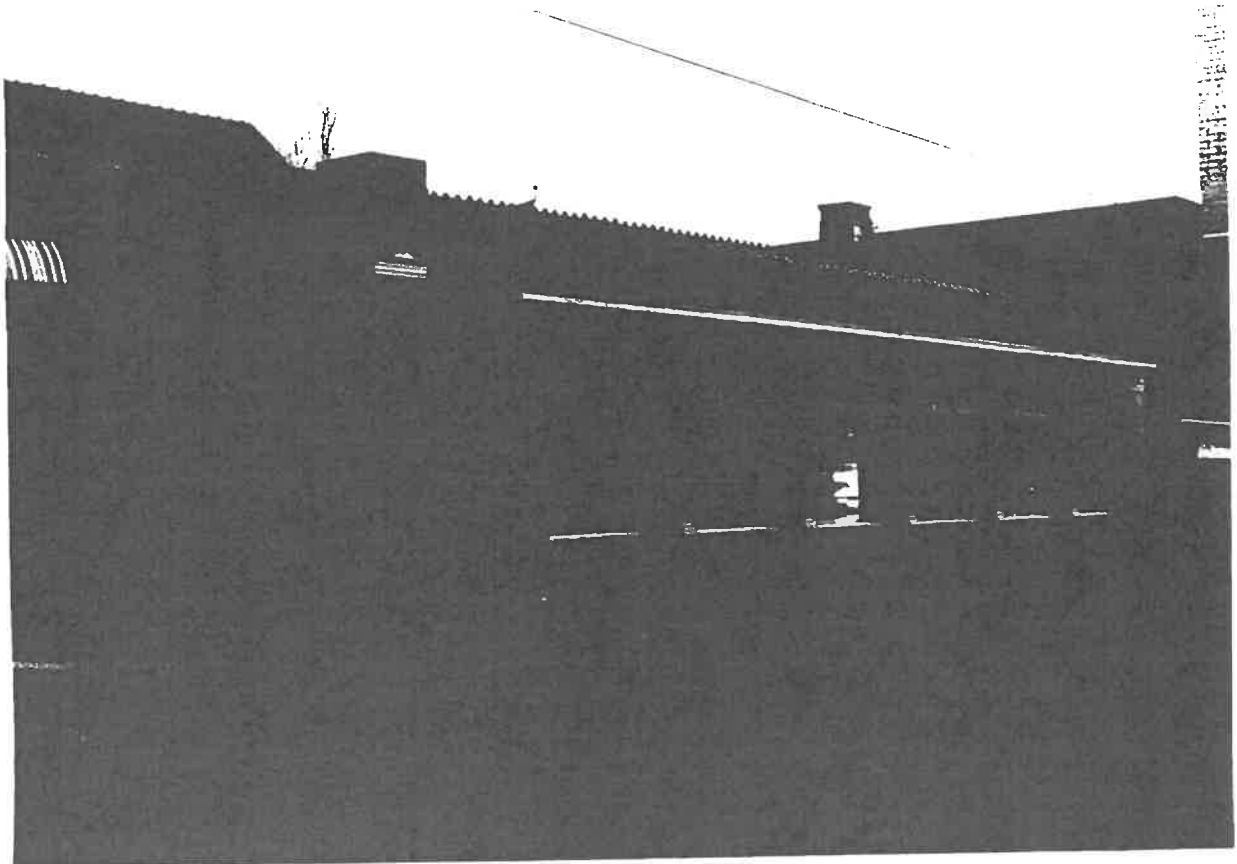
24. Prepared by  
Deon Wolfenbarger  
Three Gables Preservation  
9550 NE Cookingham Drive  
Kansas City, MO 64157

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# 33



**Community Development Department  
Historic Preservation Commission**

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



April 2, 2025

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

**Re:** Staff Report for Case No. HPC-24-052 – An application by Excelsior Springs Museum and Archives for a Certificate of Appropriateness for an exterior alteration and new construction at 101-105 E Broadway.

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Both buildings are contributing buildings to the National designation of the Hall of Waters.

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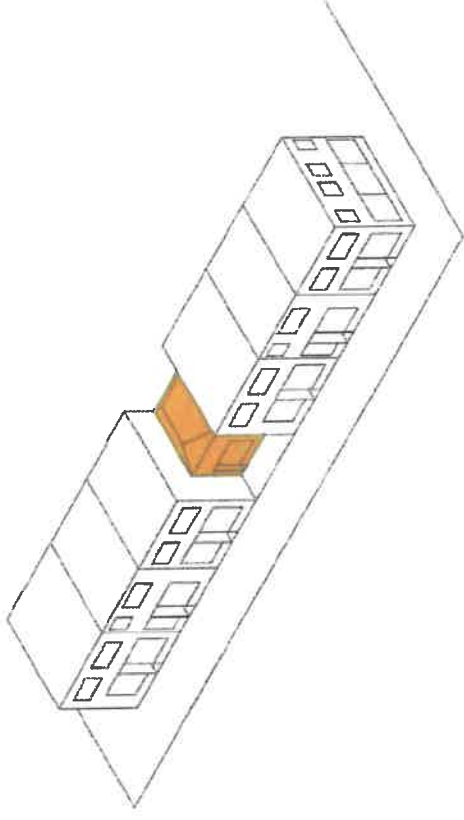
## Appendix C | Elements of Design

### Introduction

There are elements that are the basis of all intentional visual design. They are the principles and building blocks used to create any work of art, be it painting or architecture. These basic elements are mass, alignment, pattern, proportion, and material and color, and they are integral to the overall design of a building.

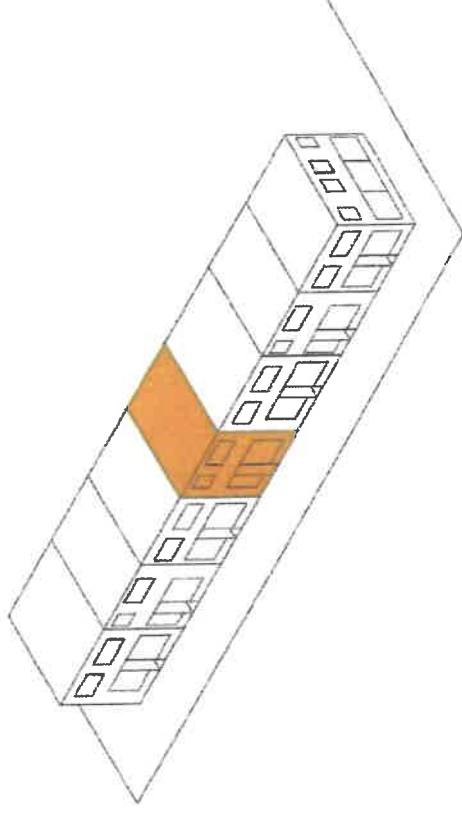
### Mass

Mass is the relationship between size and form. Height, width, and depth all contribute to the volume of a building, which, in combination with form, creates mass. By creating a sense of coherency, mass plays an important role in the streetscape of a commercial district or neighborhood. The commercial buildings in the historic districts are similar in mass, which makes them relate to each other. A building with volume and form that does not relate to its surroundings distracts from the streetscape, creating a rift in the streetscape.



#### **Incompatible Commercial Infill**

An example of incompatible commercial infill construction. The massing of the new building does not relate to the massing of the surrounding building. (STRATA)

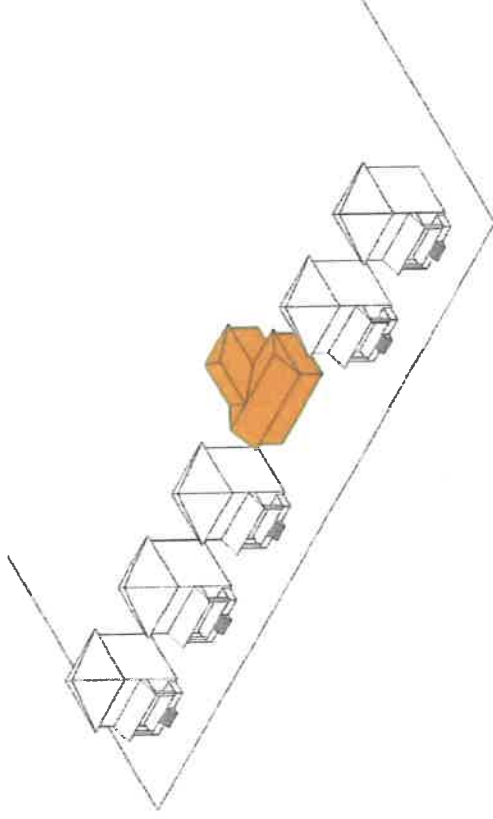


#### **Compatible Commercial Infill**

An example of commercial infill matches its context in volume, height, and flat roof. (STRATA)

## Alignment

Alignment is the arrangement in or adjustment to a straight line. The alignment of buildings along a streetscape is typically created by required or limiting setbacks. Alignment can also occur vertically by aligning rooflines, building heights, window heights, and floor lines. Commercial buildings in downtown locations should be constructed parallel with and directly adjacent to the sidewalk (zero-setback). Residential buildings have a greater setback requirement, determined by the zoning requirements in their respective neighborhoods. A building that does not align with its neighboring buildings stands out and breaks the coherency of the streetscape.



Example of incompatible residential infill construction that does not align with surrounding homes and interrupts the repetitive nature of the front porches. (STRATA)

Roof Lines  
are Aligned

Window Heads  
are Aligned

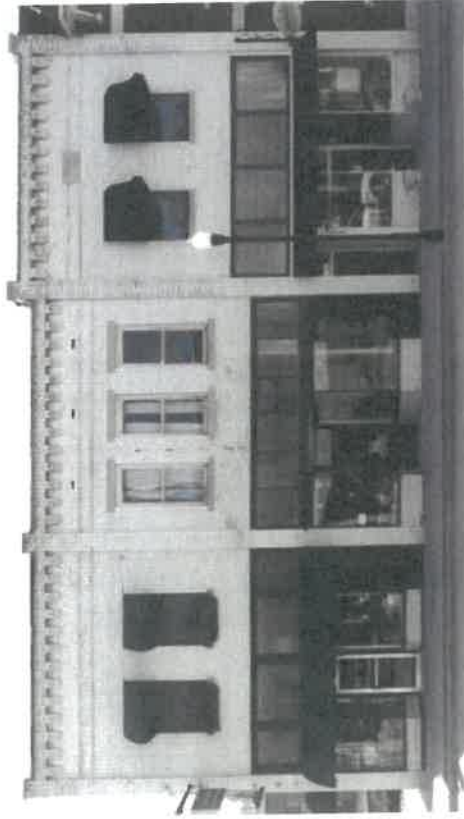
Window Sills  
are Aligned



Examples of vertical alignment between two buildings within the downtown Excelsior Springs.

## Pattern

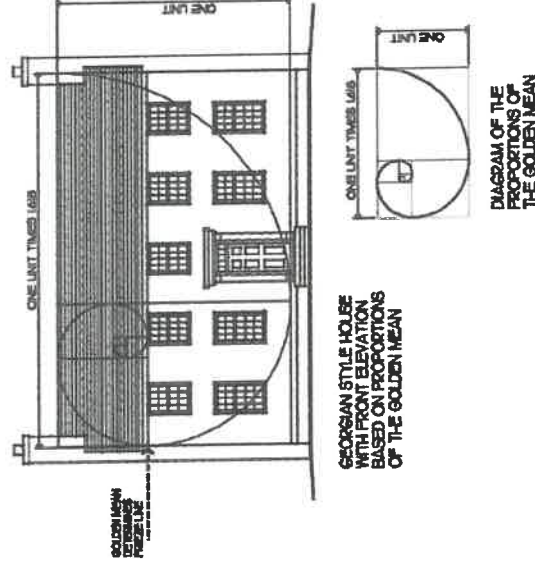
Pattern is a decorative design having a characteristic arrangement and considered a unit. Pattern often includes a repetition of elements or form in a regular manner. Patterns can be found in individual building elements such as windows or in groupings of buildings with similar elements situated along a street. A building that breaks the pattern of a streetscape tends to look out of place and breaks the coherency of the streetscape.



Example of the use of repetitive elements, including vertical brick piers, second floor windows, brick corbel string course at the cornice line, transom sash, and storefront design. (STRATA)

## Proportion

Proportion is the comparative, proper, or harmonious relationship of one part to another or to the whole with respect to magnitude, quantity, or degree. Building proportion is the harmonious relationship between the dimensions of one building object or building to another. This relationship may be between windows or porches and the whole of the building, or one entire building's relationship to another building. If the elements or if the building is too large or too small in relationship to the whole building or to another object, it is said to be "out of scale."

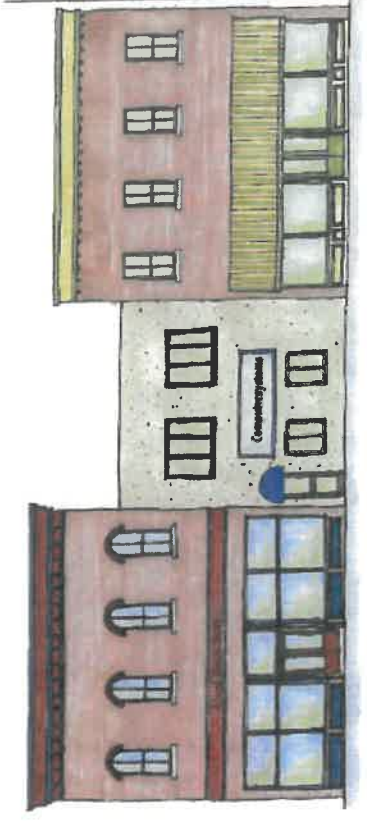


Example of how the golden ratio or golden mean is used to design a house. The golden ratio is an irrational number that has been used for centuries in art and architecture to determine a pleasing relationship between elements, such as the height and width of a building or the size of a portion in relation to the building.

## Materials and Colors

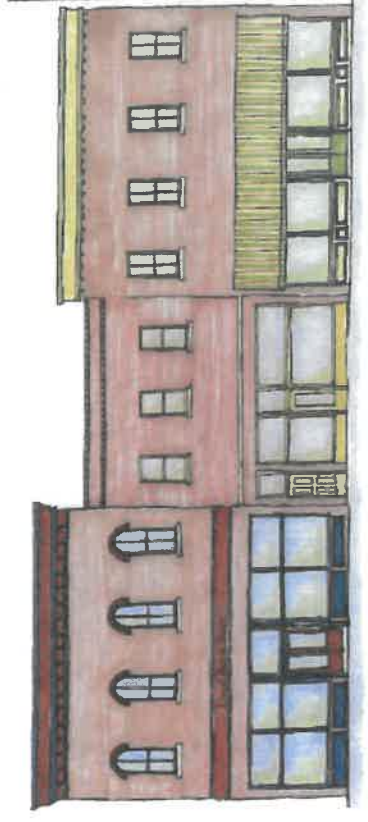
Materials in the historic district differ between commercial and residential areas. The commercial buildings are typically brick or stone with metal, wood, or masonry trim. Materials in the residential areas are typically wood frame with wood siding, brick, or stone with wood windows and asphalt shingle roofs. The consistency and repetition of building materials of the district form a cohesive environment.

Typically, commercial masonry buildings are left unpainted, so most color schemes will apply to the trim on the building, leaving the natural brick color exposed. Testing can be performed to determine the original colors if the property owner wants to on a case-by-case basis.



### Incompatible Commercial Infill

Example of incompatible infill (center structure) utilizing inappropriate materials and colors that do not match the red brick of the neighboring commercial structure. This infill also does not match the pattern (repetitive elements of the windows and storefronts) or massing (height) of the adjacent buildings. (STRATA)



### Compatible Commercial Infill

Example of compatible infill (center structure) utilizing appropriate materials and colors that match the red brick of the neighboring commercial structure. This infill also matches the pattern (repetitive elements of the windows and storefronts) or massing (height) of the adjacent buildings. (STRATA)

**Community Development Department  
Historic Preservation Commission**

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



April 2, 2025

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

**Re:** Staff Report for Case No. HPC-25-004 – An application by the Downtown Excelsior Partnership for a Certificate of Appropriateness for signage at 400 St. Louis Avenue, 215 E Broadway, 100 E. Broadway, and 249 E. Broadway.

**Historic District:** Hall of Waters Historic District

**Background:** Downtown Excelsior Springs Partnership, Inc. is launching a mini-mural series as part of its art initiative to activate and beautify downtown Excelsior Springs. The project involves the installation of four mini-murals on buildings within the Hall of Waters Historic District.

400 St. Louis Avenue – The structure is a portion of the building associated with McCleary Thornton-Minor Hospital and was originally constructed at the garage for the Elms Hotel. The primary façade retains a high degree of architectural integrity. The building is constructed with steel beams and features a brick exterior. The building features Georgian Revival elements with a flat and truncated hip roof.

215 E Broadway – The structure is a two-part commercial block building. Many of the original features of the building remain, including galvanized iron pilasters. The structure is Victorian commercial with a flat roof and a brick exterior.

100 E. Broadway – The former Owl Café is a two-part commercial block structure of painted brick, with elements of the Victorian Commercial style featured primarily at the cornice line of the roof. The building features a brick exterior.

249 E. Broadway – This building is a simple commercial building with Vernacular elements. The building features masonry construction with a brick and stucco exterior, as well as a flat roof.

**Staff Review:**

For this application, staff has reviewed the application with considerations to the Historic Preservation Guidelines for both Signage and Murals.

**Signage**

**10.20 New signs should be appropriate in size, scale, and color to the historic buildings.**

The proposed signs are appropriate in size, scale, and color to the surrounding historic buildings. The size of each sign, or mini-mural, is 4 feet by 8 feet, and they were designed to reflect the character of Excelsior Springs.

**10.21 Signs should be scaled to pedestrians rather than automobiles.**

The signs are scaled to pedestrians. The dimensions, properties, and placement of the mini-murals correspond to the human occupation and use of the streetscape.

**10.22 Signs should be visible and easy to read, but not too large so that it covers architectural elements or obscures character-defining features.**

These signs are not intended for advertising purposes but rather as public art. The placement of these mini-murals will not cover any architectural elements or obscure any character-defining features of the buildings.

**10.23 The color and materials of the signage should coordinate with the historic district.**

The colors of the mini-murals coordinate with colors found throughout the historic district. They are made of wood and metal, which are materials commonly found in the historic district.

**10.24 Signage should be attached to the building in a way that is reversible without resulting in damage to the historic building and materials.**

Per the application, the mini-murals will be affixed securely to the motor joints on buildings in the proposed locations. The installer will ensure that the motor is solid and suitable for anchoring prior to installation. 1x2" treated nailers will be the base framework for the mini-murals, and the framework will be secured to the building using 3/16"x2" Tapcon anchors. Once the frame is in place, the Maxmetal mural panels and plexiglass covers will be attached directly to the frame. The installation of the mini-murals is reversible, causing no damage to the buildings.

**10.25 Permitted Sign Types**

- **Flush-mounted wall signs**
- **Window Signs**
- **Projecting Signs**

These mini-murals are flush-mounted wall signs, which are permitted.

**Murals**

**10.28 Murals are not recommended in residential areas**

The proposed mini-murals are all located in commercial areas.

**10.29 Murals are not recommended on the primary façades.**

None of the proposed mini-murals will be located on primary facades.

**10.30 Murals should be sized and scaled appropriately to the building.**

The proposed mini-murals are relatively small compared to the size and scale of the buildings.

**10.31 Mural themes are encouraged to resemble the character of the historic context in which they are painted.**

The mini-mural themes appear to fit the whimsical character and charm of Excelsior Springs.

**10.32 Murals on masonry should use base stucco and paint that is specially formulated for masonry. The systems should be breathable and must be removable in the future.**

These mini-murals are wall-mounted and will not impact the masonry.

**10.33 Murals are not recommended on buildings listed individually in the National Register of Historic Places**

None of the proposed locations are listed individually on the National Register of Historic Places.

**Staff Recommendation/Action Requested:** City staff finds the application meets the Historic Preservation Guidelines for signage and murals proposed on historic buildings in the Hall of Waters Historic District. Flush-mounted wall signs are an approvable sign within the district.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mallory Brown", with a stylized flourish at the end.

Mallory Brown  
Community Development Director  
City of Excelsior Springs

**Attachments:**

- Exhibit A- COA Application
- Exhibit B- Photographs of the proposed signage/murals
- Exhibit C- Excelsior Springs Historical Survey
- Exhibit D- Historical Preservation Design Guidelines for signage and murals (p. 111-112)



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

FOR OFFICE USE ONLY  
 Fee: \$25.00 \_\_\_\_\_  
 Date Received: 3-24-25

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. COA-25-004  
 Administrative  HPC   
 (for office use only)

Date: 03/20/2025 Property Address: Multiple Locations  
 Applicant: Downtown Excelsior Partnership, Inc. Telephone No.: 816.637.2811  
 Applicant's Mailing Address: P.O. Box 513, Excelsior Springs, MO 64024  
 Email: exec@visitesprings.com

Owner (if different from Applicant): Tim Tipton, David Rhodus, Ben Mook, Jim & Daphne Bowman

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 Mini Murals \_\_\_\_\_ DEMOLITION  
 \_\_\_\_\_ BUILDING RELOCATION \_\_\_\_\_ REGRADING/FILL

Lyndsey M. Baxter  
 Applicant Signature

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

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

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

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

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

**AFFIX PROJECT RELATED  
PICTURE HERE**

PICTURES ATTACHED

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

~~The Downtown Excelsior Partnership, Inc. (DEP) is launching a Mini Mural Series as part of our public art initiative to activate and beautify the Downtown Excelsior Springs Historic District. This project includes the installation of four original mini murals, each printed on durable Max Metal panels, and mounted on a wooden 2x4 frame structure. These mini murals will be affixed securely to the mortar joints of select downtown buildings to preserve the integrity of the masonry.~~

~~To ensure long-term preservation and protection against vandalism or weather-related wear, each mural will be covered with a clear plexiglass sheet. This protective covering is UV resistant and designed specifically for outdoor display, allowing the artwork to remain vibrant and intact while adding a layer of durability.~~

~~The designs, selected to reflect the character and charm of Excelsior Springs, are sited appropriately to their locations and aim to create interactive, photo-worthy spots throughout downtown. The installation will be completed in a non-invasive manner with all care taken to avoid damage to any historic features or brickwork.~~

~~Mural Locations:~~

- ✓ ~~400 St. Louise Avenue – East-facing wall adjacent to the Pocket Park.~~ *Ni<sup>c</sup> Leary Bldg*
- ✓ ~~101 W. Broadway – East-facing wall.~~
- ✓ ~~100 E. Broadway – West-facing wall.~~
- ✓ ~~249 E. Broadway – West-facing wall.~~

This public art project has been developed with attention to maintaining the historical integrity of the district while enhancing the visual experience for residents and visitors alike.

We would like to host a reveal on May 1st to help kick off the Shop Local Late campaign to encourage additional foot traffic in the evening.



EXCELSIOR SPRINGS HISTORIC RESOURCES

<p>1. Property name, present <b>McCleary Clinic</b></p> <p>Property name, historic <b>McCleary Thornton-Minor - <i>alt name</i></b>  <b>Hospital; McCleary Sanitarium; the Elms garage</b>  <i>alt name</i> <i>name</i></p> <p>2. Address/location  <b>402 St. Louis Avenue</b>  <b>Excelsior Springs, MO</b></p> <p>4. Owner's name and address <b>Colony Plaza Ltd.</b>  <b>c/o Midland Property, Mission Hills Bank</b>  <b>2001 Shawnee Mission Parkway</b>  <b>Mission Hills, KS 66205</b></p> <p>5. <input checked="" type="checkbox"/> Building Structure  <input type="checkbox"/> Site Object</p> <p>6. Use, present <b>Vacant</b>  Use, original <b>Garage; Sanitarium</b>  <i>16 D 12C</i></p>	<p>7. Location Map</p>
<p>8. Date of construction (or estimate)  ca. 1910</p> <p>9. Changes <i>0000</i>  <input checked="" type="checkbox"/> Altered <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Moved</p> <p>10. Architect/engineer/designer</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: High Style  <input checked="" type="checkbox"/> Elements <b>Georgian Revival</b> <i>5; 67</i>  <input type="checkbox"/> Vernacular</p> <p>13. Plan Shape <b>Rectangle</b> <i>RC</i></p>	<p>14. Number of stories <b>2 - 2</b></p> <p>15. Roof type and material <b>Flat &amp; truncated hip (rolled sheeting)</b>  <i>Ft HP Ft</i>  <i>99</i></p> <p>16. Type of construction <b>Steel beam</b>  <i>St</i></p> <p>17. Exterior material(s) <b>Brick</b>  <i>30</i>  <i>other 30 50 61</i></p> <p>18. Foundation material(s) <b>Not visible</b>  <i>01</i></p> <p>19. Porch(es) <b>Stoop, suspended by metal wires</b>  <i>Aw</i></p>

20. Additional physical description The historic portion of this rectangular brick structure is 3 bays wide across the front (south) elevation, and 5 bays across the east. The entrance is in the central bay, and features a modern, protruding glass bay with metal stoop porch roof. Above the entrance and the flanking display windows are tripartite transom windows with multiple vertical lights. The bulkhead area on the south and east sides of the historic portion is stone. On the 1st floor of the east facade, only the southernmost bay retains its historic windows of four large panes with overhead transoms. The four central bays have been bricked in, and have smaller paired, modern windows inset within the brick panels. The last eastern bay on the historic portion has also been closed down. A recessed entry door is located within this stucco panel. All of the 2nd story windows are triple-hung, 1/1/1 aluminum frame, and are non-historic. They are in groups of four, filling the entire width of each upper story bay. There are engaged brick pilasters on both corners of the front elevation, and dividing each bay on the east facade. The roofline features a classically inspired metal cornice and frieze, as well as metal pendants with brackets at the top of each engaged pilaster. The frieze contains modallians on the front elevation, and on the 1st and last bay of the historic east elevation. The roof is flat, except for a truncated hip portion with louvered cupola at the southern end of the building. The west side contains 1/1, wood frame windows, and several bricked-in doorways, which once led to the former adjoining structure. There is tile coping on the roofline on the west. On the rear (north) of the building is a modern brick, flat-roof addition. One bay immediately adjacent to the historic building projects an additional half

story above the roofline, and is trimmed with concrete. The remaining portion of the addition has two windows on the east, and one on the north elevation.

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21. Description of environment and outbuildings Located on the NE corner of Thompson and St. Louis Avenues. To the south is a reconstructed gazebo with water pump. To the west are the modern Colony Plaza apartments, housed in an 11-story, white concrete structure with landscaped grounds.

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22. History and significance 402 St. Louis Avenue is the last remaining portion of the structure associated with the McCleary Thornton-Minor Hospital, and was originally constructed as the garage for the Elms Hotel. Prior to establishing an office in Excelsior Springs, Dr. A.S. McCleary worked with the Thornton Minor Hospital in Kansas City. As with many other physicians, he found the medical business booming in Excelsior Springs, and decided to move his operation here. His original intention was to convert the Elms Hotel into the sanitarium. Not finding that feasible, he leased the Plaza Hotel in 1925 (formerly the Cody Hotel & the Benton Hotel) at the northeast corner of St. Louis and Kansas City Avenues. The Elms garage adjoining the Plaza was purchased and transformed into a general clinic. Dr. McCleary's office was the corner room of the 2nd floor. Also in the former garage building were private offices, a lecture room, and a lobby on the first floor. Connections were made between the garage and the old Plaza Hotel. An elaborate bath department was constructed in the basement of the Plaza, with "all kinds of baths and a complete hydro-therapy department". The patient rooms were in this western portion, with capacity of 100. The formal opening of the new clinic was in June on 1925, when bottles of mineral waters were "broken over the building by pretty girls".

At first called the Excelsior Springs Clinic, the McCleary Sanitarium specialized in rectal and colonic disorders, and by 1930 claimed to have over 15,000 cured patients. It advertised free mineral water prescriptions for bathing and drinking, stating that "We will not treat you merely for money." One of the features for the patients was the hospital's own publication, The McCleary News. It was a quarterly magazine sent free to former and prospective patients. One patient which was to receive later fame was Fred Tripp, who painted the view from his room at the sanitarium of the American flag on top of the Excelsior Springs post office. That painting, titled "Our Flag", became one of the most reproduced patriotic art work in this country.

Dr. McCleary seemed to have been interested in the power of the printed word, for not only did he publish the McCleary News, but he also attempted to purchase the local newspaper, the Excelsior Springs Standard. However, as that paper put it, they "did not care to become a subsidized organ, operating under the orders of a sanitarium discredited by the medical profession." McCleary eventually purchased the Excelsior Springs Daily News & Call. In 1939, he also copyrighted his book, Building a Future for Excelsior Springs, in which he developed a "workable plan" for the town, and gave his ideas on how to pay for it.

The McCleary Hospital finally closed in 1972, having served over 300,000 patients in Excelsior Springs. In 1973, the older, western part of the hospital, with the patient rooms, dietary section, and main lobby, was torn down. However, the section still extant is significant to the history of Excelsior Springs. It is inextricably associated with the developed historic context for Excelsior Springs. As one of the four major clinics devoted entirely to the health aspect of the mineral waters, it remains worthy of preservation. In addition, its association with the Elms Hotel (as its former garage) makes it a significant structure.

The primary facade retains a high degree of architectural integrity, still retaining its first level "storefront" windows - a rare occurrence in Excelsior Springs. The new addition to the north is not visible from the front, and is not very noticeable on a good portion of the Concourse, due to the narrow width of that street. In spite of this, the loss of the adjoining structures would probably not make this building individually eligible for the National Register. However, it would be eligible as part of a thematic nomination including all of the clinic structures, or as a contributing structure if a potential district exists to the south. In addition, it would be eligible for consideration as a local landmark, or part of a local historic district.

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23. Sources of information Sanborn maps. "McCleary" file, Excelsior Springs Historical Museum.  
Daily Standard, 11/13/72 & 9/17/73.

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

25. Date of survey July, 1991

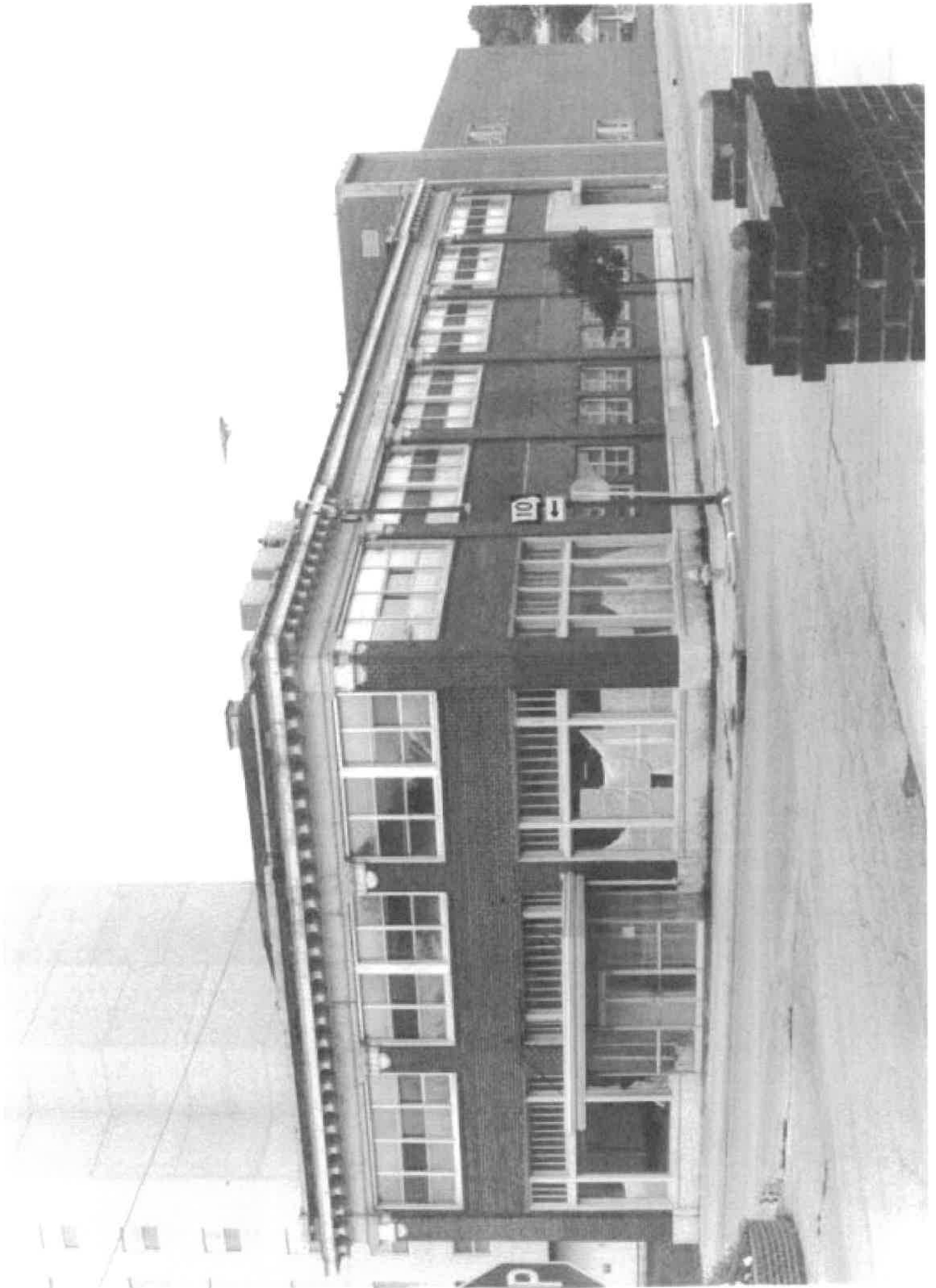
26. On National Register  
 Eligible for listing  
Individual  
 District  
Local designation  
 Eligible for local designation

M.CLEARY SANITARIUM, EXCELSIOR SPRINGS, MO.



SPECIALIZING IN RECTAL AND COLONIC DISEASES—OVER 13,000 CURED PATIENTS.

119965



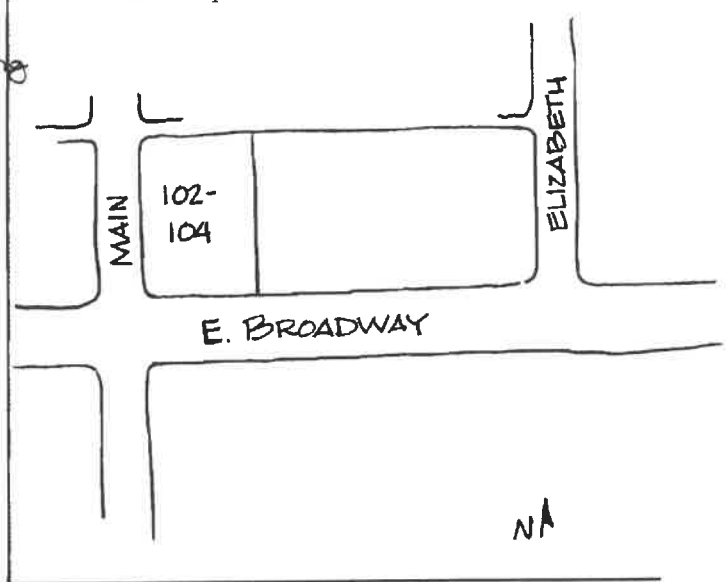


No  
PARKING  
THIS  
SIDE OF  
STREET

New Age Skin

## EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 3

<p>1. Property name, present Owl Cafe</p> <p>102-104 East Broadway, Street Building</p> <p>Property name, historic Wintermute Building; Excelsior Springs Drug Co.; Hughes Drug Co.; Owl Sandwich Shop; Owl Cafe; Woods Hardware</p> <p>2. Address/location 102-104 E. Broadway Excelsior Springs, MO</p> <p>4. Owner's name and address Eddie &amp; Mary Berry 2000 W. Jesse James Road Excelsior Springs, MO 64024</p> <p>5. <input checked="" type="checkbox"/> Building Structure Site Object</p> <p>6. Use, present Vacant</p> <p>Use, original Commercial <u>CE</u></p>	<p>7. Location Map</p> 
<p>8. Date of construction (or estimate) ca. late 1890's</p> <p>9. Changes <u>OODD</u> <input checked="" type="checkbox"/> Altered <input checked="" type="checkbox"/> Addition Moved</p> <p>10. Architect/engineer/designer</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: High Style <input checked="" type="checkbox"/> Elements Victorian Commercial <u>40 67</u> Vernacular</p> <p>13. Plan Shape Rectangle <u>RL</u></p>	<p>14. Number of stories 2 - 2</p> <p>15. Roof type and material Flat <u>F+ PR</u> <u>99</u></p> <p>16. Type of construction Brick <u>LB CB</u></p> <p>17. Exterior material(s) Brick <u>30 65</u> <u>other 30</u></p> <p>18. Foundation material(s) Not visible <u>01</u></p> <p>19. Porch(es) Not applicable <u>R1</u></p>

20. Additional physical description The former Owl Cafe is a two-part commercial block structure of painted brick, with elements of the Victorian Commercial style featured primarily at the cornice line of the roof. The front (south) facade has centered multiple entries with display windows. Both storefronts have been altered, but 104 E. Broadway retains the feel of a historic storefront with brick bulkheads and large, plate-glass windows. The corner storefront of 102 E. Broadway has been bricked in, with 3 smaller rectangular windows on both the west and south sections. A molded lintel separates the display windows from the transom windows above. These are square windows, with decorative patterned scales separating the windows. A molded lintel rests above the transom windows, and separates the first floor from the second on the front and one bay of the west elevation. Engaged brick pilasters separate the front elevation into 2 bays, and the historic portion of the west into four bays. There are three windows each in the front bays, and one in each of the west bays on the 2nd story. The windows are double-hung, and are 1/1, 4/1, or 4/4. Three window openings on the west have been covered with fiberglass. The arched window surrounds have a projecting brick course, which is connected to the adjacent window surround on the south elevation, or which returns horizontally to the engaged pilasters in a decorative pattern. At the roof cornice, the brick pilasters are corbelled and feature a recessed cross. The cornice is corbelled as well, and has a highly decorative relief pattern of brick. The 1st story of the west elevation has two arched windows and an entry which was formerly the width of one bay which has been closed down. A two-story concrete block rear addition has a door on the west elevation.

21. Description of environment and outbuildings 104-106 E. Broadway is part of a continuous block of historic, two-part commercial blocks. It is on the main traffic street through the historic commercial center of town.

22. History and significance Between 1894 and 1900, this two-story brick commercial structure was constructed on the corner of Broadway and Main. Of the extant buildings on the north side of the block between Main and Elizabeth, it was the first one to be built. The first floor has always served as two businesses, and offices were on the 2nd floor. A 1917 City Directory referred to the upper stories of the structure as the "Wintermute Building". In 1900, the Excelsior Springs Drug Company was located in 102 E. Broadway; after 1906, it was the Hughes Drug Co. In 1905, 104 E. Broadway contained a men's furnishings store; in 1909, the S.R. Rice Hardware store; in 1917, it was Miller & Woods hardware. By this time, 102 E. Broadway was now the office of Dr. H.H. Wallace. In 1922, Dr. J.A. Hodam was in 102, and 104 was now just Woods Hardware Co. Upstairs, Dr. D.T. Polk had offices, as did various other business enterprises. When 102 E. Broadway was converted into doctor's offices, it appears that additional commercial ventures (requiring little space) were added on the first story, with addresses of 103-105 N. Main. The Rex Barber Shop was at 105 N. Main in 1922. By 1940, 102 E. Broadway was the Owl Sandwich Shop. It was later known as the Owl Cafe, and it remained in the same location for decades. A 1958 photograph reveals that 104 E. Broadway was a Firestone store.

102-104 E. Broadway retains its architectural integrity on the second story, and part of the first story retains the basic design elements which reflect the traditional storefront appearance. It is in a key corner location among a block of historic commercial structures. The types of commercial enterprises contained within, such as the drug stores and doctors' offices, are reflective of the basis of Excelsior Springs' economy - the health industry. For this association, it would be a contributing building within a potential National Register district, as well as a local historic district.

23. Sources of information Sanborn maps. City Directories. Historic photographs, Excelsior Springs Museum.

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

25. Date of survey July, 1991

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

27. Negative: roll# frame#

(attach black and white photogr)

*Excelsior Springs Drug Co.*

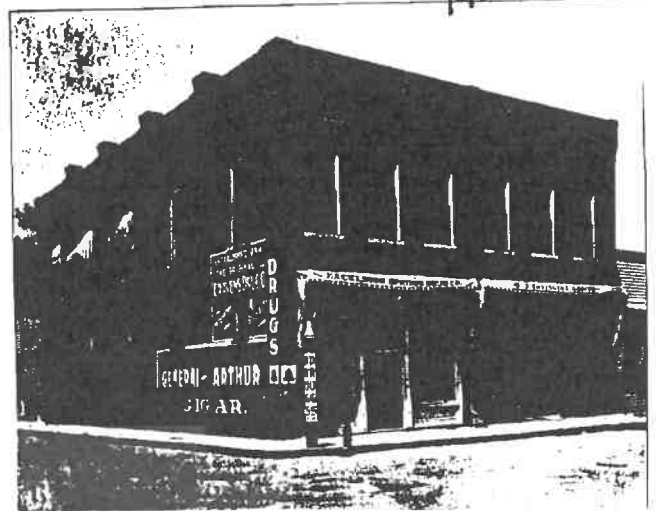
*Successors to Cravens Drug Co.*

*The Old Reliable White Front Drug Store.*

*Established in 1884.*

*Prescription work a SPECIALTY. A complete line of  
Druggist Sundries, Fine Cigars, Tobacco and Perfumes.  
Long Distance Telephone to any place in U. S.*

*Northeast corner Main and Broadway.  
Telephone 131.*









le

MERCANTILE



249 E Broadway

CL-AS-009 027

# EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 78

<p>1. Property name, present</p> <p>Property name, historic see "History" 247-249 East Broadway Street Building</p> <p>2. Address/location 247-249 E. Broadway Excelsior Springs, MO 64024</p> <p>4. Owner's name and address David L. &amp; Michelle Kelso 1901 Karlton Way Excelsior Springs, MO 64024</p> <p>5. Building <input checked="" type="checkbox"/> Structure Site <input type="checkbox"/> Object</p> <p>6. Use, present</p> <p>Use, original Commercial <u>ODE</u></p>	<p>7. Location Map</p>
<p>8. Date of construction (or estimate) ca. 1908</p> <p>9. Changes <u>OOOO</u> Altered <input checked="" type="checkbox"/> Addition <input checked="" type="checkbox"/> Moved</p> <p>10. Architect/engineer/designer</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: High Style One-part commercial block Elements Vernacular <input checked="" type="checkbox"/> <u>67</u></p> <p>13. Plan Shape Rectangle <u>RC</u></p>	<p>14. Number of stories 1</p> <p>15. Roof type and material <u>F+</u> Flat/not visible</p> <p>16. Type of construction Masonry <u>UD</u></p> <p>17. Exterior material(s) Brick, stucco <u>30</u></p> <p>18. Foundation material(s) Limestone <u>73</u></p> <p>19. Porch(es) n/a</p>

20. Additional physical description This simple, one-part commercial block is divided into two storefronts, which are mirror images of each other. The front facade has a non-historic veneer of red brick, with no ornamentation. The entry doors are center, and are wood (247 E. Broadway has a aluminum and glass storm door as well). Each storefront has a rectangular, fixed sash windows, with a sill of brick header. There are numerous, one-story, flat-roofed additions to the rear (south). These are at the basement level, as the ground drops off considerably to the south. There are entry doors on the west elevation leading to these rear additions. There are also a few small, one-over-one windows on this side, and the brick here has been covered with stucco.

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21. Description of environment and outbuildings The small commercial building is on the west end of a row of commercial buildings, set within a linear commercial district. There is a vacant lot on the west, which drops off considerably in elevation to the south. A low, dry-laid stone wall leads a short distance to the west. A slant-top, random ashlar limestone retaining wall then follows the grade to the south, along the west side of the building.

---

22. History and significance This small commercial building was constructed between 1905 and 1908, and has always provided space for two business enterprises. For a time, a well house and other smaller buildings were at the rear of the lot, until recent rear additions were constructed. 247 E. Broadway has housed: the doctors' offices of Isley and Musgrave in 1908; the C.L. Williams Fruit Company in 1917, and the Newport Cafe in 1922. It remained a restaurant at least through the early 1940's. 249 E. Broadway housed: the offices of Dr. M.A. Ashley in 1908; the Broadway Tailoring & Cleaning company in 1917; and the Candy Sweetheart Shop in 1922. In 1940, Woods Delivery Service operated out of 249½ E. Broadway. Its present appearance 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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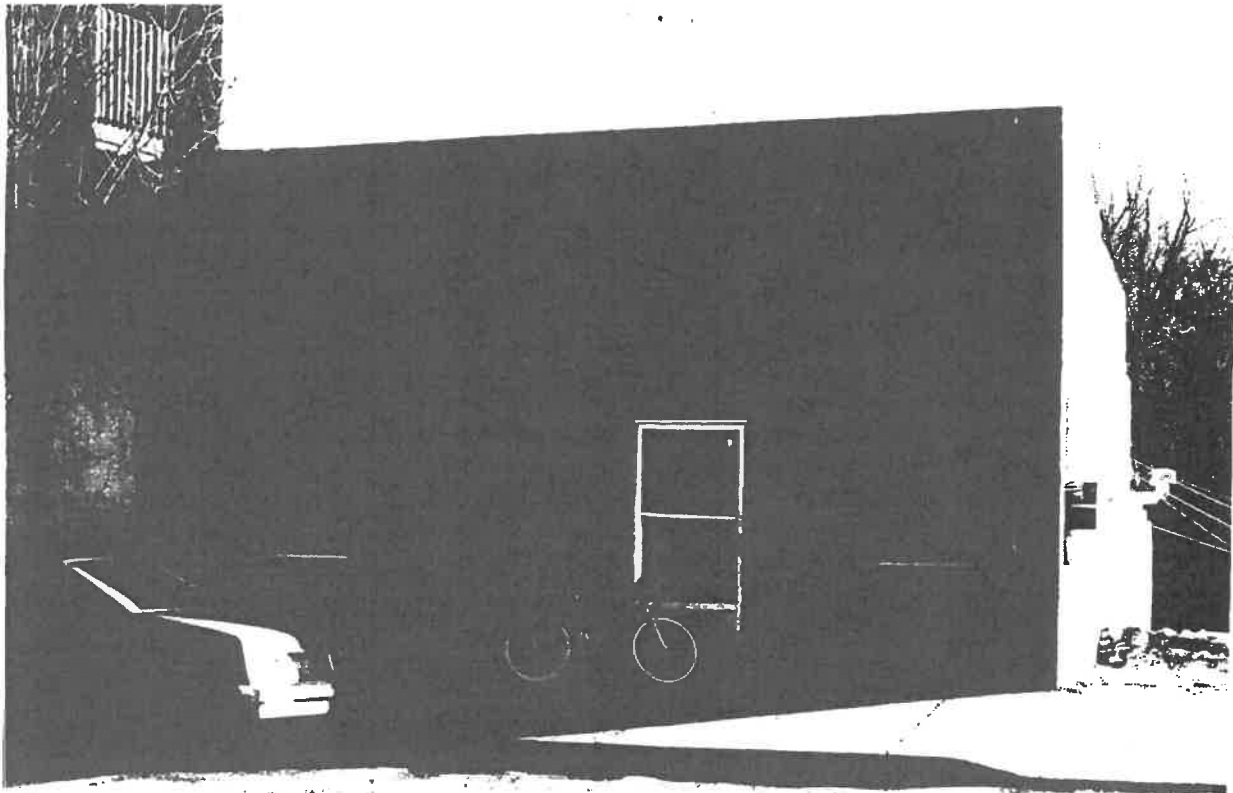
24. Prepared by  
Deon Wolfenbarger  
Three Gables Preservation  
9550 NE Cookingham Drive  
Kansas City, MO 64157

25. Date of survey January, 1993

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

---

27. Negative: roll# D frame# 40







EXCELSIOR SPRINGS HISTORIC RESOURCES

<p>1. Property name, present <b>Mary's Sun and Fun</b></p> <p>Property name, historic <b>Weien &amp; Logue, Druggists;</b>  <b>H.C. Tindall, Drugs</b>  <i>215-217 East Broadway Street Building</i></p> <p>2. Address/location  <b>215-217 E. Broadway</b>  <b>Excelsior Springs, MO 64024</b></p> <p>4. Owner's name and address  <b>Ed &amp; Sue Berry</b>  <b>2000 W. Jesse James</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>USE 12B</i></p>	<p>7. Location Map</p>
<p>8. Date of construction (or estimate) <b>ca. 1905</b></p> <p>9. Changes <i>○○○○</i>          Altered <input 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 Two-part commercial block</b>          Elements <input checked="" type="checkbox"/> Victorian Commercial <i>40 67</i>          Vernacular</p> <p>13. Plan Shape <b>Rectangle</b> <i>RC</i></p>	<p>14. Number of stories <b>2</b></p> <p>15. Roof type and material  <b>Flat/not visible</b> <i>FF 67</i>  <i>99</i></p> <p>16. Type of construction  <b>Masonry</b> <i>UL</i></p> <p>17. Exterior material(s)  <b>Brick</b> <i>30</i>  <i>off 20, 50 30</i></p> <p>18. Foundation material(s)  <b>Limestone</b> <i>43</i></p> <p>19. Porch(es)  <b>n/a</b> <i>R 1 R 1</i></p>

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.

---

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

---

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

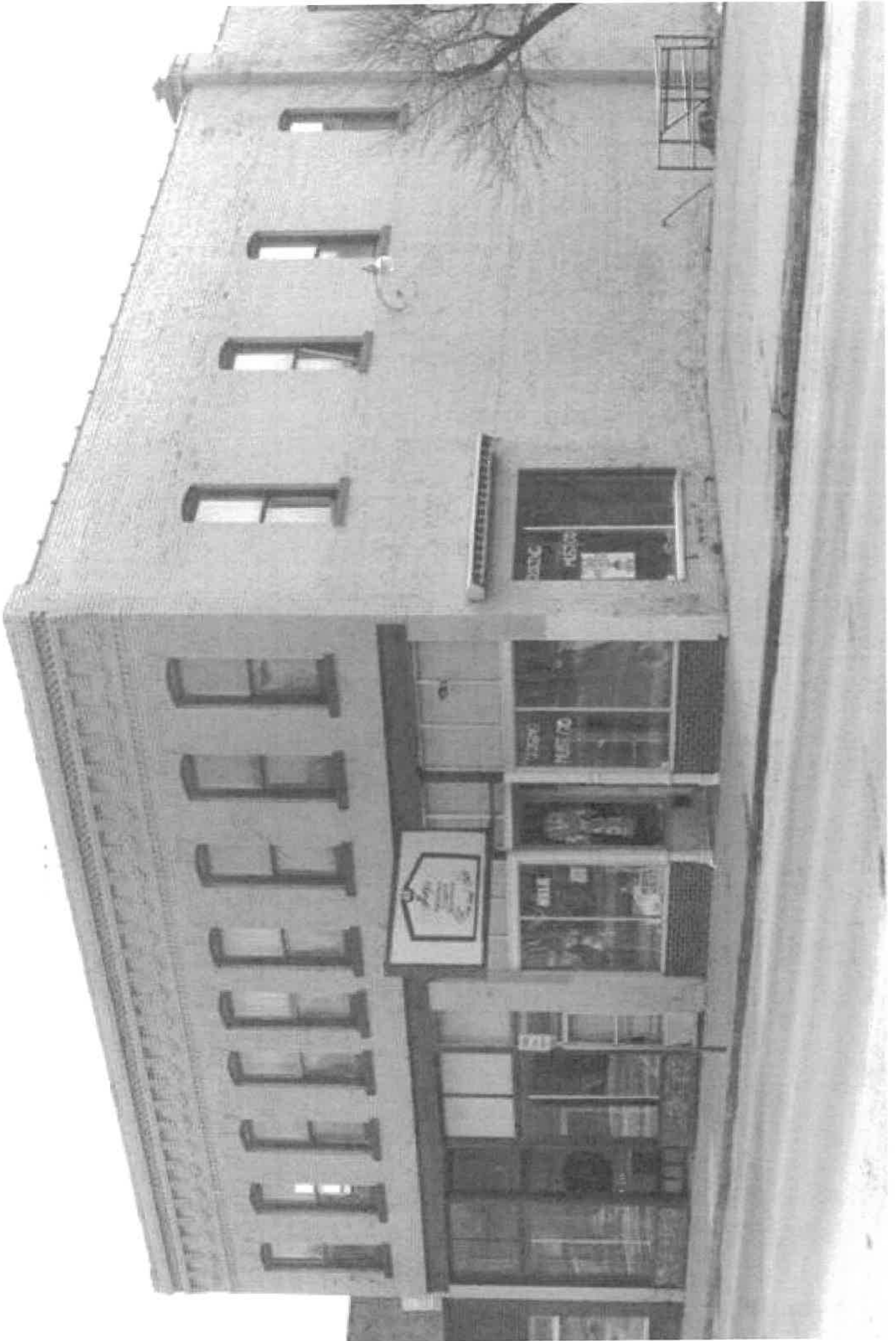
25. Date of survey January, 1993

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

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27. Negative: roll# A frame# 23









Don't feed  
Rex







**Signage**

10.20 New signs should be appropriate in size, scale, and color to the historic buildings.

10.21 Signs should be scaled to pedestrians rather than automobiles.

10.22 Signs should be visible and easy to read, but not too large so that it covers architectural elements or obscures character-defining features.

10.23 The color and materials of the signage should coordinate with the historic district.

10.24 Signage should be attached to the building in a way that is reversible without resulting in damage to the historic building and materials.

**10.25 Permitted Sign Types**

- Flush-mounted wall signs
- Window Signs
- Projecting Signs

**10.26 Non-Permitted Sign Types**

- Roof-mounted signs
- Poorly made or temporary signs

10.27 Reference city sign ordinance for additional requirements, such as size and height above the sidewalk.



**Recommended Signage Locations**



**Not Recommended Signage Locations**

## Murals

- 10.28 Murals are not recommended in residential areas
- 10.29 Murals are not recommended on the primary façades.
- 10.30 Murals should be sized and scaled appropriately to the building.
- 10.31 Mural themes are encouraged to resemble the character of the historic context in which they are painted.
- 10.32 Murals on masonry should use base stucco and paint that is specially formulated for masonry. The systems should be breathable and must be removable in the future.
- 10.33 Murals are not recommended on buildings listed individually in the National Register of Historic Places

All proposed murals are required to be reviewed by the Historic Preservation Commission.



Example of a mural within Excelsior Springs. (STRATA)



Example of a mural within Excelsior Springs. (STRATA)

**Community Development Department  
Historic Preservation Commission**  
Phone: 816-630-0756; Fax: 816-630-9572



April 2, 2025

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

**Re:** Staff Report for Case No. HPC-25-005 – An application by Jill and John Clark for a Certificate of Appropriateness for an exterior alteration at 519 S. Kansas City Avenue.

**Historic District:** Elms District

**Background:** The structure on the property is a two-and-a-half story, gable-front residence. The residence was originally part of the property surrounding the Elms Hotel and was constructed between 1909 and 1913. This is a simple building that has maintained many of its original features, including the front porch. The property was granted an administratively approved COA for sidewalk replacement in September 2024.

**Staff Review:** The applicant is requesting to update the existing driveway to accommodate modern vehicles and fix drainage issues that are causing damage to the property.

The proposed driveway will be concrete and lined with brick to maintain continuity with the existing brick entrance walkway.

**Staff Recommendation/Action Requested:** City staff finds the application meets the Historic Preservation Guidelines concerning concrete flatwork. The existing drive strips, which serve as the driveway, are likely not original to the property and are damaged, causing further damage to the property due to erosion.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mallory Brown".

Mallory Brown  
Community Development Director  
City of Excelsior Springs

Attachments:

- Exhibit A- COA Application
- Exhibit B- Photographs of the proposed driveway
- Exhibit C- Excelsior Springs Historical Survey
- Exhibit D- Historical Preservation Design Guidelines (p 76)



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

FOR OFFICE USE ONLY  
 Fee: ~~\$25.00~~ *Waived*  
 Date Received: *3-24-25*

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. COA-25-005  
 Administrative  HPC   
 (for office use only)

Date: 3/22/25 Property Address: 519 South Kansas City Ave  
 Applicant: Jill and John Clark Telephone No.: 386-624-1125  
 Applicant's Mailing Address: 519 S. Kansas City Ave, Ex Spngs MO 64024  
 Email: johnedw@opt.net.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

Jh & Clark  
 Applicant Signature

Reviewed, Planning & Zoning

Approved, HPC Chairman

Disapproved, HPC Chairman

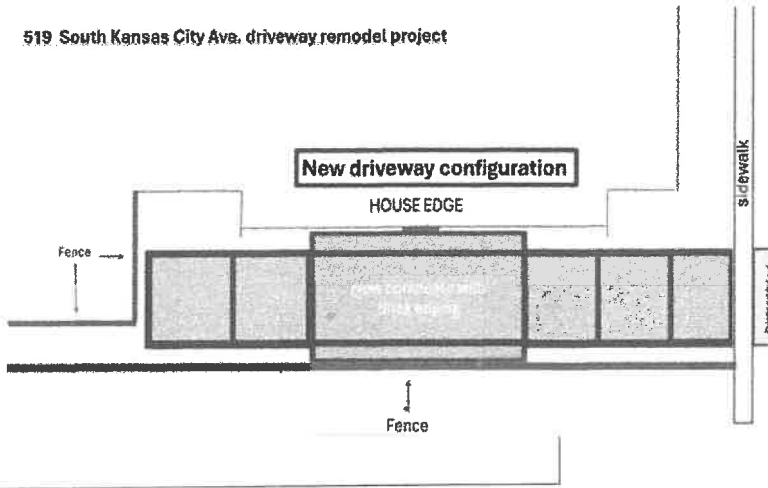
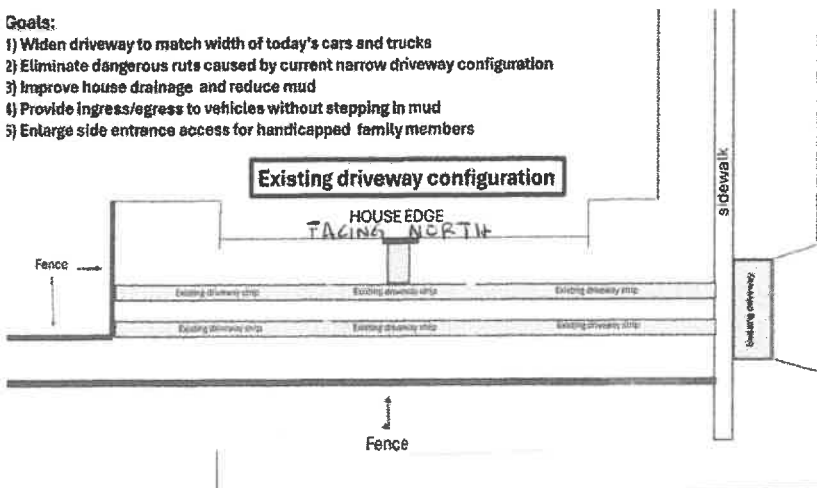
Approved Building Official

Disapproved Building Official



Sample Only – used for clarity

- Goals:
- 1) Widen driveway to match width of today's cars and trucks
  - 2) Eliminate dangerous ruts caused by current narrow driveway configuration
  - 3) Improve house drainage and reduce mud
  - 4) Provide ingress/egress to vehicles without stepping in mud
  - 5) Enlarge side entrance access for handicapped family members



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

The project submitted is to update the current driveway to accommodate the wider width of today's cars and trucks. The current driveway consists of two cement ribbons. Vehicles routinely drive outside the width of the ribbons and damaging the yard in the process by creating ruts.

The driveway side of the house also has a drainage issue. Mud consistently is created in between and outside both strips. We propose to eliminate this problem by installing a solid, wider driveway consistent with the rest of the district as most existing driveways in the ECU district are solid cement, not ribbons.

The new driveway will be edged in brick to maintain continuity with the existing brick entrance walkway

## EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 136

<p>1. Property name, present</p> <p>Property name, historic Greason Rooming House</p> <p>2. Address/location 519 Kansas City Ave. Excelsior Springs, MO 64024</p> <p>4. Owner's name and address Jim &amp; Mary Reed; H.H. Clements Rt. 1 Keysville, MO 65261</p> <p>5. Building <input checked="" type="checkbox"/> Structure Site <input type="checkbox"/> Object</p> <p>6. Use, present Residence</p> <p>Use, original Residence <i>DIB</i></p>	<p>7. Location Map</p>
<p>8. Date of construction (or estimate) ca. 1911</p> <p>9. Changes <i>0000</i> Altered <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Moved <input type="checkbox"/></p> <p>10. Architect/engineer/designer</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: High Style Elements Vernacular <input checked="" type="checkbox"/> Gable-front <i>59</i></p> <p>13. Plan Shape Rectangle <i>RC</i></p>	<p>14. Number of stories 2 1/2</p> <p>15. Roof type and material Gable/composition shingles <i>GB</i> <i>63</i> <i>DR.</i></p> <p>16. Type of construction Frame <i>WU</i></p> <p>17. Exterior material(s) Asbestos shingles <i>64</i> <i>other 20 40</i></p> <p>18. Foundation material(s) Stone <i>40</i></p> <p>19. Porch(es) Three-quarter, one-story <i>TQ</i></p>

20. Additional physical description This two-and-a-half story, gable front residence has had its original siding covered with asbestos shingles, but some original details remain. The second story flares out at the base, forming a slight overhang over the first story, probably indicating that the original siding materials on the two stories differed. The gable-front roof is steeply-pitched, and has overhanging, open eaves. There are knee brackets in the front gable end, which is also pedimented with small brackets. The three-quarter length, one-story front porch has a lower pitched gable-front roof, sitting on a plain entablature supported by round, tapering wood columns on stone piers. The raised wood porch floor has an open foundation, partially covered by wood trellis. The off-center front door, as well as all of the windows, has a wood surround with a slightly projecting entablature. There is a gable-roof dormer on the north elevation, as well as a mid-story, shed-roof oriel window. The house is in fair to poor condition.

---

21. Description of environment and outbuildings The house is on a street of residential buildings, which leads south to the west side of the Elms Hotel complex. There is a shade tree in poor health in front. A driveway with two concrete strips is on the north side of the house.

---

22. History and significance Originally part of the property surrounding the first Elms Hotel, this apartment was constructed in the Elm's Addition, a development platted in 1908. The building was constructed between 1909 and 1913. It has suffered some loss of integrity due to the siding change, although as a simple building, it has retained many of its other original features, including the front porch. Although listed as a dwelling on Sanborn maps, city directories and other pamphlets reveal that it was used for rooming as well, not unusual in light of Excelsior Spring's history as a resort community. In 1917, the residents were Mrs. E.L. Major, F.R. Hull, c.W. Fish, J.H. Williams, jr., Mary I. Carlson, and Ivy C. Haskett. In 1922, Miller Ward was the owner of the property, and in 1940, T.C. Krings resided there. Two undated pamphlets (ca. 1940's) list 519 Kansas City Ave. as a rooming house. Mrs. Carrie Greason was the manager or proprietor. There were six rooms, which let for \$3.50 to \$4.00 per week, in the moderate range compared to others at the period.

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

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

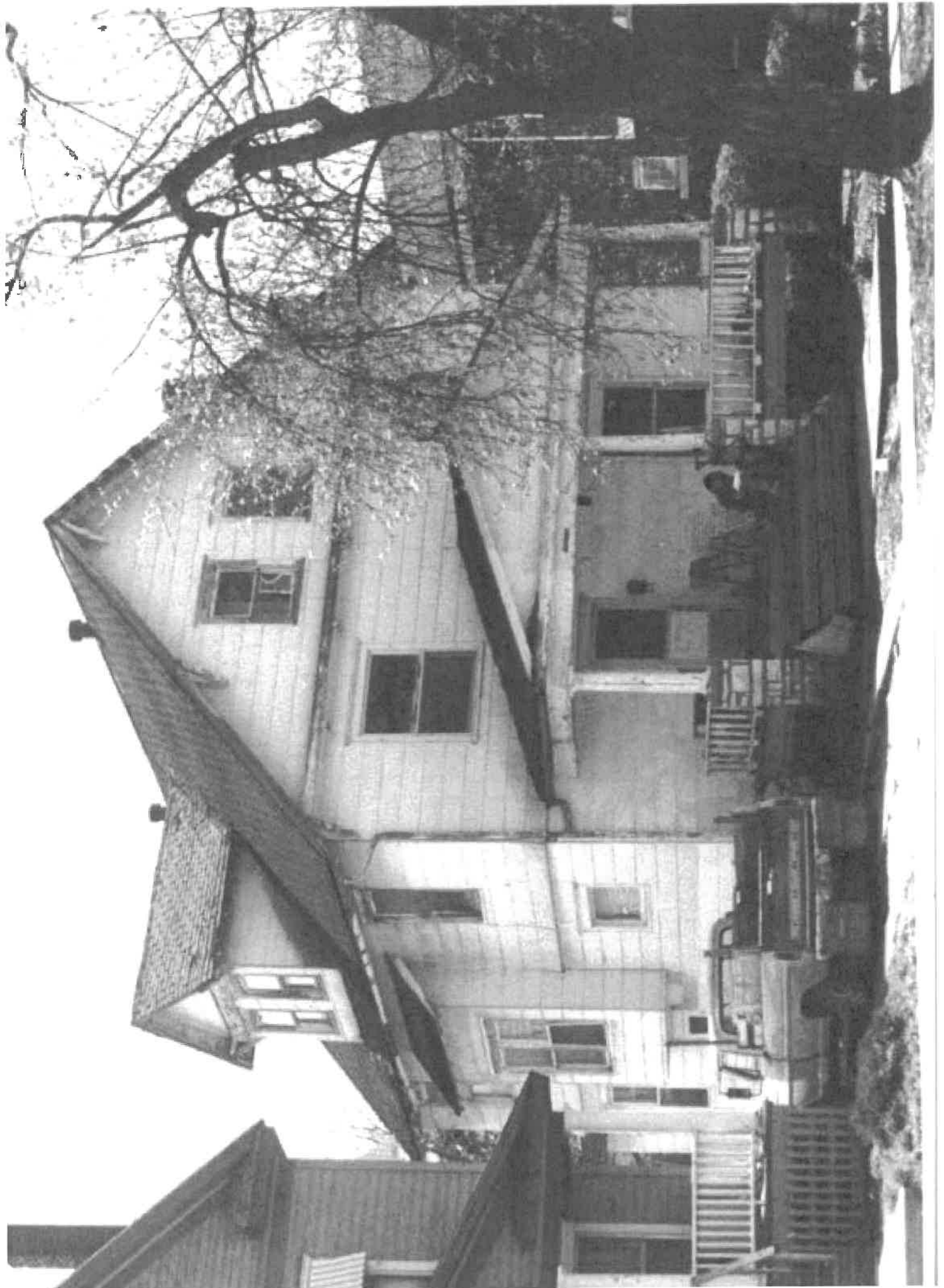
25. Date of survey May, 1993

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

---

27. Negative: roll# F frame# 20

(attach black and white photograph here)



### 7.28 Stucco

- a. Stucco should be maintained and preserved.
- b. Original stucco should not be removed, except in repair cases.
- c. Replacement stucco should be traditional, historically-appropriate stucco that closely matches the appearance and texture of the original.
- d. Existing non-original stucco is encouraged to be carefully removed to expose the historic façade. A test area should be prepared to indicate existing and proposed finish condition.
- e. New stucco should not be used to cover historic masonry.
- f. Modern synthetic stucco systems and EFIS are not permitted on historic buildings.



Example of historic stucco. (STRATA)

### 7.29 Concrete (Flatwork, Exposed Foundations, and Features)

- a. Historic concrete features (steps, walkways, porch floors, foundations, details, etc.) should be maintained and preserved.
- b. Damaged or deteriorated historic concrete features (steps, walkways, porch floors, foundations, details, etc.) should be patched and repaired. New patching material should be properly bonded and match the color and texture of the surrounding concrete.
- c. Historic concrete features (steps, walkways, porch floors, foundations, details, etc.) that are beyond repair should be replaced in-kind. New concrete should match original as closely as possible in color and texture.
- d. Painting concrete is not permitted, except on foundations.
- e. Modern synthetic stucco systems and EFIS are not permitted to be installed over concrete.

**Community Development Department  
Historic Preservation Commission**

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



April 2, 2025

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

**Re:** Staff Report for Case No. HPC-25-007 – An application by Peter Meeks for a Certificate of Appropriateness to address multiple exterior improvements at 205 S Kansas City Avenue

**Historic District:** Hall of Waters District

**Background:** No historical survey is available for this property. This property is listed in the local historic Hall of Waters District; however, it is not a part of the National District. The Historic Preservation Commission recently approved a COA for other exterior improvements in September 2024.

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

- 1. Vinyl Siding Replacement:** The applicant requests replacement of the vinyl siding on the main level of the home with wood siding. Vinyl siding is not permitted in the historic district. Replacing the vinyl siding with wood siding is appropriate.
- 2. Stucco Covering:** The applicant is requesting to cover the stucco on the main level with wood siding on the rear addition to the home. While the Design Guidelines say that stucco should be maintained and preserved, the stucco on this home is likely not original and is in very poor condition. Replacing the stucco with wood siding is a suitable option in this instance.
- 3. Painting:** The applicant requests to paint the newly installed wood siding and the remaining exterior in a similar blue-gray color with white trim. The wood siding cannot remain unpainted, and a blue/gray color for the exterior paint with a white trim is appropriate, considering the color scheme of the nearby structures; it will harmonize nicely.
- 4. Stucco Foundation Repair:** The applicant requests to repair and paint the stucco on the north-facing foundation. The foundation and stucco require repair. The Paint color should match the rest of the primary structure.

**Staff Recommendation/Action Requested:** City staff finds the application is making an effort to maintain and improve the home with new projects that are within the scope of the design guidelines. Staff recommends approval of all items included in this application.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mully M".

Mallory Brown  
Community Development Director  
City of Excelsior Springs

Attachments: Exhibit A- COA Application  
Exhibit B- Historic Preservation Design Guideline for Siding, Stucco, and Paint (p 75,  
76, 80)



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

FOR OFFICE USE ONLY  
 Fee: \$25.00 \_\_\_\_\_  
 Date Received: 3-22-25

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. COA: HPC-25-007  
 Administrative  HPC   
 (for office use only)

Date: 3-24-25 Property Address: 205 S. KC Ave.  
 Applicant: Peter Meeks Telephone No.: 816-645-5147  
 Applicant's Mailing Address: 7061 SE US Hwy 69, Lawson, MO  
 Email: pvmenterprises1990@gmail.com 64062  
 Owner (if different from Applicant): \_\_\_\_\_

Historic District:  Hall of Waters  Elms  BoardingHouse  Local Landmark  
 • Are Federal or State permits, licensing or monies included in the project  Yes  No  
 • If Federal or State permits, licensing or monies are included in the project a review by the State Historic Preservation Office (SHPO) may be required in conjunction with city review. If applicable, attach a list of Federal or State permits, licensing or funds involved.

Check all that apply:  
 Contributing  Non-contributing  Commercial  Residential

Type of work proposed (Check applicable categories)

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

Peter 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.

1. Replace vinyl siding on main level with wood siding.
2. Cover main level stucco with wood siding on the north and south-facing walls of the rear addition. Please note that the rear addition was not part of the original home.
- \*3. Add decorative wood corbels at the peak of the front gable and the peaks of the north and south upper dormers.
- \*4. Add wood trim above the front upper windows to give a "brow" effect. Paint white.
5. Paint the new wood siding and remaining exterior with similar blue-gray color and white trim.
6. Repair and paint stucco on north-facing foundation.











# Web Copy

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Date and Time: 02/25/2019 at 02:27:40 PM

Instrument Number: 2019004339

Book: 8367 Page: 36

Instrument Type: WD

Page Count: 2

Recording Fee: \$27.00 S



Electronically Recorded

Katee Porter, Recorder

## MISSOURI WARRANTY DEED

**THIS INDENTURE**, Made on February 20, 2019 by and between

Grantor: **Joshua Wymore and Melody R Wymore, husband and wife**

**AND**

Grantee: **Peter A Meeks and Veronica I Meeks, husband and wife**

(Grantee's mailing address: 1703 Dunwich Dr. Liberty, MO 64068)

WITNESSETH: THAT THE SAID GRANTOR(S), in consideration of the sum of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS** to be paid by said Grantee(s) (the receipt of which is hereby acknowledged), do by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto said Grantee(s) and unto the heirs, successors and assigns of Grantee(s), the following described lots, tracts or parcels of land lying, being and situate in the County of Clay and State of Missouri, to-wit:

A tract of ground in Excelsior Springs, Clay County, Missouri, described as follows: Beginning at the Northwest corner of Lot 1, Block 5, CRAVEN'S ADDITION to the City of Excelsior Springs, Clay County, Missouri; running thence North on the East line of Kansas City Avenue, 50 feet to a point; thence East 106 feet to a point; thence South 50 feet to a point that is 106 feet East of the Northwest corner of said Lot 1; thence West on the North line of said Lot 1 to the place of beginning, being also known as CITY BLOCK NO. 34, EXCELSIOR SPRINGS.

**SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, NOW OF RECORD.**



## 7.28 Stucco

- a. Stucco should be maintained and preserved.
- b. Original stucco should not be removed, except in repair cases.
- c. Replacement stucco should be traditional, historically-appropriate stucco that closely matches the appearance and texture of the original.
- d. Existing non-original stucco is encouraged to be carefully removed to expose the historic façade. A test area should be prepared to indicate existing and proposed finish condition.
- e. New stucco should not be used to cover historic masonry.
- f. Modern synthetic stucco systems and EFIS are not permitted on historic buildings.



Example of historic stucco. (STRATA)

## 7.29 Concrete (Flatwork, Exposed Foundations, and Features)

- a. Historic concrete features (steps, walkways, porch floors, foundations, details, etc.) should be maintained and preserved.
- b. Damaged or deteriorated historic concrete features (steps, walkways, porch floors, foundations, details, etc.) should be patched and repaired. New patching material should be properly bonded and match the color and texture of the surrounding concrete.
- c. Historic concrete features (steps, walkways, porch floors, foundations, details, etc.) that are beyond repair should be replaced in-kind. New concrete should match original as closely as possible in color and texture.
- d. Painting concrete is not permitted, except on foundations.
- e. Modern synthetic stucco systems and EFIS are not permitted to be installed over concrete.

### 7.27 Wood Siding and Trim

- a. Wood siding and trim should be maintained and preserved.
- b. Damaged wood siding and trim should be patched or repaired with an appropriate breathable, sandable, and paintable epoxy. The least destructive repairing and refinishing method should be used.
- c. Wood siding and trim that is beyond repair should be replaced in-kind. New materials should match the overall dimensions, thickness, profile, scale, and finish of the original.
- d. All paint should be tested for lead, and appropriate removal, repair, or remediation action should be taken by an RRP (Renovation, Repair, and Painting)-certified contractor, per local and state guidelines.
- e. Paint stripping should be done by the gentlest means possible. Do not use an abrasive method such as sandblasting or power washing.
- f. Non-original siding, such as aluminum and vinyl siding, is encouraged to be removed.
- g. Rough-sawn lumber with wood graining is not permitted for siding or trim on any historic buildings.
- h. Exposed lumber and trim should be smooth on all exposed surfaces.
- i. Cementitious siding with a smooth finish may be used on a case-by-case basis.
- j. Aluminum and vinyl replacement siding are not permitted.



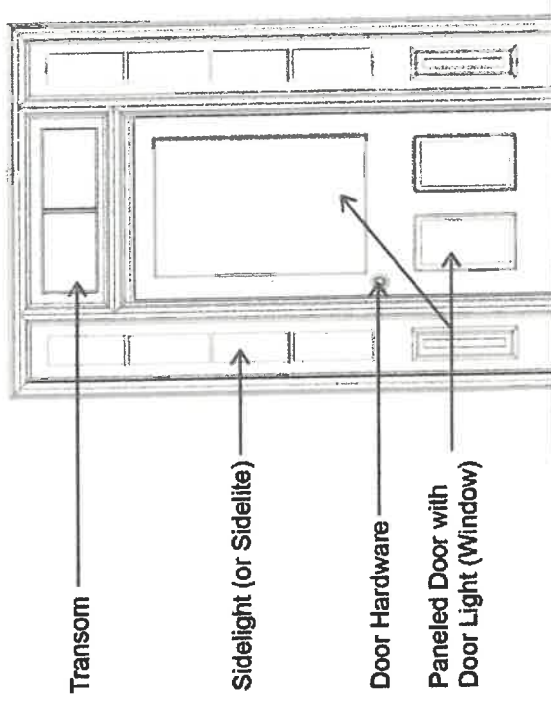
Example of deteriorated wood siding, windowsill, and trim. (STRATA)

### Paint Colors

- 7.35 The color scheme for a building should be historically appropriate and sensitive to the architectural style and age of the building.
- 7.36 A building's color scheme should be coordinated for all of the building elements.
- 7.37 The color scheme should be sensitive and harmonize with the buildings immediately adjacent to the property and the overall architectural styles in the district. All buildings do not need to look the same, but a building's paint colors should be sensitive to the building's neighbors.

### Doors and Entries

- 7.38 Original doors, frames, sidelights, and transoms should be maintained and preserved.
- 7.39 Whenever possible, repair a historic door, frame, sidelight, and transom rather than replace it.



Door terminology graphic. (STRATA)

- 7.40 Do not replace an original door unless it is deteriorated beyond repair. Replacement to increase energy efficiency should be avoided.
- 7.41 Altering door openings should be carefully considered and will be reviewed on a case-by-case basis.