

NOTICE OF OPEN MEETING

Public Notice is hereby given that the Historic Preservation Commission of the City of Excelsior Springs Historic Preservation Commission Meeting **at 5:00 PM, September 10, 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, September 10, 2025
Council Chambers

-
1. CALL TO ORDER
 2. ROLL CALL
 3. APPROVAL OF MEETING SUMMARY
 - A. Meeting Summary for August 13, 2025
 4. COMMENTS OF VISITORS
 5. CERTIFICATES OF APPROPRIATENESS APPLICATIONS FOR COMMISSION
 - A. HPC-25-019 – An application by Midwest Roofing to replace the existing roof with wood shake shingles with a composite material that emulates the original historic material for the Elms Hotel, located at 401 Regent Street.
 6. STAFF COMMENTS
 7. COMMISSIONER COMMENTS
 8. 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: September 4, 2025 12:00PM

HISTORIC PRESERVATION COMMISSION Meeting Summary

August 13, 2025

Item 1. Call to Order

Commissioner Morgan called the meeting to order at 5:01 p.m.

Item 2. Roll Call

PRESENT: Darryl Coutts, Rick DeFlon, Anna Sue Spohn, and Sonya Morgan. Mark Spohn, City Council Liaison was also present.

ABSENT: Susan Blazer and Charles Boothe

PUBLIC PRESENT: Darren Jennings

STAFF PRESENT: Mark Spohn, City Council Liaison; Mallory Brown, Community Development Director; Joshua Garrett, City Planner

Item 3. Voting for Chairperson

Commissioner Spohn nominated Commissioner Morgan.
Commissioner DeFlon seconded the motion. Motion Carried.

Vote: Motion Approved 4-0-0

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

No: None

Abstain: None

Item 4. Voting for Vice-Chairperson

Commissioner DeFlon nominated Commissioner Blazer.
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 5. Approval of meeting Summary from July 11, 2025.

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 6. Commissioner Morgan asked if any visitors would like to speak.

There were no comments from visitors.

Item 7. A New Application Form: Nominating Honorary Local Historic Landmarks.

Commissioner Morgan asked for the staff report.

Coutts made a motion to approve The New Application Form. Commissioner DeFlon seconded the motion.

Vote: Motion Approved 4-0-0

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

No: None

Abstain: None

Item 8. COA: HPC-25-018 Cabin inside the Club House at Golf Hill Grill.

Commissioner Morgan asked for the staff report.

Joshua Garrett presented the information as listed in the staff report.

Commissioners discussed the proposal. Commissioner Morgan asked if there were any questions for the staff. Hearing none, Commissioner Spohn made a motion to approve HPC-25-018. Commissioner Coutts seconded the motion.

Vote: Motion Approved 4-0-0

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

No: None

Abstain: None

Item 9. Staff Comments.

Item 10. Commissioners Comments,

Item 11. Adjourn. The meeting was adjourned at 5:37 p.m.

The next meeting of the Commission is September 10, 2025, at 5:00 p.m.

Meeting Summary prepared by Julia Goldstein, Administrative Assistant.

Enviroshake®'s Completed Historic Project List

Enviroshake® offers the Authentic Look of Cedar with Lifetime Performance, making it the perfect roofing material for historic buildings looking to maintain their authenticity without the added maintenance required with a natural cedar shake roof.

Name: Henry David Thoreau House
Structure Type: Residential
Location: Concord, Massachusetts, USA
Year Constructed: 1730
Historical Status: Yes
Website: <http://www.thoreaufarm.org/history/>



Name: Seven Hearths Residential Property
Kent Historical Society Contact: Margaret Smith
Structure Type: Residential
Location: Kent, Connecticut, USA
Year Constructed: 1751
Historical Status: Yes
Website: <http://www.kenthistoricalsociety.org/>



Name: Marshville Heritage Village
Structure Type: School house/sawmill/church/stone house
Location: Wainfleet, Ontario, Canada
Year Constructed: 1866
Website: <http://marshvilleheritage.tripod.com/>



Name: St James Anglican Church
Structure Type: Church
Location: Stratford, Ontario, Canada
Year Constructed: 1868
Historical Status: Yes, Ontario Heritage Trust Plaque
Website: www.stjamesstratford.ca



Name: Historic Farmhouse
Structure type: Residential
Location: Montreal, Quebec, Canada

Enviroshake®'s Completed Historic Project List

Name: The Crawford House
Structure Type: Historical home remodeled into an educational sustainable design center
Location: 2200 Hancock Ave., Hamilton, OH 45013
Year Constructed: 1835
Heritage: Yes



Name: All Saints Anglican Church
Structure Type: Church
Location: 32 Elgin Street, Collingwood, Ontario, Canada
Year Constructed: 1858
Heritage: Yes (Ontario Heritage Trust Plaque & Protected)
Website: www.allsaintscollingwood.com

Name: The Ireland House at Oakridge Farm
Structure Type: Museum
Location: 2168 Guelph Line Burlington, ON, Canada
Year Constructed: Between 1835 and 1837
Heritage: Ontario Heritage Property, Century Landmark Burlington Historical Society, and L.A.C.A.C. plaque
Website: <http://museumsoburlington.com/ireland-house>

Name: Prince William Forest Park
Structure Type: State Park buildings (Camps 2 and 3)
Location: Triangle, VA
Year Constructed: 1930s
Heritage: US National Park
Website:
<http://www.nps.gov/prwi/historyculture/cabinpreservation.htm>



Name: Jones Beach State Park
Structure Type: State Park buildings (West Bath House)
Location: Wantagh, NY
Year Constructed: 1930s
Heritage: US National Park
Website:
<http://www.nps.gov/prwi/historyculture/cabinpreservation.htm>



Name: George Eastman House: International Museum of Photography and Film
Structure Type: Museum
Location: Rochester, NY
Year Constructed: 1905
Heritage: National Historic Landmark
Website: <http://www.eastmanhouse.org>

Enviroshake®'s Completed Historic Project List

Name: Winterthur Museum Visitors' Centre

Structure Type: Museum

Location: Wilmington, DE

Year Constructed: 1837

Heritage: National Registry of Historic

Places (<http://pdfhost.focus.nps.gov/docs/nrhp/text/71000233.PDF>)

Website: <http://www.winterthur.org/>

Name: The L'Enfant Trust

Structure Type: historic home

Location: 1347 Maple View Place SE, Washington, D.C.

Year Constructed: 1887

Heritage: Anacostia Historic District, Washington, D.C.

Website: <http://www.lenfant.org>

Name: Eildon Hall (Sibbald Memorial) Museum

Structure Type: Museum

Location: Sibbald Point Provincial Park, Sutton West, ON

Year Constructed: 1830

Heritage: Ontario Historic Plaque

Website:

http://www.ontarioplaques.com/Plaques/Plaque_York05.html



Name: Residential Home

Structure Type: Single Family Residential

Location: Elora, Ontario, Canada

Year Constructed: 1820

Heritage: Township of Centre Wellington Municipal Heritage Register



Name: St. John's Episcopal Church

Structure Type: Church

Location: 828 King's Hwy, Suffolk, VA

Year Constructed: 1755

Website: <http://stjohnsepiscopal-suffolk.org/>

Name: Ayr Mount

Structure Type: House Museum

Location: Hillsborough, NC

Year Constructed: 1815

Heritage: Classical American Homes Preservation Trust

Website: <http://classicalamericanhomes.org/ayr-mount/>

Name: Stephenville Museum

Structure Type: House Museum

Location: Stephenville, TX

Year Constructed: 1815

Website: <http://www.stephenvillemuseum.org/index.html>

Enviroshake®'s Completed Historic Project List

Name: Former Elora Drill Shed National Historic Site of Canada

Structure Type: Historic Building

Location: Elora, Ontario

Year Constructed: 1865

Website: <http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=11748>

Name: Lowville School House

Structure Type: School House

Location: 6207 Guelph Line, Burlington, Ontario

Year Constructed: 1889

Website: http://www.buildingstories.co/report.php?ListType=bheritage_data&ID=3298

Name: Merriwold Castle

Structure Type: Castle

Location: 443 River Road, Highland Park, New Jersey

Year Constructed: 1926

Name: The Admiral Nimitz Gallery at the National Museum of the Pacific War

Structure Type: Museum

Location: Fredericksburg, Texas

Year Constructed: 1971

Website: <http://www.pacificwarmuseum.org/>

Name: Rock Island Lighthouse State Park

Structure Type: Historic Light house

Location: Fisher's Landing, NY

Year Constructed: 1847

Website: <https://parks.ny.gov/parks/188/details.aspx>

Name: Wicomico County Clerk of Court

Structure Type: Historic Court House (Envirostate, Stone Grey)

Location: Salisbury, MD

Year Constructed: 1878

Website: <https://mdcourts.gov/clerks/wicomico>

Name: James Vanderpoel 'House of History'

Structure Type: Historical Society Museum & Library

Location: 16 Broad St #2101, Kinderhook, NY 12106, United States

Year Constructed: 1916

Website: <https://www.cchsny.org/>

Enviroshake®'s Completed Historic Project List

Name: Cobblestone Farm

Structure Type: Events Barn

Location: 2781 Packard Rd. Ann Arbor MI

Park: Cobblestone Farm, City of Anne Arbor

Year Constructed: 1844

Website: <https://www.a2gov.org/departments/parks-recreation/Pages/default.aspx>

Name: The Round Barn of Halcottsville

Structure Type: Historical Barn

Location: 46676 Ny-30, Halcottsville, NY

Year Constructed: 1893

Name: McClurg Museum

Structure Type: House

Location: 15 E Main St, Westfield, NY

Year Constructed: 1818

Historic: Listed on National Register of Historic Places

Website: <https://mcclurgmuseum.org/>

Silvered Cedar Enviroshingle

Name: St Joseph Catholic Church

Location: Bowling Green Kentucky

Year Constructed: 1859

Historic: Listed on National Register of Historic Places

Website: <https://www.stjosephbg.org/>

Charcoal Grey Enviroslate

Name: St John's Episcopal Church New Hampshire

Location: Portsmouth, NH

Year Constructed: 1807

Website: <http://www.stjohnsnh.org/history>

Aged Cedar Enviroshake

Name: Christ Episcopal Church

Location: Monticello, Florida

Year Constructed: 1885

Aged Cedar Enviroshake

Name: Old Number One Fire Hall

Location: Regina, SK

Year Constructed: 1920

Municipal Heritage Designation

Custom Colour, Enviroshake

Name: MacMillian Farm (main bldg.)
Location: 9605 Dufferin St., Maple, ON
Year Constructed: Cook House Circa 1847, Valentine Keffer House 1843
Aged Cedar, Enviroshake, 2017

Name: The Joseph Smith Historic Site (Wright House)
Location: Nauvoo, IL
Year Constructed: 1840s
Historic Registry: Nauvoo National Historic Landmark District
Product: Aged Cedar, Enviroshingle, 2020
Notes: This is the birthplace of Mormonism: <https://www.historicsitesfoundation.org/joseph-smith-historic-site.html>

Name: Union Hotel & Train station, Jefferson Landing
Location: Jefferson City, MO
Product: Silvered Cedar, Enviroshake
Installed: 2015

Name: Schou Street School
Location: Burnaby, BC
Year Constructed: 1914
Heritage: Burnaby
Product: Enviroshake, Aged Cedar
Installed: 2020

Name: Captain Johns House
Location: Palisades, NY
Year Constructed: 1800s
Product: Enviroshake, Aged Cedar
Installed: 2020

Name: Baylor University, Memorial Hall residence
Location: Waco, TX
Year Constructed: 1845
Product: Enviroslate, Charcoal Grey

Name: University of Tennessee, Dining Hall
Location: Knoxville, TN
Year Constructed: 1794
Product: Enviroslate, Terra Cotta

Name: Ajax St Francis Cathedral
Location: Ajax, ON
Year Constructed:
Product: Enviroslate, Multi-Tone

Name: St George's Anglican Church
Location: Ajax, ON
Year Constructed: 1870
Product: Enviroshake, Aged Cedar

Name: The Hansard Building
Location: Nassau, Bahamas
Year Constructed: 1815

Name: The House of Assembly
Location: Nassau, Bahamas
Year Constructed: 1815

Name: The Senate Building
Location: Nassau, Bahamas
Year Constructed: 1815

Name: Sainte Anne Roman Catholic Church
Location: MB, Canada
Year Constructed: 1895
Product: Enviroshake, Aged Cedar

Name: The Cone Manor
Location: Moses H. Cone Memorial Park, Blowing Rock, NC
Year Constructed: 1901

Name: Bulls Covered Bridge
Location: 248 Bulls Bridge Rd, South Kent, CT
Year Constructed: 1842
Product: Enviroshake, Aged Cedar, 2016
Notes: Added to National Register of Historic Places in 1972

Name: Southern Lines Pacific
Location: 110 N Virginia St, Port Lavaca, TX
Product: Enviroshake, Aged Cedar

Name: Southern Lines Pacific
Location: 3223 Noela dr, Honolulu, HI
Product: Enviroshake, Aged Cedar Envirocool
Installed: June 2022

Name: Government House
Location: Antigua
Product: Enviroslate, Plum Purple
Website: <https://www.wmf.org/project/government-house>
Notes: UNESCO world heritage site

Name: Angel Island Duplex
Location: California
Product: Enviroshake, Aged Cedar

Name: Elgin Hall
Location: 14250 Crescent Road, Surrey, BC, Canada, Site 6
Product: Enviroshake, Aged Cedar
Website: <https://www.surrey.ca/renovating-building-development/land-planning-development/heritage-conservation/heritage-sites/south-surrey/elgin-hall>
Notes: One of the oldest community halls in Surrey, built in 1923 in the plain homestead tradition by the Elgin Community Association with land donated by pioneer Dan Johnston. Protected by Surrey Heritage Designation Bylaw, 1980, No. 6442. Listed on the Canadian Register of Historic Places.

**Community Development Department
Historic Preservation Commission**

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



Case Number: HPC-25-019

Staff: Joshua Garrett, City Planner

Meeting Date: September 10, 2025

GENERAL INFORMATION

Application: Certificate of appropriateness roofing replacement with different materials.

Applicant: Midwest Roofing

Location: 401 Regent Street

District: The Elms District

NRHP Status/Category: Contributing

SPECIFIC INFORMATION

SITE HISTORY

Built in 1912, the Elms hotel is an example of the Tudor Revival architectural style. The existing building is the third iteration of the Elms hotel as the previous two buildings were destroyed by fire. With this in mind, the architects, Jackson and McIlvian, built the existing building to be more fireproof. The structure is five stories tall with the first four stories having a stone veneer and the fifth one having a brick exterior painted to match. The building features a flat roof with double-gable-on-hip-roofs on the projecting wings. The building is relatively close to the Fishing River and the lower levels are often subject to flooding following heavy rains.

PROJECT DESCRIPTION

The Elms Hotel is looking to replace the existing wood shake shingles on the structure with new shingles made from a composite material that emulates wood shake shingles. The new shingles are a product called "Envrioshake." The color of the proposed shingles is "silvered cedar" and roughly matches the color of the existing shingles.

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>Railings 7.5-7.14</p> <ul style="list-style-type: none"> • Original roof forms (slope, shape, orientation, and overhanging and detailing of eaves) should be preserved. • Original parapets and parapet caps should be preserved. • Use appropriate roofing materials when re-roofing. Replacement roof materials should match the color, size, texture, and look of the original roofing materials. Synthetic or substitute materials will be reviewed on a case-by-case basis to ensure the synthetic materials matches the original. Detailing of roofing terminations should be per the manufacturer’s recommendation and should be historically appropriate for the building type. New synthetic or substitute materials should not be installed over the existing roofing material • Original gutters and downspouts should be preserved. If replacement is required, they should be replaced in-kind, matching the original dimensions, shape, and details • New gutters and downspouts should be of a compatible style of the architectural style of the historic building. • Existing chimneys should be maintained and preserved. a. If a chimney is no longer in use, consider installing a non-visible cap to prevent water infiltration and heat loss. • Existing dormers should be maintained and preserved. • New dormers should not be installed on the primary façade of a building. 	<p>The proposed replacement of the existing roof does not change the form of the roof; the form is preserved.</p> <p>Any existing parapets or parapet caps will be preserved.</p> <p>The proposed material does not match the original material of the roof, but does, however, match the existing size, texture, color, and look of the original material. The proposed material emulates the wood shake shingles and is appropriate to historic character of the property. This produce, Envrioshake, has been used on many similar historic properties.</p> <p>The new material will not be installed over the existing roofing material.</p> <p>The original gutters and downspouts will be preserved. Only the shingles will be replaced.</p> <p>See above.</p> <p>Any existing chimneys will not be impacted.</p> <p>Existing dormers will be maintained and preserved.</p> <p>No new dormers are being proposed. Only a replacement of the existing wood shake shingles.</p> <p>See above.</p>

<ul style="list-style-type: none"> • New dormers should be designed as subordinate elements to the primary roof plan, and should not obscure the original roofline. • Modern features such as skylights or solar panels are not permitted on the primary façade of a building, nor should they be visible from the public right-of-way. 	<p>No such features will be installed. The proposed project is just replacing the existing wood shake shingles.</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-25-019.

ATTACHMENTS

- Exhibit A- Vicinity Map
- Exhibit B- COA Application
- Exhibit C- Photographs of the Proposed Material
- Exhibit D- Excelsior Springs Historical Survey
- Exhibit E- Design Guidelines
- Exhibit F- Enviroshake Completed Historic Projects

401 Regent Street - The Elms Hotel





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

FOR OFFICE USE ONLY
 Fee: \$25.00 FS
 Date Received: 8-7-25

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. _____
 Administrative HPC
 (for office use only)

Date: 8/5/25 Property Address: 401 REGENT ST.
 Applicant: MIDWEST ROOFING Telephone No.: 913.449.6145
 Applicant's Mailing Address: 36 CAVE DR. ELDON, MO. 65026
 Email: Rob.b@MWROOFING.US
 Owner (if different from Applicant): The ELMS HOTEL -> Duke Christopher

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

Check all that apply:
 Contributing Non-contributing Commercial Residential

Type of work proposed (Check applicable categories)
 EXTERIOR ALTERATION NEW CONSTRUCTION
 SIGNAGE DEMOLITION
 BUILDING RELOCATION REGRADING/FILL

[Signature]
 Applicant Signature

Reviewed, Planning & Zoning

Approved, HPC Chairman

Disapproved, HPC Chairman

Approved Building Official

Disapproved Building Official

Rob Biddison 913.449.6145 Midwest Roofing

AFFIX PROJECT RELATED
PICTURE HERE

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

- REPLACE ALL WOOD SHAKE SHINGLES ON HOTEL.
- THE NEW SHINGLE WILL BE ENVIROSHAKE
- THESE SHINGLES ARE MANUFACTURED TO LOOK LIKE WOOD SHAKE SHINGLES.
- I HAVE PROVIDED A SAMPLE
- COLOR SELECTED IS "SILVERED CEDAR"
- SPECS CAN BE FOUND @ WWW.ENVIROSHAKE.COM
- THESE SHINGLES ARE HIGH GRADE AND A FIRST CHOICE AT MANY HOTELS.

INSTRUCTIONS FOR COMPLETING AND FILING THE CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION

Historic Preservation Commission meetings are held **on the second Wednesday of each month at 5:00 P.M.** in the Council Chambers, second floor of the Hall of Waters, 201 E. Broadway. **Completed COA applications should be received no later than the 3rd Wednesday of the month prior to the meeting, to be placed on the agenda and included in Commission packets. While late submittals are not encouraged, we recognize that occasionally circumstances may necessitate, however, any COAs received after 12:00 PM on the Monday, the week prior to a Commission meeting, will not be considered until the next scheduled HPC meeting.**

The Historic Preservation Commission will act on the application at the next available meeting. A completed application accompanied by a fee of \$25, as specified in the City fee schedule, is required to process any application that requires Historic Preservation Commission approval. Please make checks payable to: The City of Excelsior Springs. Please print or type all of the required information to ensure that the application is promptly expedited. Please return completed application with appropriate filing fee to:

Community Development Department
City of Excelsior Springs
201 East Broadway
Excelsior Springs, Missouri 64024

It is recommended that the applicant arrange a meeting with the Community Development Department prior to submitting an application for Certificate of Appropriateness. City staff can be reached at 816-630-0756 **The applicant, property owner, or authorized agent should attend the Historic Preservation Commission meeting when the COA is reviewed.**

The applicant agrees that all work performed in conjunction with a Certificate of Appropriateness will be in conformance with the Design Guidelines and *The Secretary of the Interior's Standards/Guidelines* if not otherwise specified in approval of the Certificate. Applicants are encouraged to refer to the Historic Preservation Design Guidelines developed for the Hall of Waters Historic District located on the Historic Preservation Commission's web site is <https://cityofesmo.com/preservation/>. All work will be fully and completely described in this application and no changes or additions will be made without approval of the Historic Preservation Commission or by the granting of a new Certificate of Appropriateness.

All applications must include a written PROJECT DESCRIPTION. In the space provided or on additional sheets, describe the nature and extent of the proposed work. Include a listing of materials, colors, and dimensions when applicable. Provide sufficient detail to allow the Historic Preservation Commission to make an informed decision regarding appropriateness. Scaled drawings, or drawings stamped and signed by a licensed engineer or architect are not necessarily required unless a building permit is required for

the proposed project. However, all other drawings must accurately show details, proportion and scale of proposed project and property boundaries. Some projects may require a survey to be conducted by a licensed surveyor in the state of Missouri.

For each specific type of activity, attach the following materials:

EXTERIOR ALTERATION (Such as installation/replacement of siding, windows, roofing, fencing, lighting, construction of an addition, walkways, etc.): Provide photograph(s) and sketch(es) showing existing conditions and proposed changes, including materials and colors, for each affected area. Manufacturer's samples or brochures may be included.

NEW CONSTRUCTION: Plot plan showing all new construction on proposed site. Preliminary or final drawings showing proposed design of new construction or new addition (elevation required); and descriptions, samples and specifications indicating materials and textures used on exterior construction.

SIGNAGE: Photograph of building or site affected. Sketch, drawing or photograph of proposed sign design with pertinent dimensions, colors, and materials description; Sketch, plot plan or description of proposed sign location on building or site.

DEMOLITION: Photographs (exterior and interior) of buildings to be demolished (include photos of all elevations and at least one streetscape photo). Written description of structure's condition. Detailed structural analysis performed by a qualified individual. Estimated list of repairs and costs.

BUILDING RELOCATION: Photographs of building/structure/object to be relocated. Photographs of proposed site for relocated building/structure/object. Plot plan showing the exact building location.

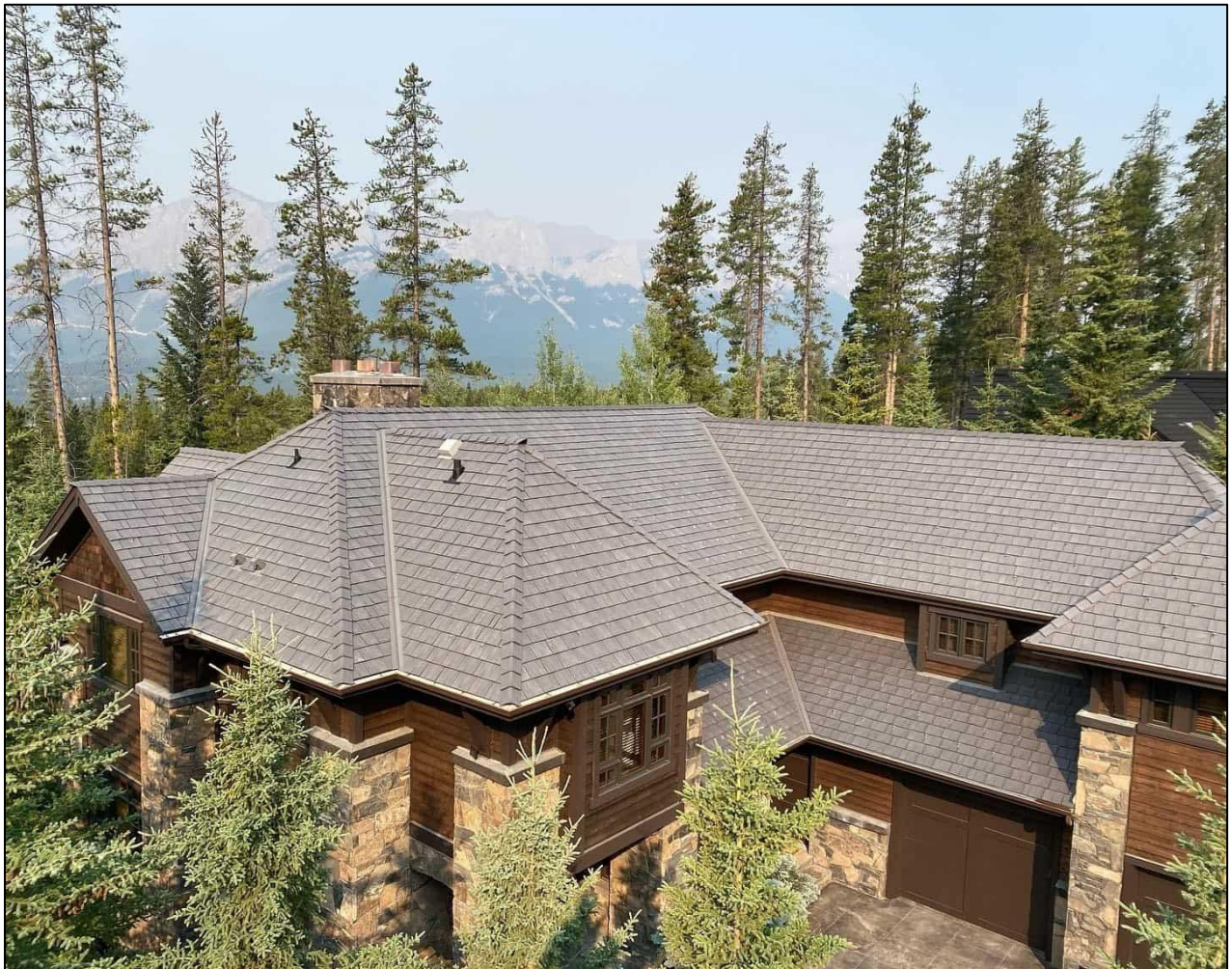
REGRADING/FILL: Identify the source of fill material and extent of work to be undertaken.

For further information, contact the Administrative Assistant at (816) 630-0756.

Gallery website: <https://www.enviroshake.com/photos/>

Silvertip Pointepeakline roof by Enviroshake, installed for a distinctive, modern look with a unique silver-grey finish.

This image features the Silvertip Pointepeakline roof by Enviroshake. Designed to deliver a sophisticated silver-grey appearance, Silvertip Pointepeakline combines advanced composite technology with striking aesthetics. The roofing product offers excellent durability, resistance to weather and UV, and requires minimal upkeep. Ideal for both residential and commercial properties, Silvertip Pointepeakline provides a stylish, high-performance roofing solution with a unique visual profile.



Enviroshake Aged Cedar roof, installed to replicate the natural look of weathered cedar shakes with advanced composite materials.

This image features the Enviroshake Aged Cedar roof by Enviroshake. Engineered to authentically mimic the appearance of naturally aged cedar shakes, this roofing product combines classic charm with the benefits of modern composite technology. Enviroshake Aged Cedar offers outstanding durability, resistance to impact and weather, and minimal maintenance requirements. It is an excellent choice for both residential and commercial applications seeking a sustainable and long-lasting alternative to traditional cedar roofing.



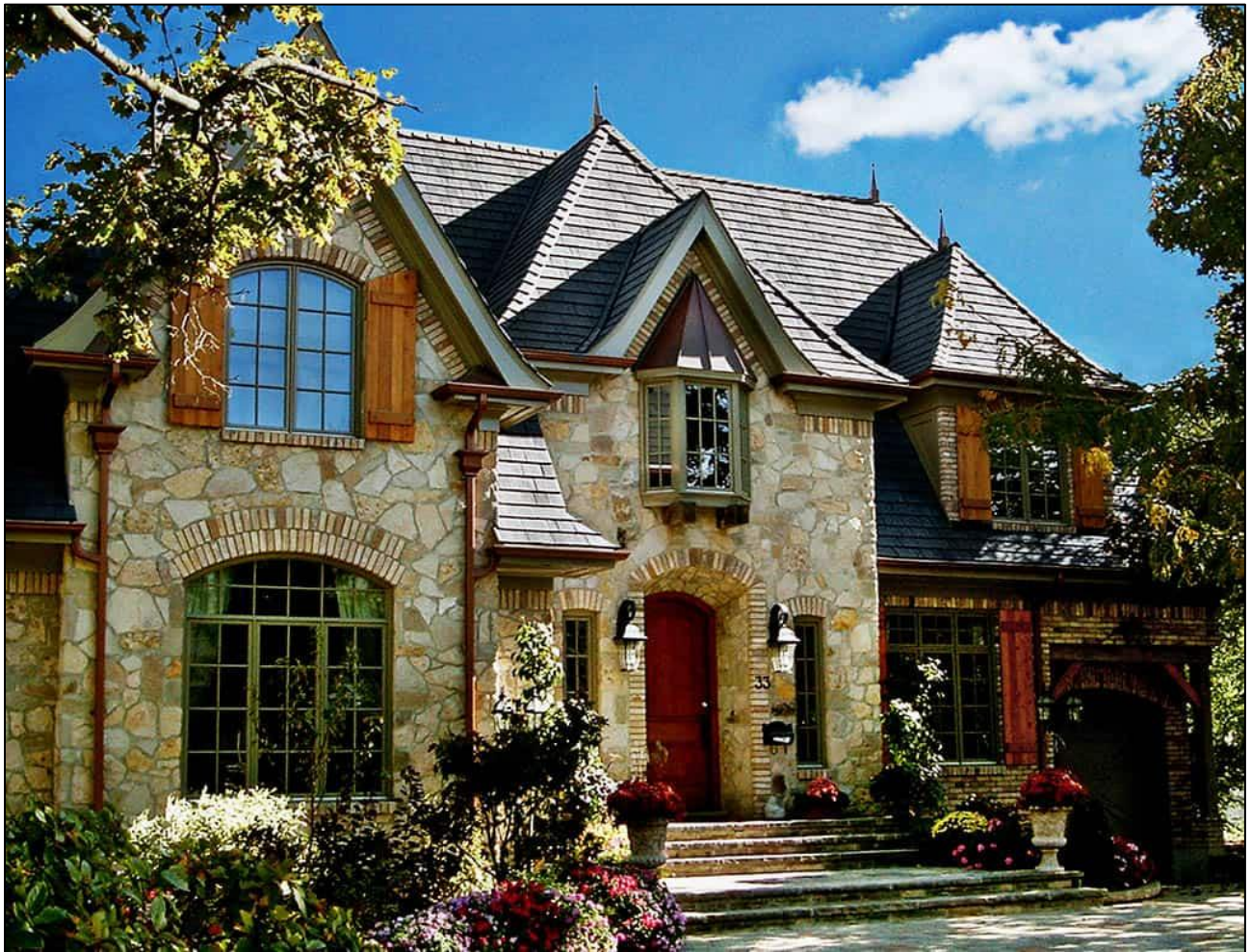
Enviroshake Aged Cedar roof, installed to replicate the natural look of weathered cedar shakes with advanced composite materials.

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National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

The Elms Historic District
Name of Property
Clay County, Missouri
County and State
Historic Resources of Excelsior Springs, Missouri
Name of multiple listing (if applicable)

Individual Resource Descriptions

A full listing and description of the resources within the district is listed below, followed by a summary chart with addresses and contributing status at the end of Section 7. Each resource is listed by a resource number that corresponds to the table at the end of Section 7, address, name, construction date³, contributing status, architectural style and/or property type, and photograph number(s). The primary resource is listed as 1, 2, 3, etc., while outbuildings or secondary structures are numbered 1b. This is followed by additional description, including a discussion of alterations that affect integrity.

1 401 Regent Avenue, The Elms Hotel; 1912; previously listed (3/29/85)

Style: Tudor Revival

Property Type: Hotel: 1st Class

Photographs: 1, 14, 15, 16, 17, 18, 19

Architects: Jackson & McIlvain

The present Elms Hotel was actually the third Elms hotel, and was designed by prominent Kansas City architects Jackson and McIlvain in the Tudor Revival Style. The architects had also designed the second Elms Hotel in a similar style, but since the first two hotels were destroyed by fires, the third hotel building featured fireproof construction. It is a five-story stone and stucco Tudor Revival building with a full basement. The flat roofed building forms a rough H-shaped plan, with the end wings extending further on the rear than on the front. There are also two, two-story semi-circular bays: one in the front (north) and another in the rear (south); these are centered between the two extending wings.

The building is constructed of steel frame and reinforced concrete, with limestone and brick veneers. Wall cladding also features the character-defining Tudor Revival stucco and half-timbering panels. The north façade is divided into three main sections, with two end wings projecting forward and framing the central area. The east and west end projecting wings each have two bays, which in turn are capped with double-gable-on-hip roofs. The central section has eight bays that are enframed with stone piers extending full height and are terminated in shallow gable-front roofs. Between the two end wings is a two-story semi-circular bay containing a dining area. The main entry bay is immediately east of the west wing, and features a two-story projecting bay with castellated parapet and gable-roof portico. The 3/1 windows vary in height and are generally paired, or in groups of threes, fours, or five; the window groupings are set with stucco and half-timbered panels decorated with strapwork.

The west façade faces the guest parking lot, and also contains a major entry for the hotel. The first four stories have stone veneer, while the fifth story (above a pent roof) is brick painted to match the stucco. On the first story, a porte-cochere and open recessed porch extends along five of the eight bays, and features Tudor-arched spandrels between square stone columns. There are two oriel windows extending from the third to fourth story – one at each end of the west elevation; both have shaped parapets. There are also shaped parapets at the fifth floor, and castellated stone piers on each end.

The south elevation, although facing rear, features the same elaborate wall treatment as the main façade for the benefit of the hotel's guests. It faces a courtyard, swimming pool, and the extensive hotel grounds. It also has two projecting end wings, and a central two-story semi-circular section. The west wing has the same double-gabled roofs as on the façade. This is a one-story, two bay deep extension on the west that features a recessed porch with Tudor-arched stucco spandrels, stone columns, and large

³ Construction dates were derived from previous historic resource surveys, Sanborn maps, county assessor's records, newspapers and city directories.

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stone parapet. The east wing extends much further south, and the west wall of this wing has more extensive areas covered with stucco; otherwise, the elevations facing the interior courtyard are finished in a manner similar to the façade: large bays enframed with stone piers, terminated with shallow gable roof projections, and grouped windows on each floor.

The east elevation faces Fishing River and contains the service entrance and parking. However, the wall treatment still continues the patterns established on the north façade. There are eight bays; the two end bays are clad in stone, while bays two, four and six have brick veneer. A parapet wall is above each of these bays.

On the interior, the large hotel lobby, with entrances from the north and west, has tile floors with a shield pattern, a brick guest counter, brick piers supporting octagonal columns, and a massive stone fireplace with an arched brick inset. There are marble steps on the east end of the lobby, and doors at the southwest leading to a large ballroom. The ballroom (located on the southwest wing) has an even larger stone fireplace at the south end. Here the ceiling features large beams with Tudor-inspired end spandrels. A dining room and restaurant is east of the main lobby, located in the semi-circular wing on the front. It features dark wood paneling, repeated in several of the other public lobbies on other floors. The Elms Hotel was individually listed on the National Register of Historic Places on March 29, 1985.

1A 401 Regent Avenue, Elms Park/Elms Hotel grounds; 1912; contributing site⁴*Property Type:* Hotel: 1st Class (grounds); parks, boulevards and park-related resources*Photographs:* 16, 21*Landscape architect:* George E. Kessler

The nearly 15-acre site contains the large Elms Hotel, the pump house building, a carriage house, mineral water well (all counted as contributing resources), as well as several other smaller historic features that also contribute to its historic character. The hotel is located on the north end of the property, which is the highest elevation on the lot. The landscaped, wooded grounds slope down to the south and the east towards the Fishing River. The property also extends beyond the west banks of the Fishing River; this portion is steep and heavily wooded.

A guest parking lot is on the northwest corner of the property, west of the hotel. Parking for employees as well as delivery access is on the east side of the hotel. A courtyard and swimming pool are located between the hotel wings on the south. Curving graveled walks lead to the extensive grounds south of the hotel, through grassed lawns and areas of large deciduous and coniferous trees. The grounds are on two natural terraces, with the lower section along the Fishing River. The upper grounds have a gazebo and three small frame sheds.⁵ The lower grounds are accessed by historic stone stairs with masonry side walls. This area features a picnic area, tennis courts, and an herb garden. A small historic limestone culvert with gravel bed and iron rails leads across a stream to the former Wabash Depot (38). There is a large stone retaining wall (see resource 1F) on the west side of the service parking lot, and stone free-standing walls around the swimming pool and courtyard areas.

1B 401 Regent Avenue. Elms Hotel Pump House; ca. 1912; contributing building*Property Type:* Mineral water resource

⁴ Although the 1985 nomination for the Elms Hotel mentioned some other resources, the grounds and accessory buildings and structures were not included in the resource count.

⁵ Non-historic, and too small to include in resource count per NPS guidelines.

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Photograph: 32

Located in the northwest guest parking lot on the western boundary of the Elms Hotel property, this vernacular one-story rectangular brick building has a gable roof with open eaves and a shed roof porch with simple square wood columns on the south end. The non-historic entry door is located on the west side of the south elevation, and has a lower paneled section and nine sashes on the upper half. There are two windows on both the west and north elevations. The 1/1 wood windows have brick sills and arched lintels, and are likely not historic. The west end has a small, hip roof frame addition with vertical composite board paneling. A metal stovepipe is near the ridge of the west slope roof. The 1913 Sanborn maps shows that the building was used as a carpenter shop, but in 1926 and 1942, it was a pump house. Local residents recall that mineral water was served from the building.

1C 401 Regent Avenue, Elms Hotel carriage house/garage⁶; ca. 1920; contributing building*Property Type:* Hotel: 1st Class (accessory building)*Photographs:* 35, 36

This one-story, flat roof rectangular stone carriage house building is located south of guest parking lot on the western boundary of the Elms Hotel property. It is constructed of random-range, quarry-faced, ashlar limestone. There are two vehicle entries on the west elevation, with paired vertical board doors featuring cross-bracing. These door openings have stone arched lintels with a tall, narrow keystone. There are two windows on the north elevation, and one on the south. These non-historic, single sash wood windows have arched also have arched lintels, and are closed down with interior wood shutters. The south elevation also has a non-historic wood entry door with arched lintel. The roof edge is faced with regular stone coping, and square piers extend above at each of the four corners. There is a patio on the east end. The building is currently used as a meeting space.

1D 401 Regent Avenue, Elms Hotel sulpho-saline well; ca. 1912; contributing structure*Property Type:* Mineral water resource*Photograph:* 20

This well is located in the east service parking lot, south of the hotel's east wing. There is a long, rectangular opening on the ground with plate metal coverings. It is a sulpho-saline well, but the water was only used for hotel guests; in other words, it did not have an associated dispensing pavilion over the well. Thus it retains a high degree of historic character.

1E 401 Regent Avenue, Elms Hotel swimming pool; 1956; contributing structure*Property Type:* Hotel: 1st Class (accessory structure)

Built by the Sheraton Corporation after they purchased the property in 1956, the shield-shape of the swimming pool was designed to match the tiles in the lobby of the Elms Hotel. It is located between the hotel wings on the south side. The pool's shape resembles a bell, with steps on each side of the wide end leading into the pool. These steps are edged in dark tiles; similar tiles also spell out "THE ELMS" at the bottom of the pool. The shallow end of the pool is on the north. The pool edge is a wide band of light colored concrete, and the decking is also concrete. The decking is surrounded by a low, quarry-faced, random-range ashlar retaining wall; behind the wall is a planting area and iron fencing. On the east side of the deck is an above-ground diamond-shaped hot tub with limestone walls.

⁶ Often referred to as the carriage house, a 1918 plan of the Elms Hotel grounds by city engineer Walter C. Paton refers to this building as a "garage."

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1F **401 Regent Avenue, Elms Hotel retaining wall; c. 1912; contributing structure**
Property Type: Hotel: 1st Class (accessory structure); parks, boulevards and park-related resources

Photograph: 40

This limestone and concrete retaining wall is approximately 180 feet long, beginning approximately 100 feet south of the south end of the hotel's east wing. It separates the higher grounds to the west from the lower elevation along the Fishing River. It is constructed in slightly stepped terraces of concrete and limestone block. Each terrace is approximately three feet high, with each terrace extending approximately six inches from the one immediately above. From north to south, the north end is marked with a short stone column, and a single low terrace gradually slopes upward. As the ground rises in elevation further to the south, additional wall sections step up until the mid-point, which is comprised of four stacked sections. This mid-point is the tallest segment of the wall, approximately twelve feet high. Here a landing overlooking the Fishing River is marked by square stone columns and a short section of wrought iron fence. The remainder of the wall has a simple metal railing with a wire "rope" supported by simple round metal columns. The wall then slopes down to the south end.

2 **404 Regent Avenue, St. Luke's Episcopal Church; 1932-1933; contributing building**

Style: Gothic Revival

Property Type: Community Institution

Photograph: 38

Architect: George M. Siemens

Completed in 1933, this one-story, picturesque Gothic Revival church has a cross or T-plan shape and is built of quarry-faced, random ashlar "rubble" limestone. The main portion of the church has a steeply-pitched side gable roof with lower cross gables on the east end forming the north and south transepts. The west end of the south elevation has a lower gable-front entry vestibule with low buttresses and a cornerstone with "A.D. 1933." A stone bell cote with a gable peak and arched opening for the bell is located at the junction of the main building with the roof of the entry vestibule. A parapet on the west gable end has smooth stone coping and is crowned with a cross, and the east elevation has exterior stone chimney.

All the church windows are historic, and the stained glass windows have protective storm windows on the exterior. The façade (south elevation) features a historic main entry door on the entry vestibule at the west end. It is vertical wood plank, with a large tripartite transom above of stained glass. Between the west entry vestibule wing and the east transept wing are three rectangular windows separated by stone buttresses. These leaded casement windows have two vertical sashes with stained glass shields in the upper portion and projecting stone lugsills. The east transept wing has a recessed Gothic arched stained glass window with rough keystone and projecting stone lugsill. There are three windows and an entry door on the east elevation. The windows are tall, narrow wood fixed windows have six sashes. They are deeply recessed, and have tan sills and lintels that contrast with the lighter stone of the building. The entry door (date unknown) is paneled wood with two small upper glass sashes. Large stained glass windows on the north elevation are recessed Gothic arched with rough keystones and projecting tan stone lugsills; these are also separated by stone buttresses. At the sanctuary end is a very large ornate stained glass window with several symbolic elements. The west elevation features a large stained glass Gothic arched window. This nave window has stone mullions further dividing the window into two smaller Gothic arched panels topped by a cinquefoil partition. This window is accented by a larger stone bay that projects from the building

The interior walls are stone, and the ceiling features dark fir beams and arched braces supported by stone wall trusses. The raised chancel is separated from the nave by a carved rod screen supported by walnut







Guidelines for the Treatment of Historic Properties

General

- 7.1 All efforts should be taken to maintain and preserve all historic properties, including original outbuildings.
- 7.2 Historic site features, such as walkways, fences, stone retaining walls, historic landscaping, and mineral water resources, should be maintained and preserved.

Foundations

- 7.3 Repair or replacement foundations should be made using materials that will replicate the original to the greatest extent possible.
- 7.4 Concrete foundations are permitted to be painted.

Roofs

- 7.5 Original roof forms (slope, shape, orientation, and overhanging and detailing of eaves) should be preserved.
- 7.6 Original parapets and parapet caps should be preserved.

- 7.7 Use appropriate roofing materials when re-roofing. Replacement roof materials should match the color, size, texture, and look of the original roofing materials. Synthetic or substitute materials will be reviewed on a case-by-case basis to ensure the synthetic materials matches the original. Detailing of roofing terminations should be per the manufacturer's recommendation and should be historically appropriate for the building type. New synthetic or substitute materials should not be installed over the existing roofing material.
- 7.8 Original gutters and downspouts should be preserved. If replacement is required, they should be replaced in-kind, matching the original dimensions, shape, and details.
- 7.9 New gutters and downspouts should be of a compatible style of the architectural style of the historic building.
- 7.10 Existing chimneys should be maintained and preserved.
 - a. If a chimney is no longer in use, consider installing a non-visible cap to prevent water infiltration and heat loss.
- 7.11 Existing dormers should be maintained and preserved.

- 7.12 New dormers should not be installed on the primary façade of a building.
- 7.13 New dormers should be designed as subordinate elements to the primary roof plan, and should not obscure the original roofline.
- 7.14 Modern features such as skylights or solar panels are not permitted on the primary façade of a building, nor should they be visible from the public right-of-way.

Architectural Details

- 7.15 All original architectural details (handrails, railings, posts, columns, brackets, ornamentation, etc.) should be maintained and preserved.
- 7.16 Original architectural details (handrails, railings, posts, columns, brackets, ornamentation, etc.) should be repaired instead of replaced when damaged or deteriorated. The least destructive repairing and refinishing method should be used.
- 7.17 Original architectural details (handrails, railings, posts, columns, brackets, ornamentation, etc.) that are beyond repair should be replaced in-kind.
- 7.18 The least destructive procedure for cleaning exterior materials should be used that does not alter or damage the original architectural detail.
- 7.19 Avoid adding inappropriate new decorative details for which there is no evidence or documentation. New decorative elements should be based on documented evidence only.
- 7.20 Substitute materials may be acceptable to use for architectural details if the form and design of the material conveys the appearance of the original. For example, a fiberglass column is acceptable if the style proportion and overall details of the new column exactly match the original columns.