

## NOTICE OF OPEN MEETING

Public Notice is hereby given that the Historic Preservation Commission of the City of Excelsior Springs Historic Preservation Meeting **at 5:00 PM, June 11, 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, June 11, 2025  
**Council Chambers**

- 
1. CALL TO ORDER
  2. ROLL CALL
  3. APPROVAL OF MEETING SUMMARY
    - A. Meeting Summary: May 14, 2025
  4. COMMENTS OF VISITORS
  5. ADMINISTRATIVELY APPROVED CERTIFICATES OF APPROPRIATENESS
    - A. None
  6. CERTIFICATES OF APPROPRIATENESS APPLICATIONS FOR COMMISSION
    - A. HPC COA-25-012 for exterior alterations at 554 S Kansas City
    - B. HPC COA-25-013 for signage at 101 Spring
    - C. HPC COA-25-014 for signage at 110 S Main
  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: June 9, 2025 @ 10:30 am**

## **HISTORIC PRESERVATION COMMISSION Meeting Summary**

May 14, 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 and Susan Blaser.

ABSENT: None

PUBLIC PRESENT: Kevin Morgan, Jason Cole, Charles Boothe, Lisa Thomas, Sonya and Chuck Duckworth, John and Jill Clark, Bill and Debbie Hopkins.

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

### **Item 3. Approval of meeting Summary from April 9, 2025.**

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

Vote: Motion Approved 7-0-0

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

No: None

Abstain: None

### **Item 4.** Chairman Van Till asked if there were any visitors who would like to speak.

Chuck Boothe said he lives in Excelsior Springs and just wanted to attend the meeting to see what the meetings were like.

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

A. COA: HPC-25-010 – Application by Douglas Cazzell for removing old deck and replace with new boards also stairs at 423 E. Broadway.

B. COA: HPC-25-011 – Application by Sonya Morgan to replace roof with like and kind at 526 Isley Blvd.

**Item 6.** COA: HPC-25-009 - Application by Shawn Thomas for exterior alterations at 424 Isley Blvd.

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 for staff or the applicant?

Hearing none Commissioner Hartman made a motion to approve HPC-25-009. Commissioner Morgan second the motion

Vote: Motion Approved 7-0-0

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

No: None

Abstain: None

**Item 7.** Awards Presentation

Commissioner Morgan made a motion to alter the order of the agenda until the award recipients arrive. And continue on with the Staff Comment, Commission Comments. Then do the awards after the business part of the meeting. Commissioner Sphon second the motion.

Vote: Motion Approved 7-0-0

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

No: None

Abstain: None

**Item 10.** Staff Comments.

Ms. Brown let the commission know on May 2<sup>nd</sup> Lisa was able to attend and the 9<sup>th</sup> Mallory and Lisa were both able to attend the National Alliance of Preservation Commissions Assistance & Mentoring Program (CAMP) Virtual Training. And the sessions were recorded.

During the May 9<sup>th</sup> session they were discussing Hardy siding, Lisa said the design guidelines state no wood grain look for the siding. Our Commission has been telling applicants to apply paint a little thicker so the wood grain would not be prominent. One of the instructors said we should be telling the applicants to flip the siding to the back side and use it since it's smooth.

Lisa had a person come to the counter and ask if a non-contributing building could ever go back to contributing. She contacted Andrew Dial who referred her to April Scott.

April said it depends on the condition of the original materials. For instance, if it's vinyl siding going back to wood siding, when the vinyl siding is removed if there is no damage then it is possible, if there is sever damage to the siding then no.

**Item 11.** Commissioners Comments,

Commissioner Morgan said we all should have received an email from Andrew Dial about the budget cut to Historic funds from the new administration. With the proposed cuts we could lose our state office staff then we would have no one to call to answer our question. Since we are a certified local government, we do receive our funding through there office. Andrew has asked if we could do some advocating for Historic Preservation funding they have helped the City of Excelsior Springs in many ways. Melinda Mehaffy is working on a letter of support for SHPO.

Commissioner Morgan made a motion to approve the sending a letter to Senator Sam Graves in support of SHPO and the Historic Preservation funds.

The motion was second by Commissioner Spohn.

Vote: Motion Approved 7-0-0

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

No: None

Abstain: None

Chairman Van Till said now that everyone is here, we will hold our annual awards ceremony for the following:

The awards were presented to the owners of the properties:

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 Matthew Spohn

**Item 12.** Adjourn. The meeting was adjourned at 5:26 p.m.

**The next meeting of the Commission is June 11, 2025 at 5:00 p.m.**

Refreshments were served after the meeting was adjourned.

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. 25-012**

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

**HPC Meeting Date: June 11, 2025**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for exterior alterations  
Applicant: David Hensley  
Location: 554 S. Kansas City Ave  
District: Elms Historic District  
NRHP Status/Category: Non-contributing

**SPECIFIC INFORMATION**

**SITE HISTORY**

This foursquare house is frame, covered with stucco. The moderately pitched hip roof has wide, overhanging enclosed eaves. The full-length front porch is one-story, and has a flat roof forming a balcony porch above (with no balustrade). The wide, overhanging eaves of the porch roof have a wide entablature beneath, supported by square stone columns. The porch balustrade is of stone, and has "sweep" holes with small, arched stone voussoirs and keystones. The centered entrance to the porch, reached by concrete steps, remains open, but the two sides of the porch have been enclosed. Paired six-over-six metal windows are set within stucco panels on each bay of the porch. The front entry door is wood, with multiple panes of glass.

The structure was originally the rectory for the St. Ann Catholic Church.

**PROJECT DESCRIPTION**

Paint the east façade of the home white (BM HC-27 or OC-130) with charcoal trim (BM HC-190) around windows, doors, and gutters. A photo of the proposed paint colors is included in the application.

Add a balustrade/railing on 2<sup>nd</sup> story porch. Material to look like wood per the original design; however, it will be painted PVC product for durability and ease of cleaning. The proposed style of balustrade is called "cathedral picket." The front door will be painted a deep red.

**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*.

<b>Design Guidelines</b>	<b>Staff Analysis</b>
<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> <li>• New railings should match or be compatible with the original railings.</li> <li>• New railings should meet all building code requirements.</li> </ul>	<p>There aren't currently railings along the second-story porch. The proposed railings are likely more ornate than would have been originally on the structure. They match the shape of the windows in the adjacent church. They also meet modern code requirements.</p>
<p><b>Paint Colors 7.35-7.37</b></p> <ul style="list-style-type: none"> <li>• The color scheme for a building should be historically appropriate and sensitive to the architectural style and age of the building.</li> <li>• A building's color scheme should be coordinated for all of the building elements.</li> <li>• 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.</li> </ul>	<p>The color scheme of the façade and trim is appropriate and sensitive to the architectural style and age of the building. It appears to coordinate with all building elements and harmonizes with the adjacent properties.</p> <p>The red door, while vibrant, is appropriate for a home of this age.</p>

**ADDITIONAL INFORMATION**

None.

**STAFF RECOMMENDATION**

The application meets the review standards and adheres to the intent of the Design Guidelines concerning paint colors. The proposed railings do not necessarily meet the intent of the Design Guidelines and require discussion with the Historic Preservation Commission for additional feedback and conversation with the applicant. Staff recommends approval of the paint colors.

**ATTACHMENTS**

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



# 554 S Kansas City Ave

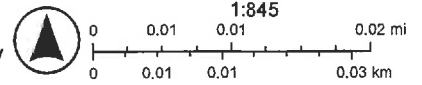


6/5/2025

ClayCountyParcelService  
World Imagery

Low Resolution 15m Imagery  
High Resolution 60cm Imagery

High Resolution 30cm Imagery  
Citations



Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



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

FOR OFFICE USE ONLY  
Fee: \$25.00  
Date Received: 5-14-25

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. HPC COA-25-012  
Administrative  HPC   
(for office use only)

Date: 4/30/25 Property Address: 554 S. Kansas City Ave Excelsior Springs MO 64064  
Applicant: David Hensley Telephone No.: 913 515-8838  
Applicant's Mailing Address: 554 S. Kansas City Ave  
Email: chiefdhensley@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

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.

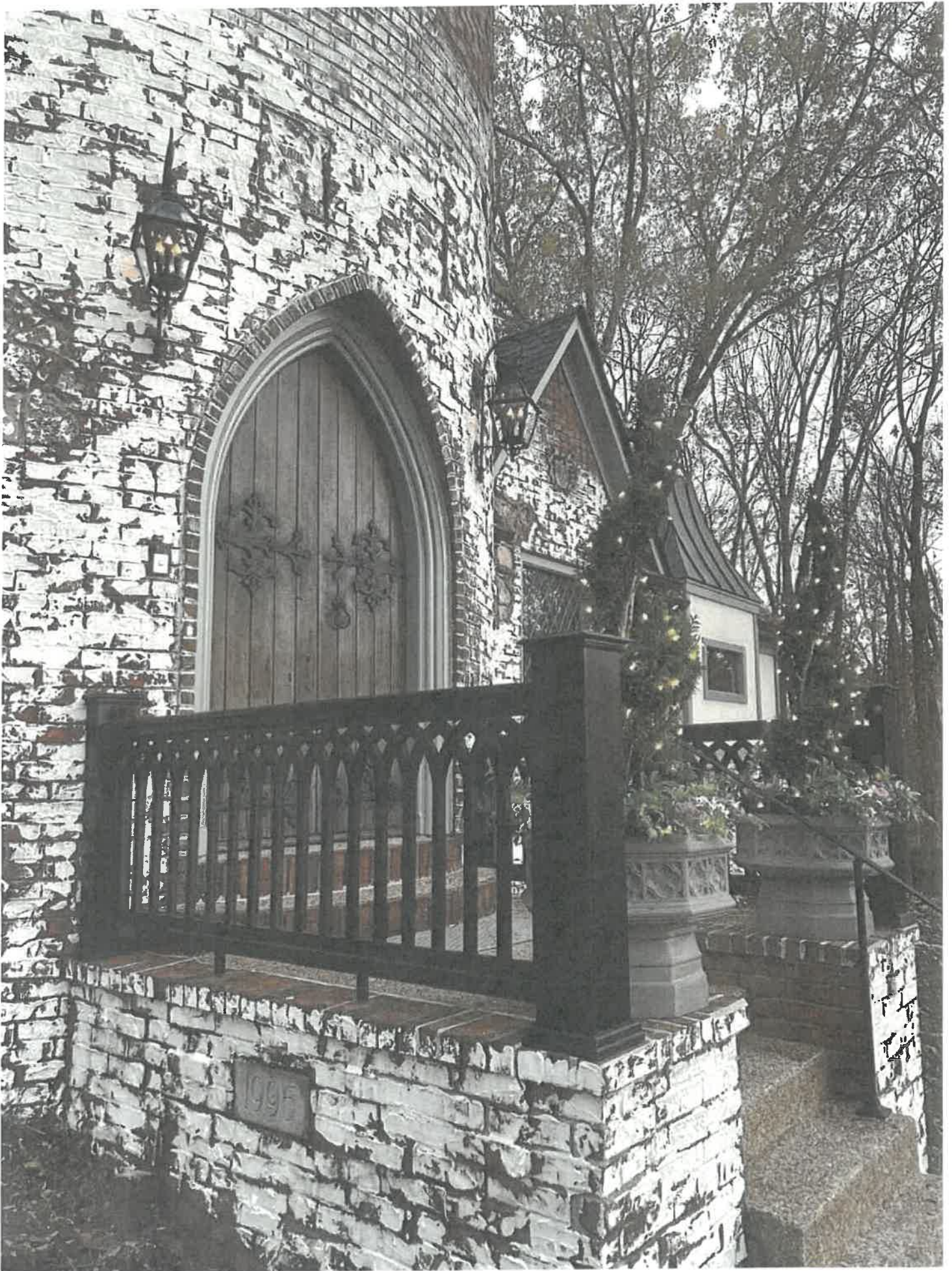
Fresh paint of the East-facing side of the home.

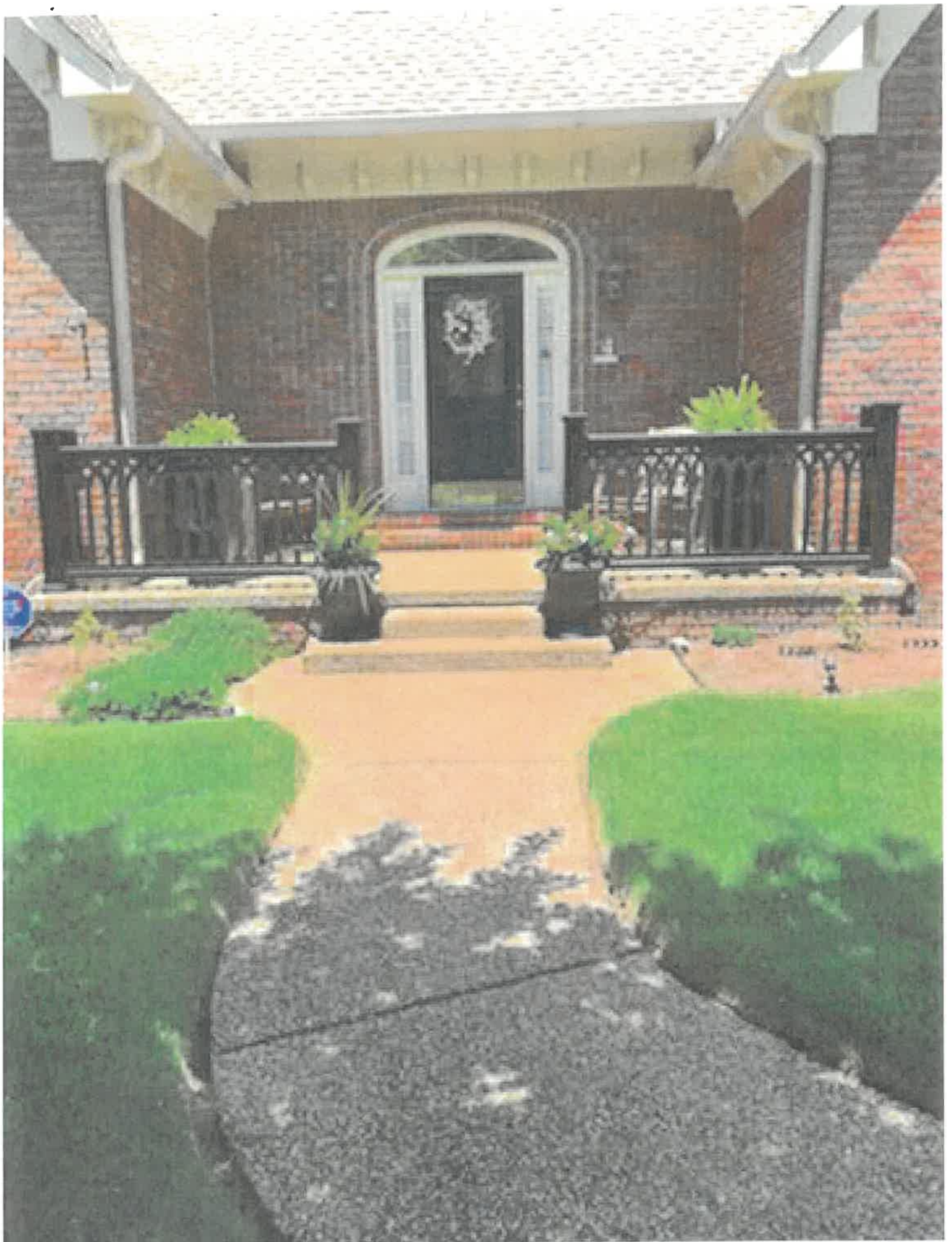
- Colors - White (BM HC-27 or OC-130) with charcoal black trim (BM HC-190) around windows, doors and gutters

Addition of balustrade/railing on 2nd story. Material to look like wood per original design, however will be a painted PVC product for durability and ease of cleaning. Looking at a design titled "cathedral picket" as the rail inserts complement the shape of the windows at the church next door. Considering the home was a rectory for the original St. Anne's Catholic Church, this would be a fitting homage to the original function of the home.

Replacement of front doors in a deep red to create more color.









# EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 129

<p>1. Property name, present</p> <p>Property name, historic    St. Ann rectory</p> <p>2. Address/location 554 S. Kansas City Ave. Excelsior Springs, MO 64024</p> <p>4. Owner's name and address Elms Redevelopment Corporation Regent &amp; Elms Excelsior Springs, MO 64024</p> <p>5. Building/        Structure Site                Object</p> <p>6. Use, present    Residence</p> <p>Use, original    Religious, rectory <i>OLD</i></p>	<p>7. Location Map</p>
<p>8. Date of construction (or estimate)    ca. 1917</p> <p>9. Changes<sup>^</sup>) <i>OCY</i> Altered    Addition    Moved</p> <p>10. Architect/engineer/designer</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style:        High Style                  Elements                  Vernacular / Foursquare        <i>CI</i></p> <p>13. Plan Shape    Rectangle    <i>RC</i></p>	<p>14. Number of stories    2 - 1</p> <p>15. Roof type and material    <i>HF 14D</i> Hip/composition                <i>63</i></p> <p>16. Type of construction Frame <i>WU</i></p> <p>17. Exterior material(s) Stucco <i>K/</i> <i>dHula 40</i></p> <p>18. Foundation material(s) Stone <i>^(2)</i></p> <p>19. Porch(es) Full-length, one-story <i>FU</i></p>

20. Additional physical description    This foursquare house is frame, covered with stucco. The moderately pitched hip roof has wide, overhanging enclosed eaves. The full-length front porch is one-story, and has a flat roof forming a balcony porch above (with no balustrade). The wide, overhanging eaves of the porch roof have a wide entablature beneath, supported by square stone columns. The porch balustrade is of stone, and has "sweep" holes with small, arched stone voussoirs and keystones. The centered entrance to the porch, reached by concrete steps, remains open, but the two sides of the porch have been enclosed. Paired six-over-six metal windows are set within stucco panels on each bay of the porch. The front entry door is wood, with multiple panes of glass. The second story of the front elevation also has a centered door, leading to the balcony of the porch roof. This door has a single glass sash in the upper half, and is covered with a metal and screen storm door. It is flanked by paired double-hung sash metal windows with metal awnings and shutters. A rear addition has a hipped roof.

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21. Description of environment and outbuildings S. Kansas City Avenue is a tree-lined residential neighborhood, which includes churches and school buildings. 554 S. Kansas City Ave. is south of the former St. Ann Catholic Church, and across the street from the Elms Hotel complex.

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22. History and significance This lot is part of the Central Park Addition, which was platted in 1887. Thus the west side of Kansas City Avenue developed earlier than the east (which was formerly part of the Elms Hotel complex). The trains, one block over, as well as the hotel, were part of the reasons for the slightly earlier development of this side of the street. The former rectory for the St. Ann Catholic Church was originally constructed between 1905 and 1909. The first rectory was a one story frame building (a postcard of the original church includes the rectory). In 1917, the adjacent frame church building was drastically remodeled, and covered with brick veneer. Probably at the same time, this rectory was either drastically remodeled as well, or else a new rectory was constructed. In the former case, the alterations were so drastic that the 1917 date is still sufficient. In 1917, the Rev. E.A. Burke was the pastor in residence, with Gertrude Webster also listed as living here. The house still reflects enough integrity from its period of remodeling/construction.

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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 May, 1993

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

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27. Negative: roll# E frame# 29

*(attach black and white photograph here)*



**Community Development Department  
Historic Preservation Commission**

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



**HPC Case No. 25-013**

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

**HPC Meeting Date: June 11, 2025**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for Signage  
Applicant: Victory Sign Co.  
Location: 101 Spring  
District: Hall of Waters Historic District  
NRHP Status/Category: Non-contributing

**SPECIFIC INFORMATION**

**SITE HISTORY**

This is a non-contributing structure commonly known as the Paradise Playhouse.

**PROJECT DESCRIPTION**

Installation of a flush-mounted wall sign with white internally illuminated channel letters.

**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*.

<b>Design Guidelines</b>	<b>Staff Analysis</b>
<p><b>Signage 10.20-10.27</b></p> <ul style="list-style-type: none"><li>• New signs should be appropriate in size, scale, and color to the historic buildings.</li><li>• Signs should be scaled to pedestrians rather than automobiles.</li><li>• Signs should be visible and easy to read, but not too large so that it covers architectural elements or obscures character-defining features.</li></ul>	<p>The existing structure is a large building with minimal architectural detail. The proposed sign is appropriate in size, color, and scale to the building. The color of the sign is white and features internally illuminated channel letters.</p> <p>The sign will be attached by a small strip that runs behind the letters. This type of installation can</p>

<ul style="list-style-type: none"> <li>• The color and materials of the signage should coordinate with the historic district.</li> <li>• Signage should be attached to the building in a way that is reversible without resulting in damage to the historic building and materials.</li> <li>• Permitted Sign Types Flush-mounted wall signs Window Signs Projecting Signs</li> <li>• Non-Permitted Sign Types Roof-mounted signs Poorly made or temporary signs</li> <li>• Reference city sign ordinance for additional requirements, such as size and height above the sidewalk.</li> </ul>	<p>easily be removed with minimal damage to the façade.</p> <p>The sign is a flush-mounted wall sign, which is appropriate in historic districts and complies with the City's sign regulations.</p>
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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-25-013.

**ATTACHMENTS**

- Exhibit A- Vicinity Map
- Exhibit B- COA Application
- Exhibit C- Photograph of the Proposed Sign

# 101 Spring Street



6/5/2025

 ClayCountyParcelService

World Imagery

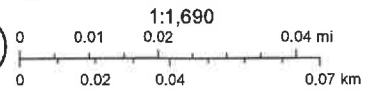
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata



Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



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

FOR OFFICE USE ONLY  
 Fee: \$25.00 \_\_\_\_\_  
 Date Received: 5-21-25

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. COA: 25-013  
 Administrative  HPC   
 (for office use only)

Date: 5/19/25 Property Address: 101 Spring St.  
 Applicant: Victory Sign Co Telephone No.: 816-500-5710  
 Applicant's Mailing Address: 1021 S. Brown St., Ste. K, Liberty, MO 64068  
 Email: barry@victorysignco.com  
 Owner (if different from Applicant): Restoration Church - JP Stafford

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

Barry Hest  
 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.

Relocate church's channel letter sign  
from Liberty to Excelsior Springs location.  
See attached drawings for details.  
Internally illuminated channel letters on  
a raceway that is less than the 15%  
requirement.



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



**HPC Case No. 25-014**

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

**HPC Meeting Date: June 11, 2025**

**GENERAL INFORMATION**

Application: Certificate of Appropriateness for Signage  
Applicant: Victory Sign Co.  
Location: 110 S Main  
District: Hall of Waters Historic District  
NRHP Status/Category: Contributing/Commercial

**SPECIFIC INFORMATION**

**SITE HISTORY**

This two-part commercial block structure has elements of the Victorian Commercial style primarily at the cornice line of the flat roof. The east elevation facing S. Main Street contains the former "storefront" openings; today all but the southeast corner bay has been closed in. Yellow and red brick pilasters divide the east storefront level into 3 bays. The two north bays have been filled in with rough yellow brick. The north bay has two small inset windows of glass blocks. The middle bay has larger inset windows, with false plastic brick panels in the transom area. There is an angled corner entrance on the southeast corner, with large plate display windows. A round steel column supports the recessed corner entry. A steel lintel rests above these bays, below the 2nd story. A small bronze tablet on the east side denotes the building as the local Masonic Temple. On the east, all of the 2<sup>nd</sup> story windows have been bricked in, and the 3rd story windows are 1/1, double-hung.

**PROJECT DESCRIPTION**

Installation of a hanging projecting sign on the south elevation of the building. The sign will be 9' above the sidewalk and project 3' from the façade. The bracket will be decorative, similar to other brackets in the downtown district.

**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>Signage 10.20-10.27</b></p> <ul style="list-style-type: none"> <li>• New signs should be appropriate in size, scale, and color to the historic buildings.</li> <li>• Signs should be scaled to pedestrians rather than automobiles.</li> <li>• Signs should be visible and easy to read, but not too large so that it covers architectural elements or obscures character-defining features.</li> <li>• The color and materials of the signage should coordinate with the historic district.</li> <li>• Signage should be attached to the building in a way that is reversible without resulting in damage to the historic building and materials.</li> <li>• Permitted Sign Types Flush-mounted wall signs Window Signs Projecting Signs</li> <li>• Non-Permitted Sign Types Roof-mounted signs Poorly made or temporary signs</li> <li>• Reference city sign ordinance for additional requirements, such as size and height above the sidewalk.</li> </ul>	<ul style="list-style-type: none"> <li>• The is appropriate in size, scale, and color to the historic building.</li> <li>• It is scaled to pedestrians.</li> <li>• Sign is visible but not too large.</li> <li>• The color of the signage coordinates with the historic district.</li> <li>• The signage will be attached to the mortar joint with a metal bracket and can easily be removed with minimal damage to the façade.</li> <li>• The sign is a projecting sign that is permitted and complies with the City’s sign regulations.</li> </ul>

**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-25-014.


**ATTACHMENTS**

- Exhibit A- Vicinity Map
- Exhibit B- COA Application
- Exhibit C- Photograph of the Proposed Sign

# 110 S Main



6/5/2025

 ClayCountyParcelService  
World Imagery  
Low Resolution 15m Imagery

High Resolution 60cm Imagery  
High Resolution 30cm Imagery  
Citations

30cm Resolution Metadata



1:1,690  
0 0.01 0.02 0.04 mi  
0 0.02 0.04 0.07 km

Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



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

FOR OFFICE USE ONLY  
 Fee: \$25.00 \_\_\_\_\_  
 Date Received: 5-21-25

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. COA 25-014  
 Administrative  HPC   
 (for office use only)

Date: 5/19/25 Property Address: 110 S. Main St.  
 Applicant: Victory Sign Co. Telephone No.: 816-500-5710  
 Applicant's Mailing Address: 1021 S. Brown St., Ste. K, Liberty, MO 64068  
 Email: vavry@victorysignco.com  
 Owner (if different from Applicant): K-Care - Katrina Becker

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)

\_\_\_\_\_ 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

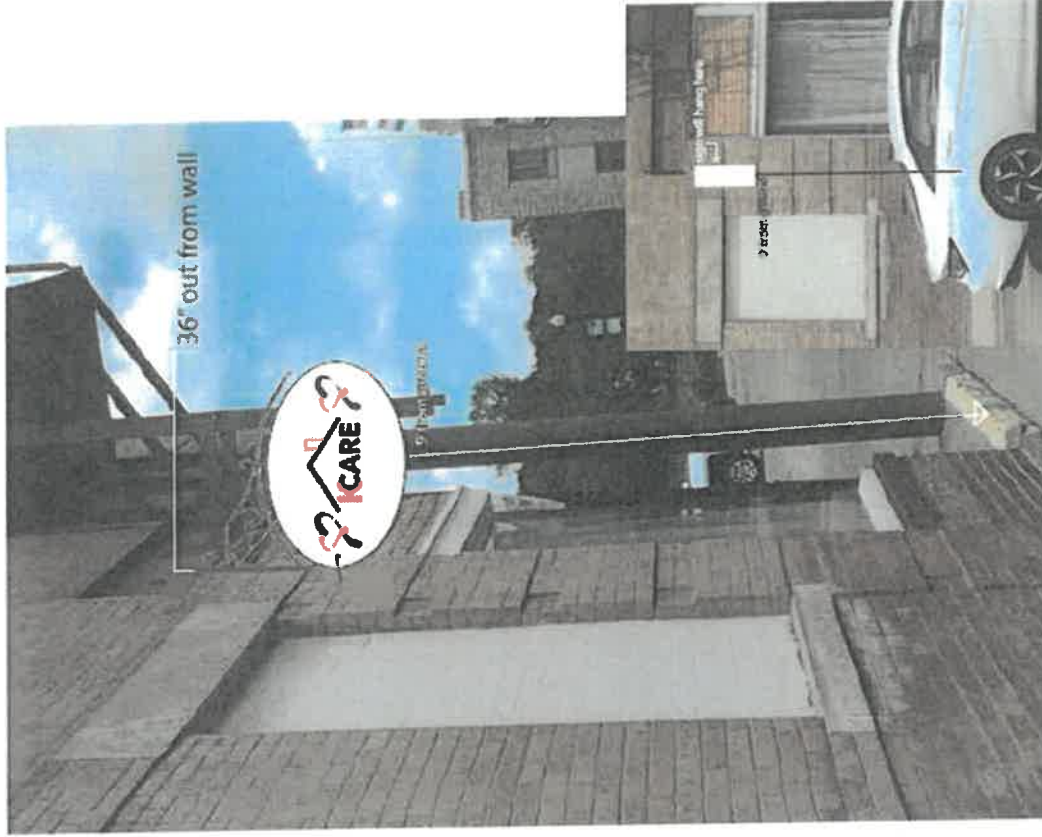
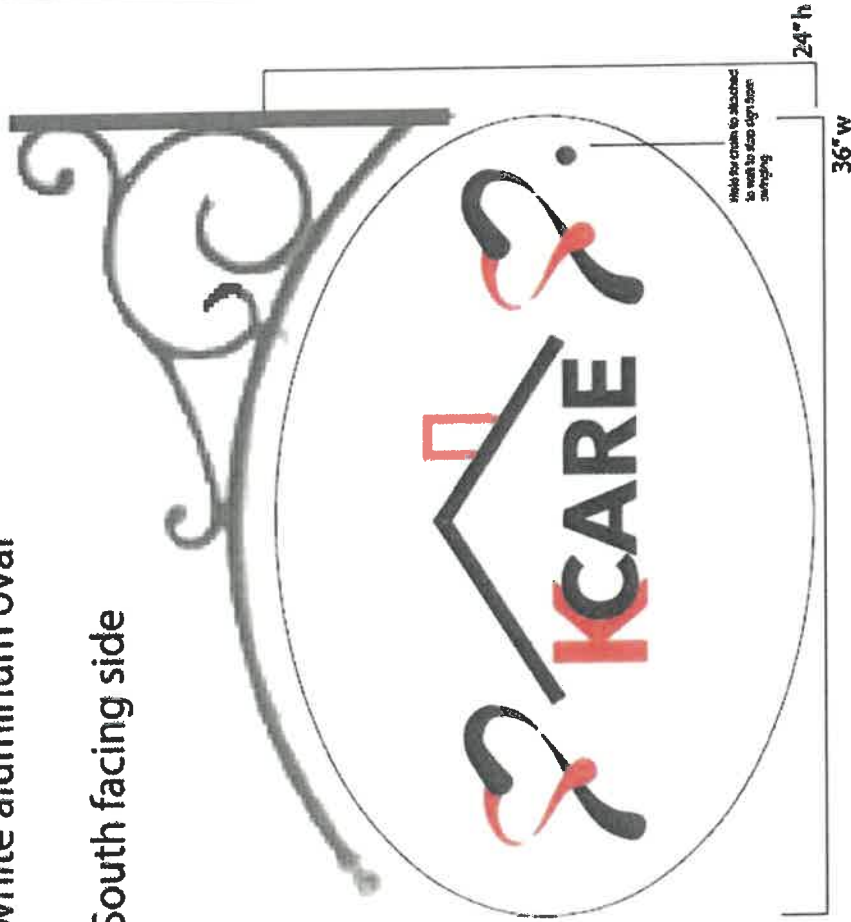
AFFIX PROJECT RELATED  
PICTURE HERE

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

Install a hanging blade sign to south elevation of the building. Will be 9' above grade and stick out 3' from the wall. The bracket is decorative, similar to other brackets in the downtown area.

Cut vinyl on  
white aluminum oval

South facing side



Customer: KCare

Address: 110 S. Main St.

City: St. Clair, Crawford Springs, MO 64034

Phone: (816) 616-2333

Email: kcare.homes@outlook.com

**VICTORY SIGN  
COMPANY**

1021 S. Brown St. | Liberty, MO 64068

**816-407-SIGN (7446)**

[www.victorysignco.com](http://www.victorysignco.com)

Sign Dimensions: 36" w x 24" h - 6 sqft

Sign Front Sq. Footage: 42" w x 25" h - 1050 sqft

Contact: Kristina Becker

Skills Person: Stacy

Designer: Candice

PM'S Colors: Black, Red, White

Trim Cap: N/A

Remarks: N/A

Placement: N/A

Quote:      of 3

Customer signature on this proof authorizes Victory Sign Company to proceed with the construction of your product exactly as specified on the proof. We recommend showing your proof to another individual to review, as contractors must be made prior to submitting your final signature. Your product will be replaced from the approved proof, regardless of spelling, grammar or design errors, whether updated or replaced, to your product, all for additional charges up to 100% of the original order amount at the discretion of Victory Sign Company. This is standard policy for all sign companies and patterns. The design concept is submitted only for your approval or review and is the exclusive property of Victory Sign Company. This contract may not be copied, reproduced, published or altered for any purpose, in part or in whole, by any individual without written consent of Victory Sign Company. Our drawings are in attempt to illustrate an accurate representation of the final product. Victory Sign Company cannot be held responsible for discrepancies between renderings and the installed product caused by misprints, printers, or environmental lighting. Victory Sign Company allows three (3) minor revisions on initial proof design; any revisions beyond that are billed at \$100/hr. Thank you.

EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 11

<p>1. Property name, present Union Electric</p> <p>Property name, historic The Auditorium</p> <p>2. Address/location 110 S. Main Excelsior Springs, MO</p> <p>4. Owner's name and address Masonic Lodge Bldg, c/o R. Corum Rt. 3, Box 128 Excelsior Springs, MO 64024</p> <p>5. Building Structure Site Object</p> <p>6. Use, present Offices Use, original Indoor recreation facilities</p>	<p>7. Location Map</p>
<p>8. Date of construction (or estimate) ca. 1907</p> <p>9. Changes <del>Added</del> Altered Addition Moved</p> <p>10. Architect/engineer/designer</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: High Style Elements Victorian Commercial Cq 63 Vernacular</p> <p>13. Plan Shape Rectangle PC.</p>	<p>14. Number of stories 3</p> <p>15. Roof type and material Flat F<sup>+</sup> A &gt;</p> <p>16. Type of construction Steel beam E+</p> <p>17. Exterior material(s) Brick ? Other SO 5^</p> <p>18. Foundation material(s) Not visible i</p> <p>19. Porch(es) Not applicable i</p>

20. Additional physical description This two-part commercial block structure has elements of the Victorian Commercial style primarily at the cornice line of the flat roof. The east elevation facing S. Main street contains the former "storefront" openings; today all but the southeast corner bay has been closed in. Yellow and red brick pilasters divide the east storefront level into 3 bays. The two north bays have been filled in with rough yellow brick. The north bay has two small inset windows of glass blocks. The middle bay has larger inset windows, with false plastic brick panels in the transom area. There is an angled corner entrance on the southeast corner, with large plate display windows. A round steel column supports the recessed corner entry. A steel lintel rests above these bays, below the 2nd story. A small bronze tablet on the east side denotes the building as the local Masonic Temple. On the east, all of the 2nd story windows have been bricked in, and the 3rd story windows are 1/1, double-hung. 1/1 windows remain on the 3rd story of the south elevation, and a few on the 2nd and 1st story. The remaining windows on the south 2nd story have been bricked in, and closed with wood on the 1st. All window openings have simple rectangular stone sills and lintels. Engaged brick columns on the southeast and northeast corners are corbelled near the roofline, and feature a decorative cross pattern of brick. The cornice line of the building also has small cross brick patterns, with decorative corbelling of brick above. At the top of the roof, a strip of metal sheeting acts as a coping on the edge.

The north elevation has been partially covered with stucco. An opening for automobiles is off the alley to the north. All windows openings on the 1st story have been closed in; on the 2nd, all but one have been covered with stucco. All windows on the 3rd story are 1/1.

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21. **Description of environment and outbuildings** A vacant lot is on the west side of the Auditorium, and across Spring Street to the south is a city parking lot. A drive leads east from Spring Street to the west side of the Hall of Waters. Historic structures are to the north and across Main to the east.

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22. **History and significance** Prior to its construction between 1905 and 1909, this was the site of the Star Bath House operated by a black physician, Dr. D.A. Ellett. While under the influence of alcohol, he sold it in 1905 for \$50.00. The former structure then served as the Excelsior Bowling Academy. By 1909 however, the present 3-story brick structure was built. The Auditorium was known as the "Temple of Amusement", which is still written in bronze letters in the sidewalk on the east side of the building. Also in the sidewalk are bronze footprints, leading from both the north and south ends towards the center of the building, where there was formerly an entry.

Although the entire building was devoted to recreation and amusement facilities, the various enterprises were under different proprietorships. In the beginning, the 1st floor was a bowling alley, the 2nd was billiards and pool with an arcade, and the 3rd had a hard maple floor for skating and dancing, and an auditorium for shows and speakers. In 1917, the Excelsior Springs Amusement Co. was operated by S.H. Snavely; the Auditorium Theatre by H.S. Bennett; the Auditorium Billiard Parlors by J.W. Radebaugh. Also in the building were B.B. Smith's confectionery shop, and G.S. Moore's lunch room. An advertisement in the 1917 Merchants' Directory notes that bowling is "The busy man's health regulator. Appendicitis never gets BOWLERS." It included "A suggestion - bowling relieves indigestion." There were 10 regulation bowling alleys at this time. Also at the Auditorium were 15 pocket and Carom Billiard tables - the "only first class parlors in town", with special tables for the Ladies.

In addition to the Auditorium Theatre, in 1922 the structure contained the Auditorium Cigar Co., the Auditorium Pool Hall, and the offices of W.E. Kennedy and Margaret Pollman. Later, the building was separated in the center, north and south. The east hall was purchased by the Masons, and the 2nd floor served as their Lodge Hall. By 1974, the 1st floor and basement was leased to Missouri Power & Light Company, and the west half was used as a warehouse. This western half collapsed in July of 1986. The engineer's report determined that the structure had been weakened when the trusses were cut in the construction of the fire wall between the east and west half. The report at that time stated that the eastern portion belonging to the Masons was no longer a secure building.

In spite of 1st floor alterations and closed down windows, the Auditorium retains a fair degree of historic architectural integrity on the extant portion. The greatest impact to its integrity is the loss of the western portion of the structure. This loss would not make it individually eligible for listing in the National Register. However, historically it was a significant structure in Excelsior Springs. Although the resident population of the city was fairly small, during many months the population swelled many times over due to the visitors to the springs, health clinics, and hotels. It was necessary to provide amusement for these visitors. While most cities of Excelsior Springs' size would not have a structure such as the Auditorium, it does not seem that unusual under the circumstances. It is therefore clearly associated with the historic context for Excelsior Springs, as it would probably have never been constructed without the influx of tourists. Located at the edge of a small area of other historic structures, it is worthy of preservation and an argument could be made for including this structure as a contributing element in a potential National Register historic district. At the minimum, it is eligible for local historic designation.

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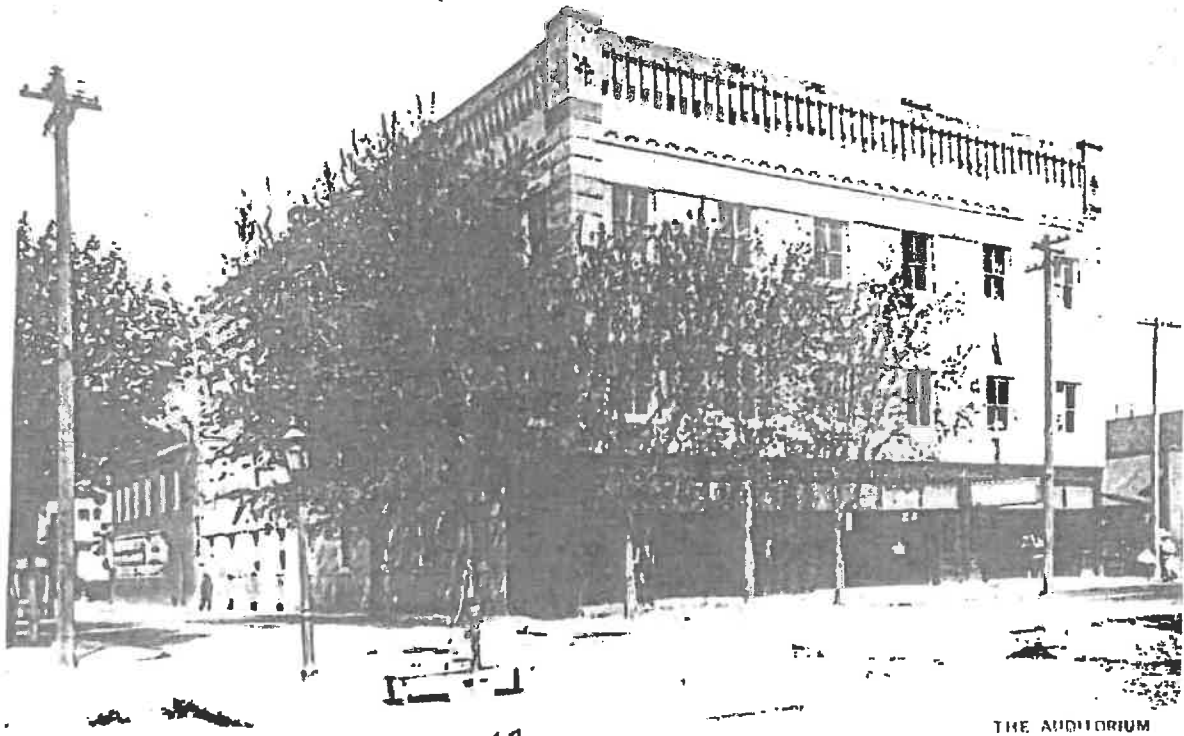
23. **Sources of information** Sanborn Maps. City Directories. "Auditorium" & "Ellett" file, Excelsior Springs Museum.

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

25. **Date of survey** July, 1991

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



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THE AUDITORIUM

