

## NOTICE OF OPEN MEETING

Public Notice is hereby given that the Historic Preservation Commission of the City of Excelsior Springs Historic Preservation Commission **at 5:00 PM, May 14, 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

### AGENDA



Historic Preservation Commission Meeting  
5:00 PM

Wednesday, May 14, 2025  
**Council Chambers**

ZOOM.US Meeting ID: 827 8896 7125  
Passcode: 301032

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1. CALL TO ORDER
  2. ROLL CALL
  3. APPROVAL OF MEETING SUMMARY
    - A. Meeting Summary April 9, 2025
  4. COMMENTS OF VISITORS
  5. ADMINISTRATIVELY APPROVED CERTIFICATES OF APPROPRIATENESS
    - A. COA: HPC-25-010 - Application by Douglas Cazzell for removing old deck and replace with all new boards also stairs at 423 E. Broadway
    - B. COA: HPC-25-011 - Application by Sonya Morgan replace roof with like and kind at 526 Isley.
  6. CERTIFICATES OF APPROPRIATENESS APPLICATIONS FOR COMMISSION
    - A. COA: HPC-25-009 - Application by Shawn Thomas for exterior alterations at 424 Isley Blvd.
  7. AWARDS PRESENTATION
    - A. Investment Property 436 E Broadway  
Commercial Property 415 St. Louis Avenue  
Residential Property 519 S. Kansas City Avenue

8. STAFF COMMENTS
9. COMMISSION COMMENTS
10. 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 May 08, 2025 at 4:00 pm**

## **HISTORIC PRESERVATION COMMISSION Meeting Summary**

April 09, 2025

### **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, Dennis Hartman, Darryl Coutts, Rick deFlon, Anna Sue Spohn and Sonya Morgan (arrived at 5:02).

ABSENT: Susan Blaser.

PUBLIC PRESENT: Peter Meeks, Deb Foster.

STAFF PRESENT: Mark Spohn, City Council Liaison, Mallory Brown Community Development Director and Lisa Morgan Administrative Assistant.

### **Item 3. Approval of meeting Summary from December 11, 2024.**

Commissioner Spohn made a motion to approve the meeting summary.  
Commissioner Coutts seconded the motion. Motion Carried.

Vote: Motion Approved 5-0-0

Yes: Commissioners: Van Till, Hartman, Coutts, deFlon 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. Brown presented the administratively approved COAs since last meeting.

- A. COA: HPC-25-001 – An application by Billy roe for a handicap ramp to be re-built 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.

**Item 6.** 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. This case was continued from the December 2024 meeting.

Chairman Van Till asked for the staff report.

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

Chairman Van Till asked the Commissioners if anyone had questions:

Chairman Van Till said he was out of town but understood there was a meeting with the neighboring businesses, how did that turn out?

Ms. Brown informed the commission a survey was done so all the property lines could be seen. The city is planning to give the property owners additional property to ensure property lines come all the way out to the sidewalk, everyone at the meeting was in agreement with the property lines. Some utility boxes are there that the city will need to maintain so we will be working on that. The city is going to be working on some of the drainage issues. But overall, the meeting went well. The structure will be made of wood with asphalt shingles and painted to match the trim color on the museum.

Commissioner Heartman asked if the design had stayed the same. Mr. Coutts said yes, it's the same.

Commissioner Morgan said there were two neighborhood meeting that were held for this project and was please at how the neighbors reacted with each other.

Hearing none Commissioner Hartman made a motion to approve HPC-24-052. Commissioner Morgan second the motion

Vote: Motion Approved 5-0-1

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

No: None

Abstain: Coutts

**Item 7.** COA: HPC-25-004 - An application by 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.

Chairman Van Till asked for the staff report.

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

Chairman Van Till asked if there were any questions.

Chairman Van Till asked how the signs would be built. Lyndsey Baxter said they are max-metal, the same type sign that was previously approved for the project on Tim Tipton's building. They will be 4 feet by 8 feet, will be painted and covered with plexiglass and affixed to the buildings mortar joints.

Chairman Van Till stated that he needed to disclose that he is a member of DEP but clarified his non-financial involvement in the project.

Commissioner Heartman made a motion to approve HPC-25-004. Commissioner Spohn seconded the motion. The motion carried.

Vote: Motion to Approved as presented 6-0-0

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

No: Commissioners: None

Abstain: Commissioner None.

**Item 8.** HPC 25-005 - an application by John & Jill Clark for a Certificate of Appropriateness

Chairman Van Till asked for the staff report.

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

Chairman Van Till asked if there were any questions.

Commissioner Morgan said she was abstaining from the vote due to the applicant is her sister-in-law.

Commissioner Hartman made a motion to approve HPC-25-005 Commissioner Coutts seconded. The motion carried.

Vote: Motion to Approved as presented: 5-0-1

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

No: Commissioners: None

Abstain: Commissioner Morgan, due to applicant is relative.

**Item 9.** 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.

Chairman Van Till asked for the staff report.

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

Chairman Van Till asked if there were any questions.

Mr. Meeks said he knew the design guidelines stated that the siding is supposed to be smooth and is wanting to know if there is a way he could use hardy or smart siding.

Commissioner deFlon suggested using a good quality paint and apply it think to give the appearance of smooth wood siding.

Chairman Van Till asked the commissioners if anyone had questions:

Hearing none Commissioner Spohn made a motion to approve HPC-25-007 for siding.

Commissioner Coutts second the motion with the stipulation the wood siding will look smooth by painting with a thick paint.

Vote: Motion Approved 6-0-0

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

No: None

Abstain: None

**Item 10.** Staff Comments.

The awards nominations were presented to the commission:

Residential 519 S Kansas City Ave. John and Jill Clark

Commercial 415 St. Louis Ave. The Springs, Chuck and Sonya Duckworth

Investment Property 436 E Broadway Air B&B, Mark and Anna Sue Spohn

Commissioner Coutts made the motion to award these three nominees to receive the awards listing at the May meeting. Commissioner Hartman second the motion.

Vote: Motion Approved 6-0-0

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

No: None

Abstain: None

Ms. Brown let the commission know on May 2<sup>nd</sup> and 9<sup>th</sup> the City of Excelsior Springs will host the National Alliance of Preservation Commissions Assistance & Mentoring Program (CAMP) Virtual Training. And encourage all commissioners to register for the training.

Lisa Morgan let the commissioners know that the State Historic Preservation Advisory Council will hold their annual Council meeting here April 11, 2025.

**Item 11.** Commissioners Comments,

Commissioner Morgan mentioned the email Lisa sent about the family gathering at the O'Dell cabin. Maybe we can work on something to provide to them since it's at the golf course, the Fredricksberg skirmish.

**Item 12.** Adjourn. The meeting was adjourned at 5:37 p.m.

**The next meeting of the Commission is May 14, 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



**HPC Case No. 25-009**

**Staff: Mallory Brown, Community Development Director**

**HPC Meeting Date: May 14, 2025**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for exterior alterations  
 Applicant: Shawn Thomas  
 Location: 424 Isley Blvd.  
 District: Boardinghouse District  
 NRHP Status/Category: Contributing

**SPECIFIC INFORMATION**

**SITE HISTORY**

Built in 1905, this single-family home faces south on Isley Blvd. The one-and-one-half-story house has a stone foundation, asbestos siding, and an asphalt pyramidal hip roof. The primary south-facing elevation has a porch with a center gable, square wood columns, and a wood picket rail.

**PROJECT DESCRIPTION**

Add new posts and railing as represented in the photos submitted with the COA application in Exhibit A. Posts will be 6x6", and the rails will be 2x6" to match existing house columns and porch rail. The additional posts and rails will be painted white to match the existing house columns and porch rails.

**ANALYSIS**

**DESIGN GUIDELINES**

Design guidelines were established to assist business owners, homeowners, and developers in maintaining and rehabilitating historic buildings and constructing new buildings within local historic districts. The design guidelines give City staff and the Historic Preservation Commission guidance in making subjective preservation decisions that support the principles outlined in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Design Guidelines	Staff Analysis
<p><b>Railings 7.86-7.88</b></p> <ul style="list-style-type: none"> <li>Historic railings should be preserved and maintained to the greatest extent possible.</li> </ul>	<p>The historic railings along the porch on the south-facing façade will be preserved. The proposed new railings and posts along the steps leading to the porch are compatible with the original</p>

<ul style="list-style-type: none"><li>• New railings should match or be compatible with the original railings.</li><li>• New railings should meet all building code requirements.</li></ul>	railings. The new posts and railings appear to meet building code requirements. A building permit shall be required.
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**ADDITIONAL INFORMATION**

None.

**STAFF RECOMMENDATION**

The application meets the review standards and adheres to the intent of the Design Guidelines; therefore, staff recommends approval of HPC-25-009.

**ATTACHMENTS**

- Exhibit A- Vicinity Map
- Exhibit B- COA Application
- Exhibit C- Photograph of the proposed addition
- Exhibit D- Excelsior Springs Historical Survey
- Exhibit E- Design Guidelines



EXHIBIT A

# 424 Isley Blvd



5/7/2025

Parcels\_Sep24

World Imagery

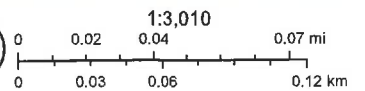
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata



State of Missouri, Maxar, Microsoft

EXHIBIT B



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

FOR OFFICE USE ONLY
Fee: \$25.00
Date Received: 1/11/12

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. CD A HPC-25-009
Administrative [ ] HPC [ ]
(for office use only)

Date: 1/11/12 Property Address: 412 A H... filed
Applicant: Skilki Thomas Telephone No.: 816-500-3053
Applicant's Mailing Address: Shawn Thomas 138@gmail.com
Email: VAY 1sky Blvd Excelsior Springs MO 64024
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 [x] Commercial [x] Residential

Type of work proposed (Check applicable categories)

- [x] EXTERIOR ALTERATION [ ] NEW CONSTRUCTION
[ ] SIGNAGE [ ] DEMOLITION
[ ] BUILDING RELOCATION [ ] REGRADING/HLL

[Signature]
Applicant Signature

Reviewed, Planning & Zoning

Approved, HPC Chairman

Disapproved, HPC Chairman

Approved Building Official

Disapproved Building Official

AFFIX PROJECT RELATED  
PICTURE HERE

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

Add Newel post and railing as represented in attached pictures. Post and rails will be of 6x6 post and 2x6 rails to match existing house columns and porch rail. The addition will be painted white to match existing house columns and porch rails.



Location of mulch

EXHIBIT C



EXHIBIT D



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
 STATE HISTORIC PRESERVATION OFFICE, P.O. Box 178, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Survey number: <b>CL-AS-015-092</b>		2. SURVEY NAME: <b>Boardinghouse Historic Resource Inventory</b>	
3. COUNTY: <b>CLAY</b>		4. ADDRESS (STREET NO. <b>424</b> STREET (NAME) <b>Isley Boulevard</b> )	
5. CITY: <b>Excelsior Springs</b>	Vicinity <input type="checkbox"/>	6. UTM <input type="checkbox"/>	OR LAT: <b>39.34057</b> 7. TOWNSHIP/RANGE/SECTION LONG: <b>-94.218265</b> T: <b>52</b> R: <b>30</b> S: <b>1</b>
8. HISTORIC NAME (IF KNOWN):		9. PRESENT/OTHER NAME (IF KNOWN):	
10. OWNERSHIP <input type="checkbox"/> PRIVATE <input type="checkbox"/> PUBLIC		11A. HISTORIC USE (IF KNOWN): <b>DOMESTIC: Single Dwelling</b>	
		11B. CURRENT USE: <b>DOMESTIC: Single Dwelling</b>	

**HISTORICAL INFORMATION**

12. CONSTRUCTION DATE: <b>c. 1905</b>	15. ARCHITECT:	18. PREVIOUSLY SURVEYED? <input checked="" type="checkbox"/> CITE SURVEY NAME IN BOX 22 CONT. (PAGE 2)
13. SIGNIFICANT DATE/PERIOD:	16. BUILDER/CONTRACTOR:	19. ON NATIONAL REGISTER? <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> DISTRICT CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 2)
14. AREA(S) OF SIGNIFICANCE:	17. ORIGINAL OR SIGNIFICANT OWNER:	20. NATIONAL REGISTER ELIGIBLE? <input type="checkbox"/> INDIVIDUALLY ELIGIBLE <input checked="" type="checkbox"/> DISTRICT POTENTIAL <input checked="" type="checkbox"/> C <input type="checkbox"/> NC <input type="checkbox"/> NOT ELIGIBLE <input type="checkbox"/> NOT DETERMINED
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. <input checked="" type="checkbox"/>		22. SOURCES OF INFORMATION ON CONTINUATION PAGE. <input checked="" type="checkbox"/>

**ARCHITECTURAL INFORMATION**

23. CATEGORY OF PROPERTY: <input checked="" type="checkbox"/> BUILDING(S) <input type="checkbox"/> SITE <input type="checkbox"/> STRUCTURE <input type="checkbox"/> OBJECT	30. ROOF MATERIAL: <b>Asphalt</b>	37. WINDOWS: <input checked="" type="checkbox"/> HISTORIC <input type="checkbox"/> REPLACEMENT PANE ARRANGEMENT: <b>1/1, 3 Light</b>
24. VERNACULAR OR PROPERTY TYPE: <b>Hip with Lower Cross-Gables</b>	31. CHIMNEY PLACEMENT: <b>Front Slope, Center</b>	38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? <input checked="" type="checkbox"/>
25. STYLE:	32. STRUCTURAL SYSTEM: <b>Frame</b>	39. CHANGES (DESCRIBE IN BOX 41 CONT.): <input type="checkbox"/> ADDITION(S) DATE(S): <b>c. 1920</b> <input type="checkbox"/> ALTERED DATE(S): <input type="checkbox"/> MOVED DATE(S): <input type="checkbox"/> OTHER DATE(S): ENDANGERED BY:
26. PLAN SHAPE: <b>Irregular</b>	33. EXTERIOR WALL CLADDING: <b>Asbestos Siding</b>	40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.):
27. NO. OF STORIES: <b>1 1/2</b>	34. FOUNDATION MATERIAL: <b>Stone</b>	41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION <input checked="" type="checkbox"/>
28. NO. OF BAYS (1ST STORY): <b>3</b>	35. BASEMENT TYPE: <b>Unknown</b>	
29. ROOF TYPE: <b>Pyramidal Hip with lower cross-gables</b>	36. FRONT PORCH TYPE/PLACEMENT: <b>Full-Width, Open Porch</b>	

**OTHER**

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

**FOR SHPO USE**

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

**PHOTOGRAPHS**

PHOTOGRAPHER Brad Finch, F-Stop Photography

DATE 8/21/2014

DESCRIPTION: South and east elevations, view northwest.

**ADDITIONAL INFORMATION**

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

The one-and-one-half-story house has a stone foundation, asbestos siding and an asphalt shingle pyramidal hip roof. Lower cross-gables rise on the east, south and west elevations. A gabled addition projects from the north elevation. A brick chimney rises from the south slope of the roof. A porch with a center gable, square wood columns and a wood picket rail spans the primary (south) elevation. This elevation has three bays. Single historic one-over-one double-hung wood windows fill Bays 1 and 3; a single door fills the recessed Bay 2. A single historic one-over-one double-hung wood window pierces the gable end. A second door accesses the east side of the gable wing, beneath the porch. This house is similar in form to 426 Isley Boulevard.

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

The house is set back from the street on the south side of the lot. Mature shrubs and trees dot the rear of the property. A chain link fence encloses the front portion of the property. A concrete sidewalk and stairs access the porch.

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

The house was built c.1905 on land platted in 1887. The date of 1905 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has had additions to its northeast and northwest (rear) facade sometime between 1913 and 1926. The City Directories show T.W. Henderson, Mark, Joseph and Katherine Henderson at the address in 1917 and J.J. Gustine and W.F. Hirrlinger, the latter as owner/occupant in 1922. [Boardinghouse Historic District Survey, 1994]

**ELIGIBILITY STATEMENT:**

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

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

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-082  
Sanborn Fire Insurance Maps, 1894-1940—Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books—Excelsior Springs Museum; Plats and Additions files—City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials—Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District

LOCAL REGISTER DESIGNATION DATE: 2010

LOCAL REGISTER DISTRICT C OR NC:



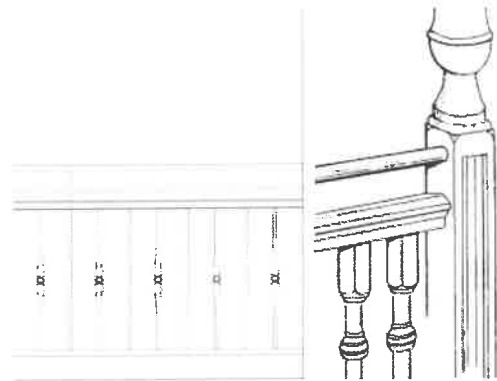
View of the original front porch.  
(Dennis Hartman Post Card Collection)



View of the current inappropriate front porch. Note how the change of roof, columns, and railings has significantly changed the appearance of the house. (STRATA)

**Railings**

- 7.86 Historic railings should be preserved and maintained to the greatest extent possible.
- 7.87 New railings should match or be compatible with the original railings.
- 7.88 New railings should meet all building code requirements.
- 7.89 Where the height of the railing is not consistent with building code, the design of the extension to raise the height should be minimally intrusive and visually subordinate to the original railing.



Examples of appropriate railing height extensions. The historic railing remains intact, and a top rail was added to bring the railing to the required height per building code. (STRATA and The Old House Guy)