

NOTICE OF OPEN MEETING

Public Notice is hereby given that the Historic Preservation Commission of the City of Excelsior Springs Historic Preservation Committee **at 5:00 PM, August 13, 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, August 13, 2025
Council Chambers

-
1. CALL TO ORDER
 2. ROLL CALL
 3. APPROVAL OF MEETING SUMMARY
 - A. Meeting Summary for June 11, 2025
 4. ELECTION OF OFFICERS
 - A. Chairman
 - B. Vice Chairman
 5. COMMENTS OF VISITORS
 6. ADMINISTRATIVELY APPROVED CERTIFICATES OF APPROPRIATENESS
 - A. HPC-25-016-An application by Stacy Linder for a Certificate of Appropriateness within the Hall of Waters District for signage and exterior paint at 255 E. Broadway Avenue.
 - B. HPC-25-017-An application by Don Nelson for a Certificate of Appropriateness within the Elms District for in-kind window replacement and concrete repairs to 510 S. Kansas City Avenue.
 7. OTHER BUSINESS
 - A. Consideration of adopting a new application form for nominating Honorary

Local Historic Landmarks.

- B. HPC-25-018-An application by the Excelsior Springs Historic Preservation Commission for an Honorary Local Historic Landmark designation for the O'Dell Cabin located within the golf course clubhouse at 1201 Golf Hill Drive.

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: August 13, 2025 4:50PM

HISTORIC PRESERVATION COMMISSION Meeting Summary

June 11, 2025

Item 1. Call to Order

Commissioner Morgan called the meeting to order at 5:03 p.m.

Item 2. Roll Call

PRESENT: Darryl Coutts, Rick DeFlon, Anna Sue Spohn, and Sonya Morgan. Susan Blaser arrived at 5:21 pm.

ABSENT: Jason Van Til, Dennis Hartman

PUBLIC PRESENT: Deb Foster, John Stafford, Dave Hensley, Barry Holst.

STAFF PRESENT: Mark Spohn, City Council Liaison; Mallory Brown, Community Development Director; Joshua Garrett, City Planner; Lisa Morgan, Administrative Assistant; and Julia Goldstein, Administrative Assistant.

Item 3. Approval of meeting Summary from May 14, 2025.

Commissioner Morgan noted some grammatical errors and misspelled names that need to be corrected. Commissioner Coutts made a motion to approve the meeting summary. Commissioner Spohn seconded the motion. Motion Carried.

Vote: Motion Approved 4-0-0

Yes: Commissioners: Coutts, DeFlon, Morgan, and Spohn.

No: None

Abstain: None

Item 4. Commissioner Morgan asked if any visitors would like to speak.

There were no comments from visitors.

Item 5. COA: HPC-25-012 Exterior alterations at 554 S Kansas City requested by David Hensley

Commissioner Morgan asked for the staff report.

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

Commissioners discussed the appropriateness of the design presented. Commissioner Morgan asked if there were any questions for the staff or the applicant.

Hearing none, Commissioner Spohn made a motion to approve HPC-25-012. Commissioner Coutts seconded the motion.

Vote: Motion Approved 4-0-0

Yes: Commissioners: Coutts, DeFlon, Morgan, and Spohn.

No: None

Abstain: None

Item 6. COA: HPC-25-013 Signage for 101 Spring

Commissioner Morgan asked for the staff report.

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

Commissioners discussed the signage offered by Victory Sign Company. Commissioner Morgan asked if there were any questions for the staff or the applicant.

Hearing none, Commissioner Coutts made a motion to approve HPC-25-013. Commissioner DeFlon seconded the motion.

Vote: Motion Approved 4-0-0

Yes: Commissioners: Coutts, DeFlon, Morgan, and Spohn.

No: None

Abstain: None

Item 7. COA: HPC-25-014 Signage for 110 S. Main St

Commissioner Morgan asked for the staff report.

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

Commissioners discussed the signage proposed. Commissioner Morgan asked if there were any questions for the staff or the applicant.

Hearing none, Commissioner Spohn made a motion to approve HPC-25-014. Commissioner DeFlon seconded the motion.

Vote: Motion Approved 4-0-0

Yes: Commissioners: Coutts, DeFlon, Morgan, and Spohn.

No: None

Abstain: None

Item 8. Staff Comments.

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 added a request to use stain rather than paint on the fascia board and posts. Images were provided to the commissioners, and they had no objections to the proposed alteration.

The commissioners were provided information on the Department of the Interior seeking comments and input on existing DOI regulations. SHPO is concerned that changes at the federal level will have a negative impact on historic preservation.

Ms. Brown let the commission know that there had been an administrative approval for COA: HPC-004 DEP Mini Murals at 218 South Street.

New staff members were introduced: Joshua Garrett, City Planner, and Julia Goldstein, Administrative Assistant.

Item 11. Commissioners Comments,

Item 12. Adjourn. The meeting was adjourned at 5:40 p.m.

The next meeting of the Commission is July 9, 2025, at 5:00 p.m.

Meeting Summary prepared by Julia Goldstein, Administrative Assistant.



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

FOR OFFICE USE ONLY
 Fee: \$25.00 _____
 Date Received: 6/20/25

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. COA: 25-016
 Administrative HPC
 (for office use only)

Date: 6/19/25 Property Address: 255 E. Broadway
 Applicant: Three Birdies Boutique Telephone No.: 816-81-9895
 Applicant's Mailing Address: 2350 Fishing Ln., Kearney, MO 64060
 Email: Stacy.threebirdies@gmail.com
 Owner (if different from Applicant): Stacy Linder

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

Stacy Linder
 Applicant Signature

[Signature]
 Reviewed, Planning & Zoning

Approved, HPC Chairman

Disapproved, HPC Chairman

[Signature]
 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.

New signage on large outdoor sign and
vinyl decals on windows, door to be painted
light pink

Project photos included.



Community Development Department
201 E Broadway
Excelsior Springs, MO 64024

Phone: (816) 630-0756
Fax: (816) 630-9572
cityofesmo.com

June 26, 2025

Stacy Linder
Three Birdies Boutique
2350 Fishing Lane
Kearney, MO 64060

**RE: Certificate of Appropriateness for signage and paint at 255. E Broadway Avenue,
Excelsior Springs, MO**

Ms. Linder,

Your application for a Certificate of Appropriateness regarding new signage and exterior paint has been approved.

The installation of the signage and the application of exterior paint must comply with the plans you have submitted. You have been approved for the following:

1. Replacing each face projecting sign that hangs above the door with signage provided in the submitted plans.
2. Installation of white vinyl graphics on the exterior of the left entry window. These graphics can include the business branding or logo, store hours, website, and a scannable QR code as indicated in the submitted plans.
3. Installation of four (4) vinyl decals with a pink background and black lettering to be installed on the interior of the storefront windows as indicated in the submitted plans.

If you have any additional questions, feel free to contact me by phone at (816) 630-9593 or by email at jgarrett@excelsiorsprings.gov.

Thank you,

Joshua Garrett, MPA
City Planner

THREE BIRDIES BOUQTIQUE



SITE ADDRESS
Three Birdies Boutique
255 E. Broadway,
Excelsior Springs, MO 64024

INDEX
Page 1: Cover
Page 2: Sign Location
Page 3: Blade Sign
Page 4: Window Graphics
Page 5: Window Graphics
(Hours)

Revision 05
5/23/2025

PRESENTED BY:



550 STANLEY ROAD, KANSAS CITY KS 66115 • (816) 866-7446

D/S BLADE SIGN

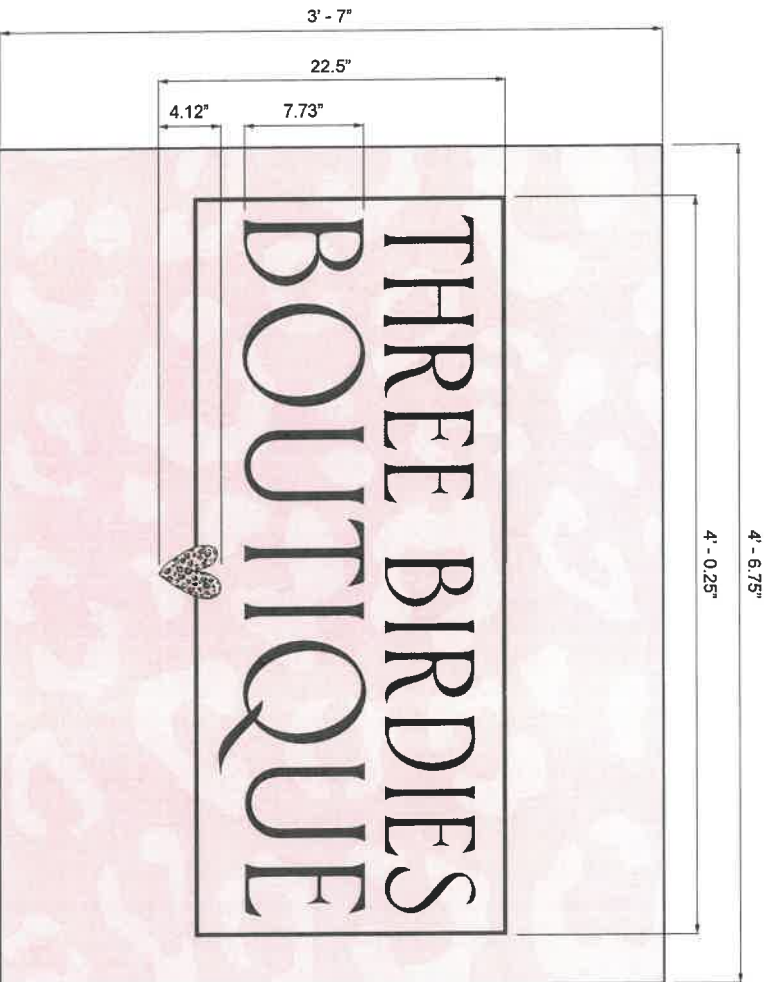
Existing



Proposed



Fabricate and install
One double-sided blade sign
White 3mm Maxmetal with digital print applied.



MIDWEST
SIGN COMPANY

550 STANLEY RD, KANSAS CITY, KS
(816) 866-7446

FILE NAME: Three Birdies_05
DATE: 5/23/2025
CLIENT: Three Birdies Boutique
ADDRESS: 255 E. Broadway, Excelsior Springs, MO 64024
ACCOUNT MANAGER: Chns Kelly

REVISIONS:

Rev #	Rev #	Date	Rev by	Drawn by	Original
00	00	5/23/25	CK	KC	Original
01	01	6/10/25	CK	KC	Changed panel width to 54.75"
02	02	6/19/25	CK	KC	Edited blade sign and vinyl graphics to include pink ombre background

CLIENT	Approval	Date
SALES		
ESTIMATING		
ART		
ENGINEERING		
LANDSCAPE		

THIS DRAWING IS THE SOLE PROPERTY OF MIDWEST SIGN COMPANY. REPRODUCTION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT. CUSTOMER IS RESPONSIBLE TO CHECK ALL SPELLING. COLORS MAY NOT BE ACCURATE REPRESENTATIONS AND MAY APPEAR DIFFERENT FROM ACTUAL SIGN.

VINYL WINDOW GRAPHICS

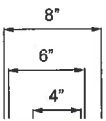
Existing



Proposed



Fabricate and install
Digital prints applied second surface to storefront windows
QTY one of each.



♥ Women's Clothing Small-3XL ♥

7' - 1.5"

Judy Blue Jeans ♥ Handbags

7' - 2.5"

♥ Your Happy Place To Shop! ♥

7' - 2.5"

Gifts ♥ Jewelry ♥ Self Care

MIDWEST SIGN COMPANY		FILE NAME: Three Birdies_05	CLIENT	Approval	Date
550 STANLEY RD, KANSAS CITY, KS		DATE: 5/23/2025	Three Birdies Boutique		
(816) 866-7446		ADDRESS: 255 E. Broadway, Excelsior Springs, MO 64024	ACCOUNT MANAGER: Chris Kelly		
REV #	Rev #	Date	Rev By	Drawn by	Original
00	00	5/23/25	CK	KC	Original
01	01	6/11/25	CK	KC	Removed vinyl graphics
02	02	6/13/25	CK	KC	Edited Bids sign and vinyl graphics to include pink ombre background
03	03	6/18/25	CK	KC	Edited vinyl graphics
04	04	6/20/25	CK	KC	Edited vinyl graphics
05	05	6/24/25	CK	KC	Window Banner graphics second surface, hours graphics first surface.
					SALES
					ESTIMATING
					ART
					ENGINEERING
					LANDSCAPE

THIS DRAWING IS THE SOLE PROPERTY OF MIDWEST SIGN COMPANY. REPRODUCTION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT. CUSTOMER IS RESPONSIBLE TO CHECK ALL SPELLING, COLORS MAY NOT BE ACCURATE REPRESENTATIONS AND MAY APPEAR DIFFERENT FROM ACTUAL SIGN.

VINYL WINDOW GRAPHICS (HOURS)

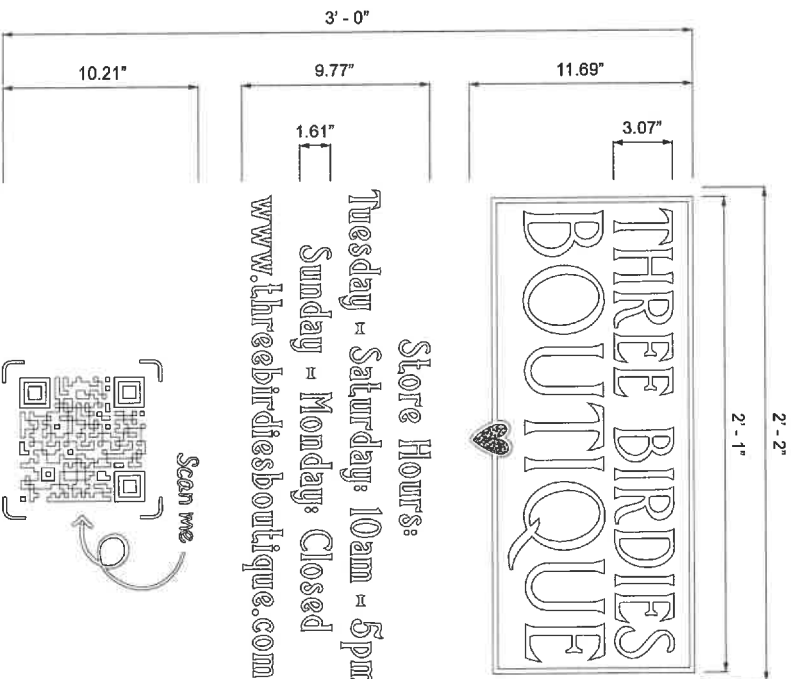
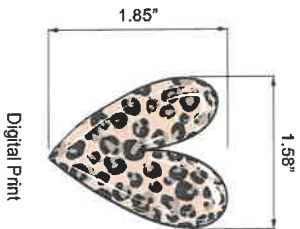
Existing



Proposed



Fabricate and install
White vinyl graphics and digital print applied first surface to entryway window
QTY one.



MIDWEST SIGN COMPANY
550 STANLEY RD, KANSAS CITY, KS
(816) 866-7446

FILE NAME: Three Birdies_05
DATE: 5/23/2025
CLIENT: Three Birdies Boutique
ADDRESS: 255 E. Broadwayway, Excelsior Springs, MO 64024
ACCOUNT MANAGER: Chris Kelly

Rev #	Req #	Date	Rev by	Drawn by
00		5/23/25	CK	KC
01		6/10/25	CK	KC
02		6/13/25	CK	KC
05		6/24/25	CK	KC

Original	Removed vinyl graphics	Edited date sign and vinyl graphics to include pink ombre background	Window banner graphics second surface, hours graphics first surface.
Original	Removed vinyl graphics	Edited date sign and vinyl graphics to include pink ombre background	Window banner graphics second surface, hours graphics first surface.

CLIENT	Approval	Date
SALES		
ESTIMATING		
ART		
ENGINEERING		
LANDSCAPE		

THIS DRAWING IS THE SOLE PROPERTY OF MIDWEST SIGN COMPANY. REPRODUCTION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT. CUSTOMER IS RESPONSIBLE TO CHECK ALL SPELLING. COLORS MAY NOT BE ACCURATE REPRESENTATIONS AND MAY APPEAR DIFFERENT FROM ACTUAL SIGN.

Joshua Garrett


From: Stacy Linder <stacy.threebirdies@gmail.com>
Sent: Thursday, June 26, 2025 2:08 PM
To: Joshua Garrett
Subject: Re: ES Certificate of Appropriateness Questions

Hi Joshua!

Here is the Sherwin Williams paint color that we would like to paint the two front doors of our space for Three Birdies. Please let me know if you have any questions or need anything else from us. We appreciate you trying to get us the approval we need prior to your meeting date so we can get this into production sooner! Thank you so much!

Stacy Linder

SW 6295 **Demure**



SW 6295
Demure

On Mon, Jun 23, 2025 at 1:19 PM Joshua Garrett <jgarrett@excelsiorsprings.gov> wrote:

Hello Stacy,

I am reviewing your application for the Certificate of Appropriateness for your signage and door paint and I have a few questions.

1. What color will you be painting the door? Can you please provide a specific name and/or sample of the color? If you have a physical swatch, could you provide a copy of that to add to the application?
2. I noticed that the building has three doors, two on the first floor and one on the second. Will you be painting all three of those doors this pink color?
3. We can administratively approve the projecting sign and the door paint without going to the Historical Preservation Commission. The window signs do not need a permit as long as they are on the inside of the window. Is it possible to attach the vinyl decals from the inside of the building?

Thank you,

Joshua Garrett

Planner
Community Development Department

201 East Broadway

Excelsior Springs, MO 64024

Phone: (816) 630-9593

Email: jgarrett@excelsiorsprings.gov



“The City of Excelsior Springs strives to provide quality of life for its citizens by furnishing a variety of efficient services in a professional, courteous manner.”



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

FOR OFFICE USE ONLY
 Fee: \$25.00 _____
 Date Received: 6-13-25

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. HPC COA-25-017
 Administrative HPC ~~PL~~
 (for office use only)

Date: 6/15/2025 Property Address: 510 S Kansas City Ave. Excelsior Springs, MO
 Applicant: Don Nelson - Elderberry Mountain Telephone No.: 3035060211
 Applicant's Mailing Address: PO box 64112 Colorado Springs, CO 80962
 Email: dnelsonrealty@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.

The original application was turned into Laura Maze for exterior paint. She approved the palette selected from Sherwin Williams American Heritage paint. We are also in process Of repairs required per rental inspection for habitability, which include flooring in 2nd level, deck repairs, and concrete repairs. We replaced a single window on the front porch with a matching window - no changes to appearance, due to broken glass.

This application should function as an amendment to the prior application submitted, to include items in addition to the paint color.

Laura Mize

From: Don Nelson <dnelsonrealty@gmail.com>
Sent: Friday, June 6, 2025 1:45 PM
To: Laura Mize
Subject: Re: 510 S Kansas City Ave improvements

Also - Here are the colors we are moving toward. Please let me know if you approve.



Body

SW 0032
Needlepoint Navy

Trim

SW 0050
Classic Light Buff

Accents

New Colonial
Yellow
SW 2853
Antiquarian
Brown
SW 0045

Don Nelson

The Nelson Group

m 303.506.0211 (texts welcome)

e dnelsonrealty@gmail.com

On Jun 6, 2025, at 1:41 PM, Laura Mize <neighborhoods@excelsiorsprings.gov> wrote:

Sounds great!!

Your neighbor,

*Laura Mize
Neighborhood Specialist
City of Excelsior Springs, MO*



Community Development Department
201 E Broadway
Excelsior Springs, MO 64024

Phone: (816) 630-0756
Fax: (816) 630-9572
cityofesmo.com

July 10, 2025

Don Nelson
Elderberry Mountain
PO Box 64112
Colorado Springs, CO 80962

**RE: Certificate of Appropriateness for signage and paint at 510 S. Kansas City Avenue,
Excelsior Springs, MO**

Mr. Nelson

Your application for a Certificate of Appropriateness regrading in-kind window replacement and concrete repairs has been approved.

The installation of the signage and the application of exterior paint must comply with the plans you have submitted. You have been approved for the following:

1. In-kind replacement of the existing window that is adjacent to the porch of the home.

If you have any additional questions, feel free to contact me by phone at (816) 630-9593 or by email at jgarrett@excelsiorsprings.gov.

Thank you,

A handwritten signature in black ink, appearing to read "Joshua Garrett".

Joshua Garrett, MPA
City Planner

Lisa Morgan

From: Don Nelson <dnelsonrealty@gmail.com>
Sent: Monday, June 23, 2025 1:47 PM
To: Lisa Morgan
Cc: Lisa Morgan
Subject: Picture of window at 510 S Kansas City Ave

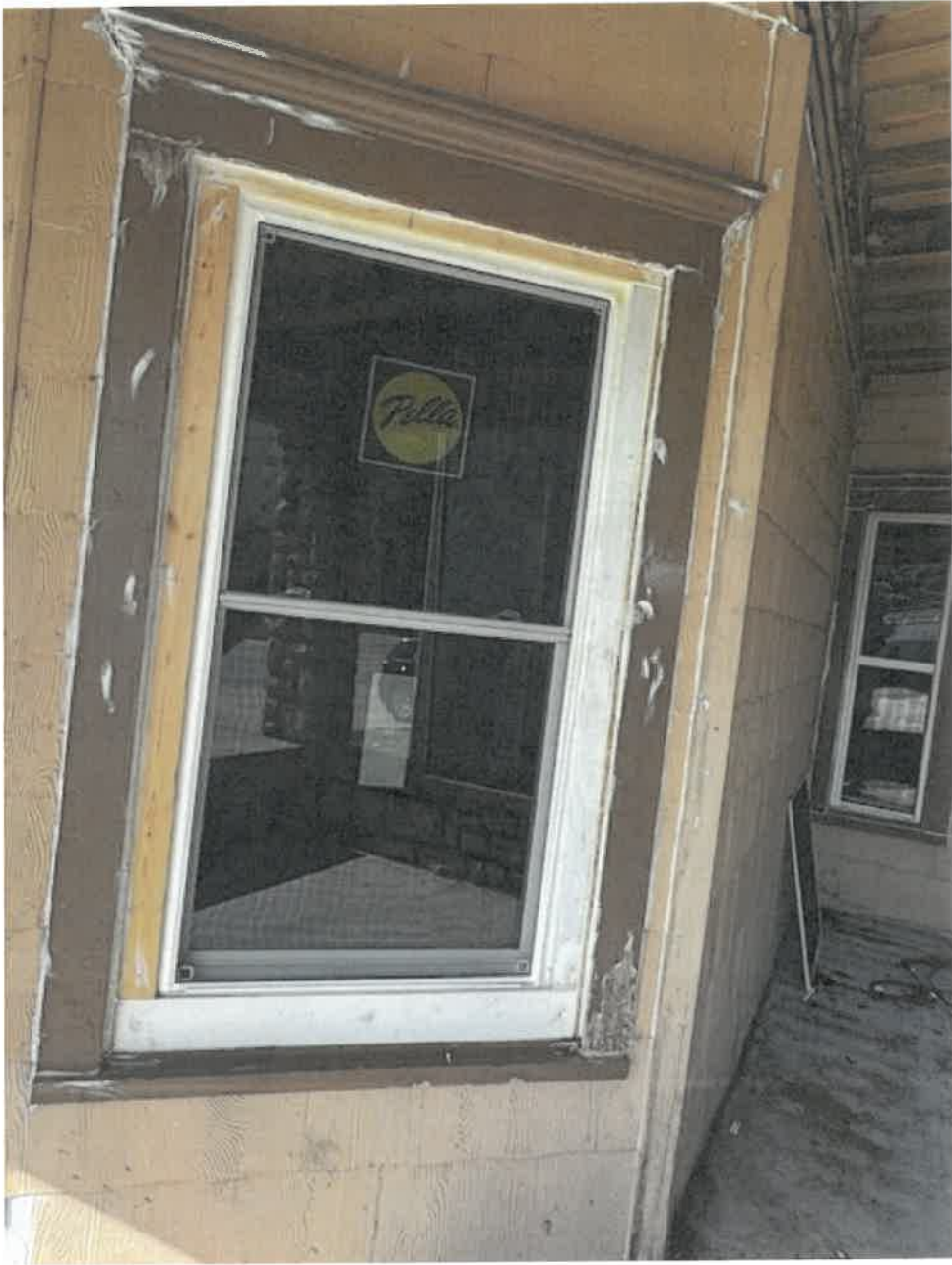
Lisa said to send a couple pictures over - see attached.

Don Nelson

The Nelson Group

m 303.506.0211 (texts welcome)

e dnelsonrealty@gmail.com







EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 123

<p>1. Property name, present</p> <p>Property name, historic ^{other name-} The Olives 510 South Kansas City Avenue</p> <p>2. Address/location 510 S. Kansas City Avenue Excelsior Springs, MO 64024</p> <p>4. Owner's name and address</p> <p>5. Building <input checked="" type="checkbox"/> Structure Site Object</p> <p>6. Use, present Residential</p> <p>Use, original Residential OIB</p>	<p>7. Location Map</p> <p>Boarding House</p>
<p>8. Date of construction (or estimate) ca. 1903</p> <p>9. Changes ^{OAKS} 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 Elements Vernacular <input checked="" type="checkbox"/> (formerly Queen Anne) 57</p> <p>13. Plan Shape Irregular IR</p>	<p>14. Number of stories 2</p> <p>15. Roof type and material ^{HP 6B} Hip w/lower cross gable/composition shingle 63</p> <p>16. Type of construction Frame WW</p> <p>17. Exterior material(s) Asbestos shingles 64 ^{other 40}</p> <p>18. Foundation material(s) Stone 40</p> <p>19. Porch(es) Wrap-around, one-story 47A DK</p>

20. Additional physical description This two-story structure has multiple rooflines typical of the Queen Anne style, but alterations over the years have caused the building to lose much of its original architectural integrity. The hip roof structure has lower cross gables, with a front-facing gable bay having gable end returns. The roof eaves are overhanging, and have a wide, flat cornice board beneath. The first two stories have been covered with asbestos shingles, and the attic levels of the gable ends have artificial siding. The one-story, wrap-around porch extends from the gable-front bay on the north end of the front elevation, around to the north elevation. The flat roof porch has square stone columns, a stone balustrade, and slender wood balusters on the second story. The windows are one-over-one, double-hung wood sash, with wood surround and a shelf entablature above. Those on the second story are narrower than the first story windows. The north elevation has a small, projecting bay, and there is a small rear addition.

21. **Description of environment and outbuildings** A gas station is adjacent to the north, but the remainder of the block contains residential buildings, schools, and churches. A low stone retaining wall lines the sidewalk, and the street has mature shade trees.

22. **History and significance** Part of the Central Park Addition, which was platted in 1887, 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. A smaller, frame dwelling was at the rear of the property from 1894. This house was constructed between 1900 and 1905. The 1905 Sanborn shows it as a dwelling, with a wrap-around porch which extended further to the south on the front elevation (the porch retained this configuration at least through 1942). By 1908, it was referred to as "The Olives", a boarding/rooming house with Adolph Foster (Forster) as proprietor. It was known as the Olives at least through 1917. In 1922, W.L. Gustin was the owner/occupant. The building was a rooming house through the 1940's, when Ruth Sils was the proprietor. At that time, the seven rooms let for \$8.00 and up per week, the highest rate for any rooming house in an undated pamphlet (ca. 1940's). The change in siding and porch alterations detract from the building's integrity from its earliest period, but do reflect the desire for owners of boarding houses to keep their buildings "up-to-date", as Excelsior Springs remained a popular destination spot up to the 1960's.

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** May, 1993

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

27. **Negative:** roll# F frame# 18

(attach black and white photograph here)





Historic Preservation Commission

201 E. Broadway
Excelsior Springs, MO 64024

HPC Case No. _____

Meeting Date: _____

HONORARY LOCAL HISTORIC LANDMARK NOMINATION FORM

LOCATION

Address: _____

Property Name (historic or common): _____

OWNER INFORMATION

Name: _____ Phone: _____

Address: _____

FORM PREPARED BY (IF OTHER THAN OWNER)

Name: _____ Phone: _____

Address: _____

*A notarized letter of consent from the legal owner is required.

CLASSIFICATION

Present Use: _____

Historic Use (if known): _____

Category (Check all that apply)

District Structure Buildings(s) Site

Object

Ownership

Public Private

Status

Occupied Unoccupied

ARCHITECTURAL AND PHYSICAL DESCRIPTION

Construction Date (if known): _____

Architect and/or Builder (if known): _____

Building Materials (foundation, walls, roof, etc.): _____

Architectural Style: _____

Site Description (property and surrounding area):

Attach Additional Pages if Necessary

SURVEY INFORMATION:

Has the property been surveyed?

Yes Survey Date: _____ Survey Number: _____

No

CRITERIA FOR DESIGNATION (CHECK ALL THAT APPLY):

- Has significant value in the development of the city's heritage
- Associated with significant historical events or people
- Embodies distinctive characteristics of a style, period, or method of construction
- Represents the work of a master or possesses high artistic values
- Yields, or may likely yield, important historical or archaeological information

STATEMENT OF HISTORIC SIGNIFICANCE

Summary of Historic Significance:

Explain why this site or area is significant historically, architecturally, culturally, or archaeologically. Include people, events, or styles associated with the property.

Attach Additional Pages if Necessary

Any nominated property must retain sufficient integrity of location, design, materials, and workmanship to be considered worthy of preservation.

SUPPORTING DOCUMENTS

- A. Bibliography – List all sources used to complete this nomination form.
- B. Photographs – Include current and historic photographs (if available).
- C. Additional supporting materials – e.g., maps, newspaper clippings, etc.

Please submit completed nomination forms to:

City of Excelsior Springs
Community Development Department
201 E. Broadway
Excelsior Springs, MO 64024
(816) 630-0756
mbrown@excelsiorsprings.gov

Printed Name: _____

Signature: _____ Date: _____

**Community Development Department
Historic Preservation Commission**

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



HPC Case Number: HPC-25-018

Staff: Joshua Garrett, City Planner

HPC Meeting Date: August 6th, 2025

GENERAL INFORMATION

Application: Local Landmark Designation for Historic O'Dell Cabin
Applicant: City of Excelsior Springs
Location: 1201 Golf Hill Drive.

SPECIFIC INFORMATION

SITE HISTORY

In 1825, Edwin O'Dell, a settler originally from Tennessee, constructed the cabin that is now enclosed within the Excelsior Springs Golf Course Clubhouse. O'Dell and his wife Leticia lived in the cabin and grew tobacco on their 160-acre farm. The property was heavily timbered, but gradually cleared for pasture. The period before and during the Civil War the cabin was raided several times by bushwackers, pro-slavery guerilla soldiers. On July 17th, 1864 the O'Dell farm was the site of the "Battle of Fredricksburg," a skirmish between Union and Confederate forces. Edwin O'Dell lived in the Cabin until his death in 1886; he was 84 years old.

Shortly after Edwin's death the family sold a portion of the farm, including the cabin, that would later be purchased by the City of Excelsior Springs in 1910. At that time a fireplace was added to the cabin's main room and the dirt floor was replaced with wood. In 1969, a new golf course clubhouse was constructed around the cabin. The original structure was lifted and a concrete foundation was poured for the new building. The clubhouse was rebuilt in 2019, but the original O'Dell cabin was preserved and remains part of the existing clubhouse. The cabin is considered to be the oldest existing structure in Ray County.

NOMINATION CRITERIA

The ESHP Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure or area meets one (1) or more of the following criteria:

- 1. Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, County, State or Country;**

The cabin is a reminder of what life was like for the early settlers of this region. The simple design and rough materials of the building represent the difficult conditions settlers faced, and reminds us of the determination and hard work of those that

ventured westward. The cabin is an artifact that gives modern people insight in to frontier life.

2. **Its location as a site of significant Local, County, State or National event;**

The property on which the cabin sits was the site of the "Battle of Fredricksburg," a skirmish in the Civil War between Union and Confederate forces.

3. **Its identification with a person or persons who significantly contributed to the development of the community, County, State or Country;**

Edwin O'Dell may have been a simple farmer, but he has played a significant role in the development of our community. As one of the early settlers in the region, O'Dell laid the ground work for future development and the growth of Excelsior Springs.

4. **Its embodiment of distinguishing characteristics of an architectural style valuable of the study of a period, type, method of construction or use of indigenous materials;**

The structure is a log cabin, built from local materials. This is a representation of the type of structures built by early settlers of region. The architecture style is simple, but reminds us of the difficulty of the frontier

5. **Its identification as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, County, State or Country;**

The structure does not meet this criterion.

6. **Its embodiment of elements of design, detailing, materials or craftsmanship which renders it architecturally significant;**

This type of architecture and method of construction was common for settlers heading westward. The design is simple and rough because it was constructed on the frontier with the resources, tools, and labor.

7. **Its embodiment of design elements that make it structurally or architecturally innovative;**

This structure does not meet this criterion.

8. **Its unique location or singular physical characteristics that makes it an established or familiar visual feature;**

This structure does not meet this criterion.

9. **Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures, with a high level of integrity or architectural significance; and/or**

The original cabin is a prime example of a utilitarian structure that not only represents the conditions of the frontier, but the values of the settlers.

10. Its suitability for preservation or restoration.

With the structure located inside the new golf course clubhouse. it can continue to be preserved for future generations to enjoy and admire.

STAFF RECOMMENDATION

The City's code of ordinances requires properties, structures, or areas nominated for local landmark designation to meet one (1) or more of the criteria listed above. The O'Dell cabin meets several of these criteria making it suitable for local historic landmark designation. Staff recommends approval of the application for local historic landmark.

ATTACHMENTS

- Exhibit A- Local Historic Landmark Nomination Form
- Exhibit B- Photograph of Proposed Landmark
- Exhibit B- Bibliography
- Exhibit B- Statement of Significance



Historic Preservation Commission

201 E. Broadway
Excelsior Springs, MO 64024

HPC Case No. HPC-25-018

Meeting Date: 8/13/2025

HONORARY LOCAL HISTORIC LANDMARK NOMINATION FORM

LOCATION

Address: 1201 Golf Hill Drive, Excelsior Springs, MO 64024

Property Name (historic or common): O'Dell Cabin inside the ES Golf Course Clubhouse

OWNER INFORMATION

Name: City of Excelsior Springs Phone: (816) 630-0756

Address: 201 E. Broadway Ave, Excelsior Springs, MO 64024

FORM PREPARED BY (IF OTHER THAN OWNER)

Name: Joshua Garrett, City Planner Phone: _____

Address: _____

*A notarized letter of consent from the legal owner is required.

CLASSIFICATION

Present Use: Clubhouse for the ES Golf Course

Historic Use (if known): 200-year-old house belonging to Edwin O'Dell, an early settler.

Category (Check all that apply)

District Structure Buildings(s) Site

Object

Ownership

Public Private

Status

Occupied Unoccupied

ARCHITECTURAL AND PHYSICAL DESCRIPTION

Construction Date (if known): 1825

Architect and/or Builder (if known): Edwin O'Dell - Settler

Building Materials (foundation, walls, roof, etc.): Primary Lumber and other Materials available on the frontier.

Architectural Style: Vernacular Architecture - American Frontier. (Log Cabin)

Site Description (property and surrounding area): The site is currently home to the ES municipal golf course. The surrounding area is primarily single-family homes and farm land. The site used to be home to the O'Dell farm until the late 1800s. A Civil War Skirmish, "the Battle of Fredricksbug" was fought on the property in 1864.

Attach Additional Pages if Necessary

SURVEY INFORMATION:

Has the property been surveyed?

Yes Survey Date: _____ Survey Number: _____

No

CRITERIA FOR DESIGNATION (CHECK ALL THAT APPLY):

- Has significant value in the development of the city's heritage
- Associated with significant historical events or people
- Embodies distinctive characteristics of a style, period, or method of construction
- Represents the work of a master or possesses high artistic values
- Yields, or may likely yield, important historical or archaeological information

STATEMENT OF HISTORIC SIGNIFICANCE

Summary of Historic Significance:

Explain why this site or area is significant historically, architecturally, culturally, or archaeologically. Include people, events, or styles associated with the property.

See attachment.

Attach Additional Pages if Necessary

Any nominated property must retain sufficient integrity of location, design, materials, and workmanship to be considered worthy of preservation.

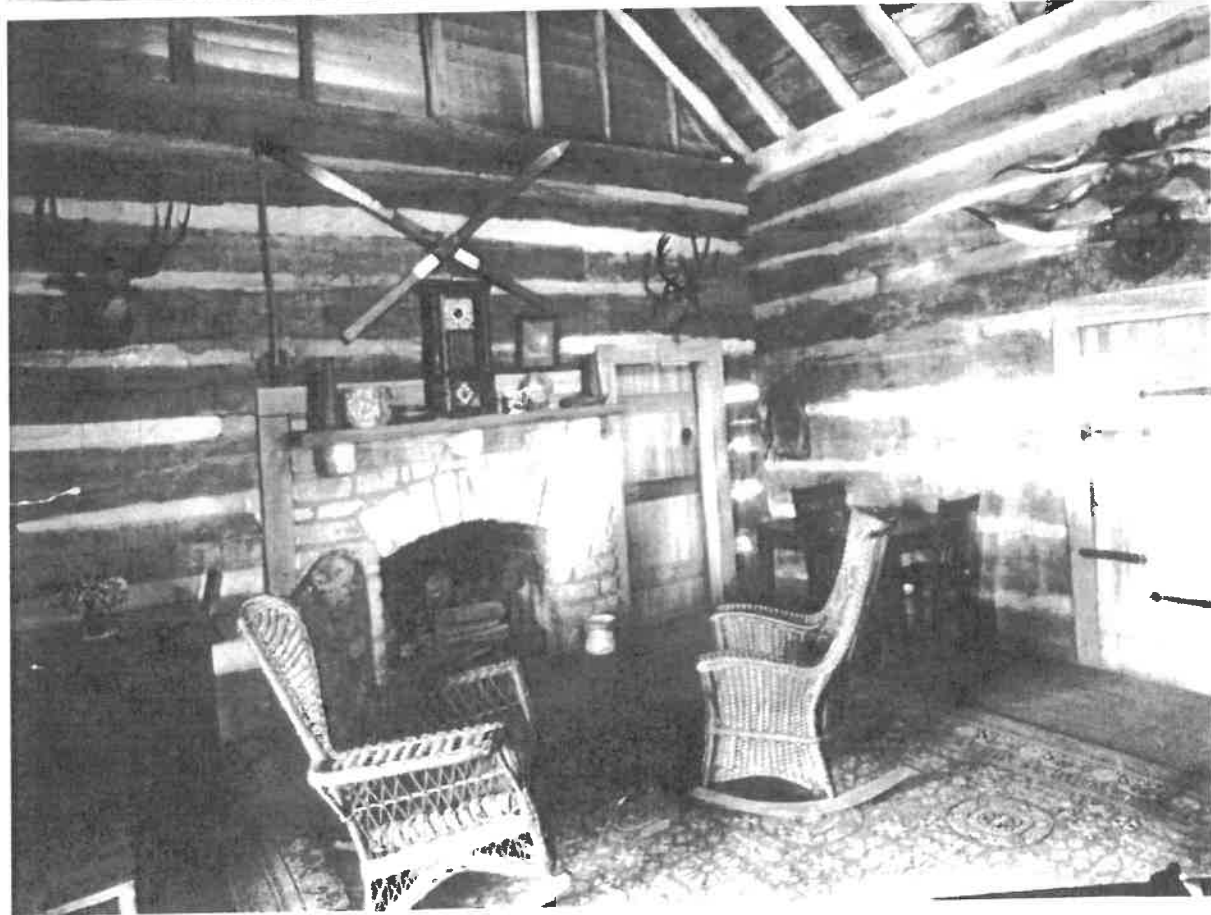
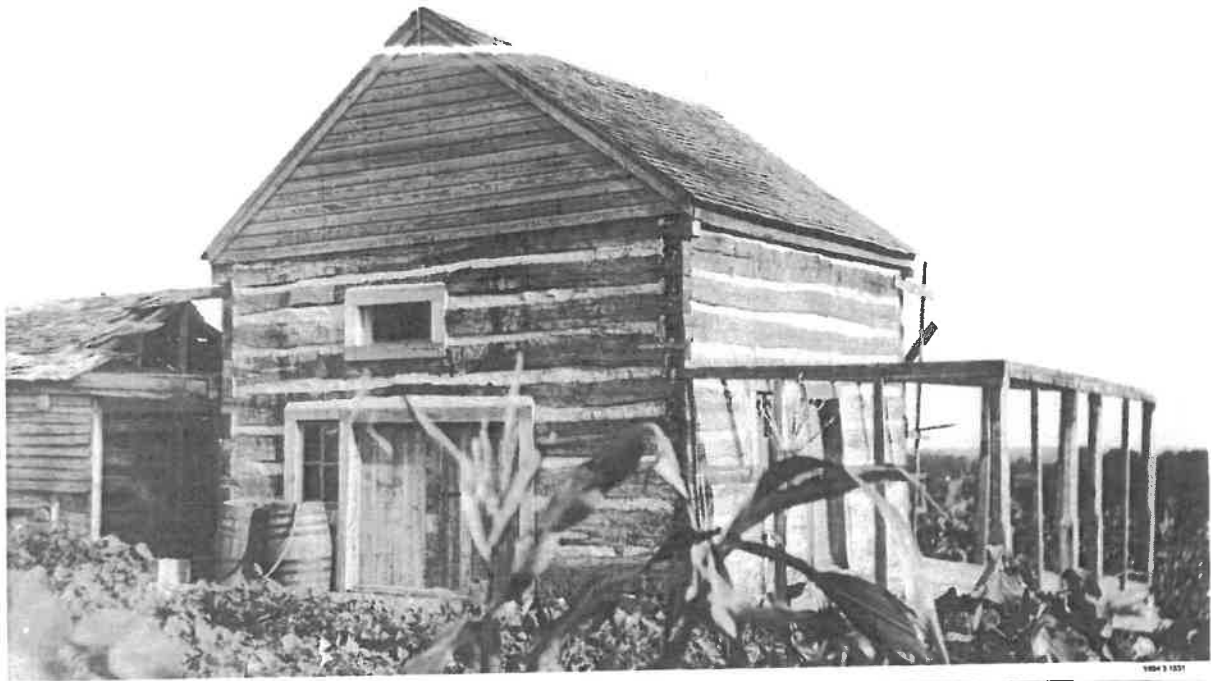
SUPPORTING DOCUMENTS

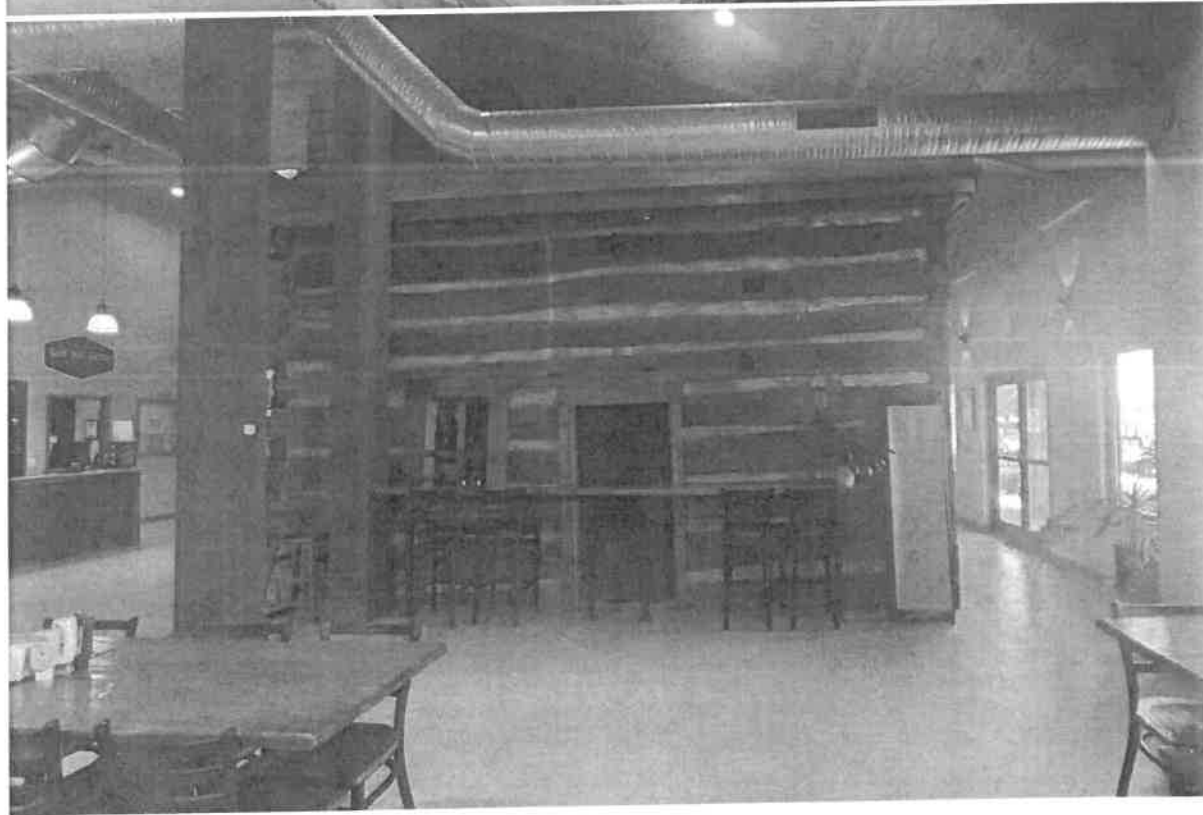
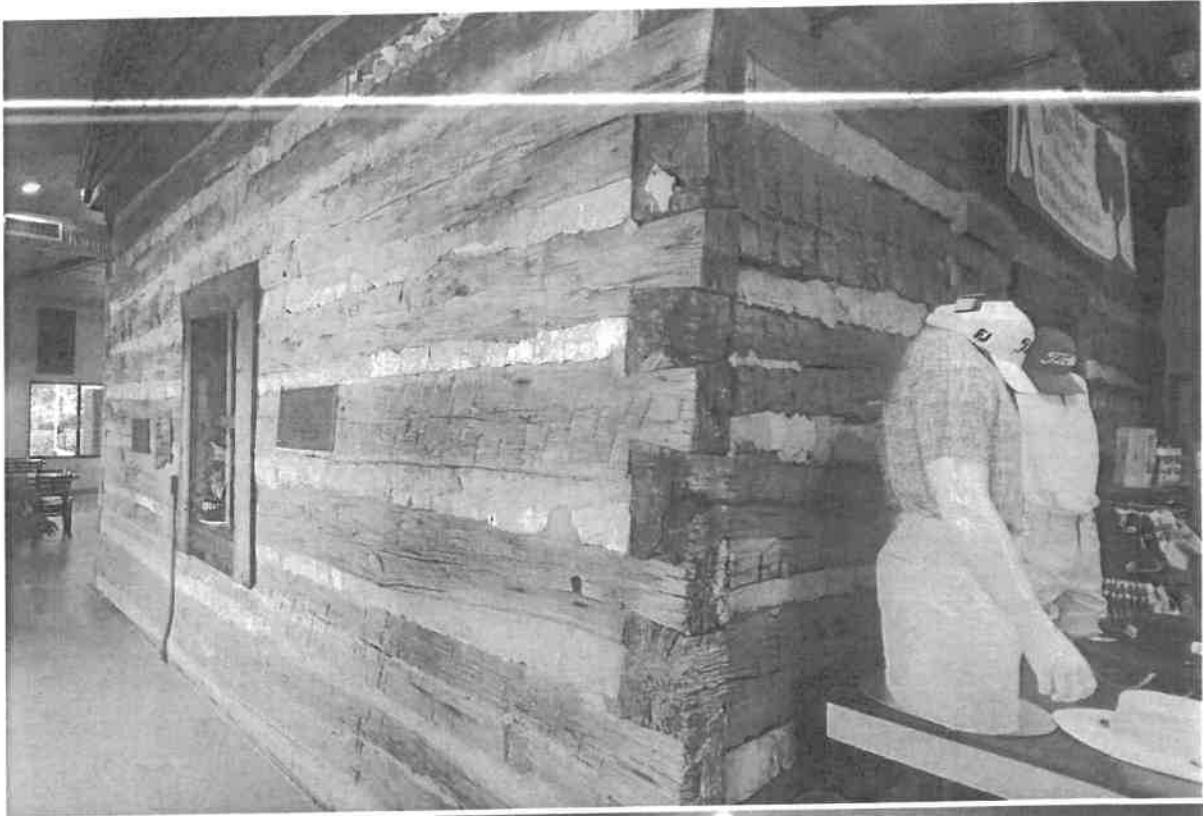
- A. Bibliography - List all sources used to complete this nomination form.
- B. Photographs - Include current and historic photographs (if available).
- C. Additional supporting materials - e.g., maps, newspaper clippings, etc.

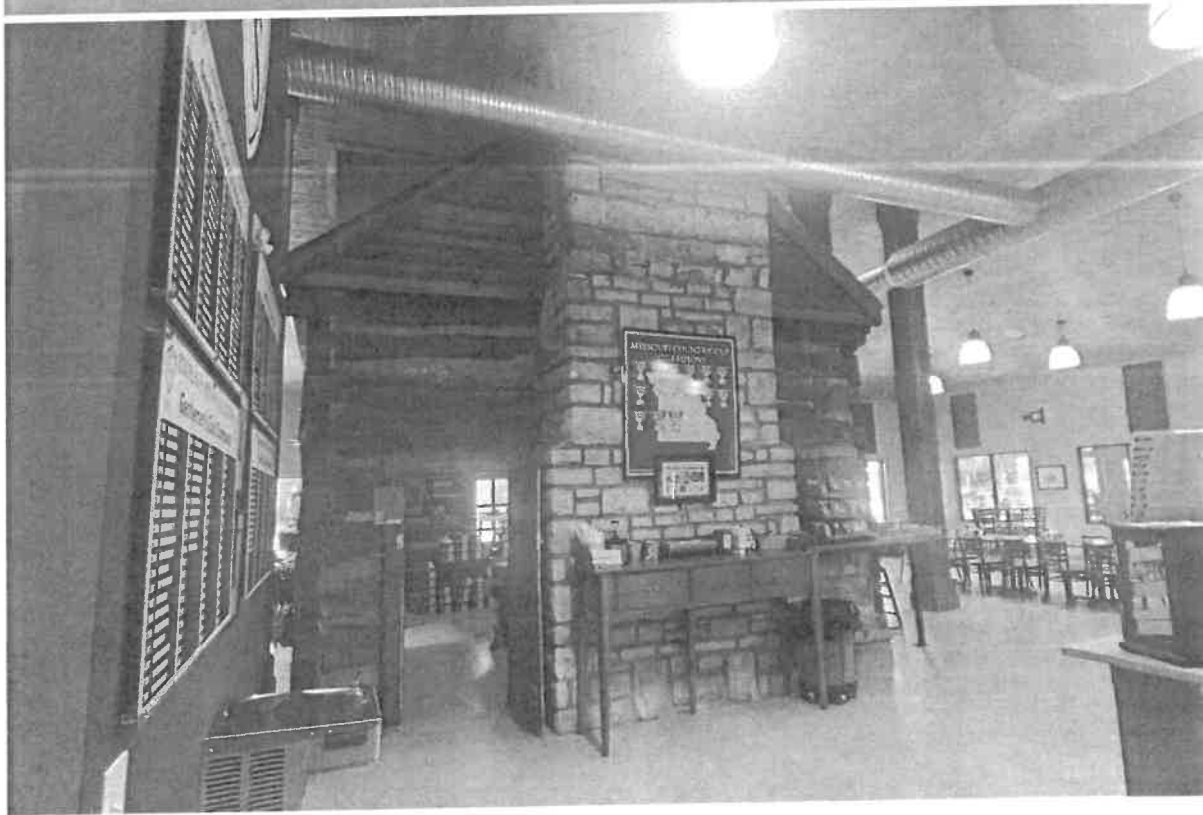
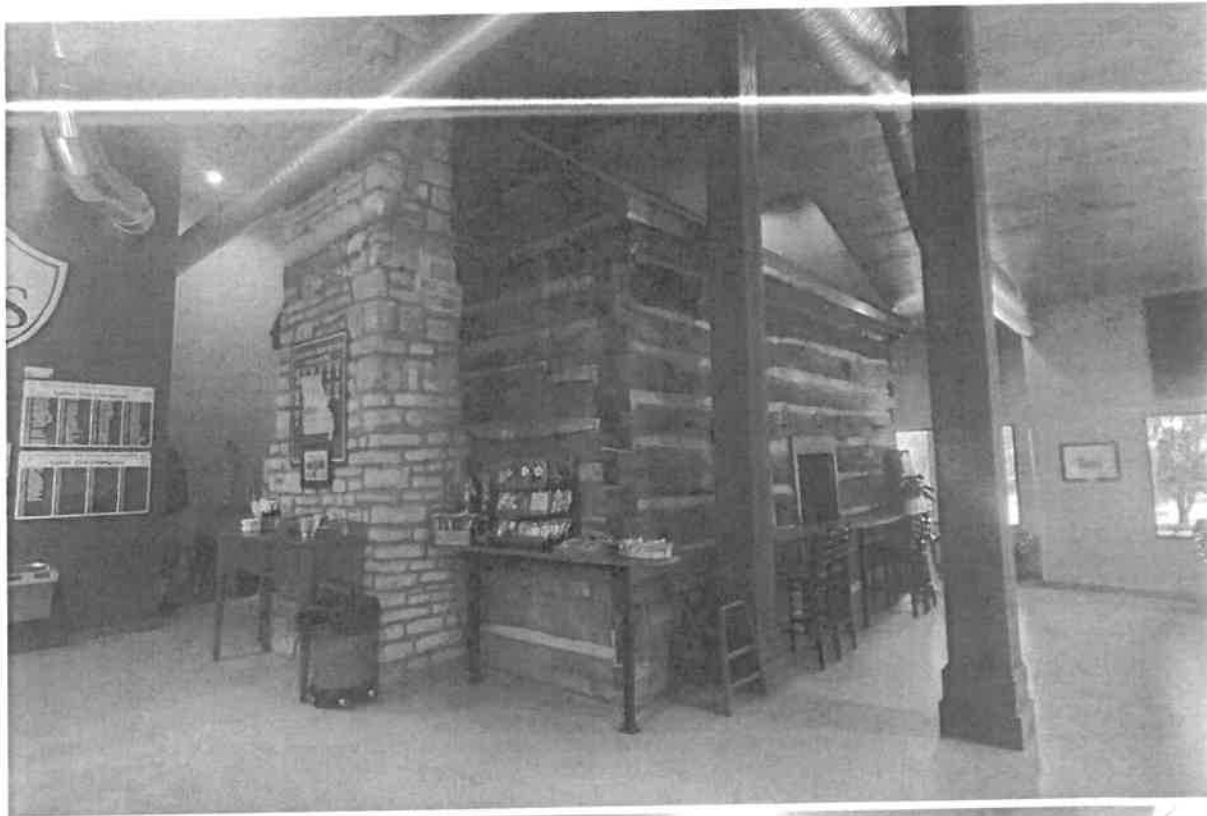
Please submit completed nomination forms to:

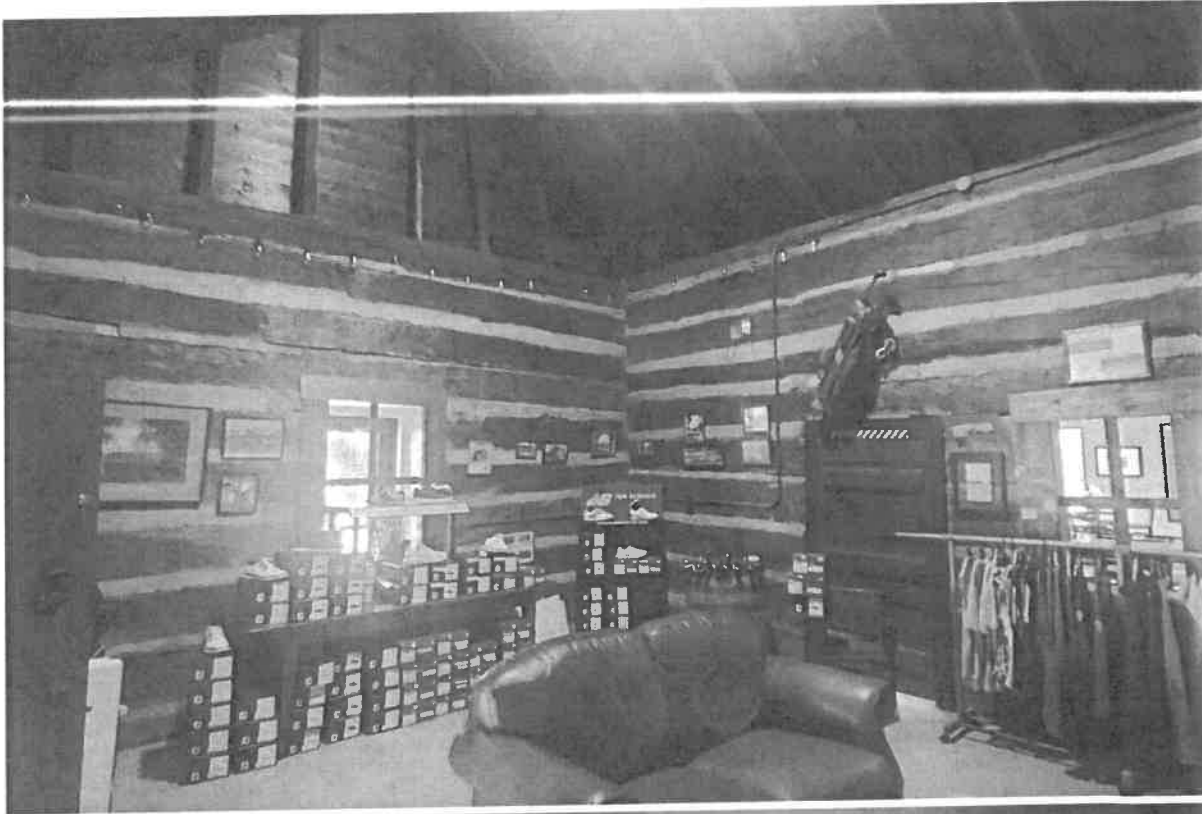
City of Excelsior Springs
Community Development Department
201 E. Broadway
Excelsior Springs, MO 64024
(816) 630-0756
mbrown@excelsiorsprings.gov

Printed Name: Joshua Garrett
Signature:  Date: 8/4/2025









Historic Research Bibliography

O'Dell Cabin
1201 Golf Hill Drive
Excelsior Springs, MO 64024

REFERENCES

"Charles W. Fish, A Mainspring in City's Development", Edna Swafford, The Phunn, Vol. 15, September 1992

Excelsior Springs Park & Driveway System: Landscape Architectural Historic Survey, Deon Wolfenbarger, February 15, 1994

Golden Jubilee: America's Haven of Health, Excelsior Springs Chamber of Commerce, 1930

"The Battle of Fredericksburg", Harry A. Soltysiak, The Marketplace, June 1989

"The Nineteenth Hole", Lawrence and Suella Walsh

Rev. T.C. Turnage, Baptist minister at Armstrong, Howard County, MO, O'Dell family oral history recorded at the Excelsior Springs Museum & Archives

Excelsior Springs Museum and Archives: Research Form, August 4, 2025

Summary of Historical Significance

O'Dell Cabin
1201 Golf Hill Drive
Excelsior Springs, MO 64024

In 1825, Edwin O'Dell, a settler originally from Tennessee, constructed the cabin that is now enclosed within the Excelsior Springs Golf Course Clubhouse. O'Dell and his wife Letice lived in the cabin and grew tobacco on their 160-acre farm. The property was heavily timbered, but gradually cleared for pasture. The period before and during the Civil War the cabin was raided several times by bushwackers, pro-slavery guerilla soldiers. On July 17th, 1864 the O'Dell farm was the site of the "Battle of Fredricksburg," a skirmish between Union and Confederate forces. Edwin O'Dell lived in the Cabin until his death in 1886; he was 84 years old.

Shortly after Edwin's death the family sold a portion of the farm, including the cabin, that would later be purchased by the City of Excelsior Springs in 1910. At that time a fireplace was added to the cabin's main room and the dirt floor was replaced with wood. In 1969, a new golf course clubhouse was constructed around the cabin. The original structure was lifted and a concrete foundation was poured for the new building. The clubhouse was rebuilt in 2019, but the original O'Dell cabin was preserved and remains part of the existing clubhouse. The cabin is considered to be the oldest existing structure in Ray County.