

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, October 8, 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, October 8, 2025
Council Chambers

-
1. CALL TO ORDER
 2. ROLL CALL
 3. APPROVAL OF MEETING SUMMARY
 - A. Meeting Summary for September 10, 2025
 4. COMMENTS OF VISITORS
 5. CERTIFICATES OF APPROPRIATENESS APPLICATIONS FOR COMMISSION
 - A. HPC -25-020 - An application by Mark Green to replace the building entry for the property located at 115 W Excelsior Street in the Hall of Waters district.
 - B. HPC-25-021—An application by Gabriel McAfee for signage at 401 St Louis Avenue in the Elms district.
 - C. HPC-25-023-An application by JR & Co. to replace the roof for the property located at 207 E Excelsior Street in the Hall of Waters district.
 - D. HPC-25-024—An application by Jeff Watkins to construct a limestone veneer for the property and 111 N Main Street in the Hall of Waters district.
 6. ADMINISTRATIVELY APPROVED CERTIFICATES OF APPROPRIATENESS
 - A. HPC-25-022 An application by Warbird Whiskey for an illuminated sign for the property located at 251 E Broadway Avenue in the Hall of Waters district.

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: October 6, 2025 12:00PM updated meeting time and posted at 3:30pm 10/6/2025

HISTORIC PRESERVATION COMMISSION Meeting Summary

September 10, 2025

Item 1. Call to Order

Commissioner Morgan called the meeting to order at 5:00 p.m.

Item 2. Roll Call

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

ABSENT: All were present.

PUBLIC PRESENT: Rob Biddison

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

Item 3. Approval of meeting Summary from August 13, 2025.

Commissioner Blaser noticed her name misspelled. Noted correction to be completed.

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

Vote: Motion Approved 6-0-0

Yes: Commissioners: Blaser, Boothe, 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-25-019 Replacing the roof on The Elms Hotel at 401 Regent Street.

Commissioner Morgan asked for the staff report.

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

Commissioners discussed the proposal, Rob Biddison with Midwest Roofing was present and responded to commissioners' questions. Commissioner Spohn confirmed only the roof to be updated and parapets to remain intact. Commissioner Boothe commented that the material would be more fireproof than the

existing shingles. Mr. Biddleston confirmed that and also noted they had chosen the most expensive product available. Chairperson Morgan addressed the fact that the new material was more sustainable and that people approaching the hotel will not be able to see the difference from the ground level. Commissioner Blaser asked how long the replacement would take; Mr. Biddleston expects to have multiple crews and complete the job in approximately one month. Chairperson Morgan then asked if there were any questions for the staff. Hearing none, she asked for a motion.

Commissioner Coutts made a motion to approve HPC-25-019.
Vice-Chairperson Blazer seconded the motion.

Vote: Motion Approved 6-0-0

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

No: None

Abstain: None

Item 6. Staff Comments.

Mallory Brown stated that we have not yet received any applications for next month and there may not be a need for a meeting on October 8th. There is still one open position on the board. At this point all applicants reside outside of the city limits and those seats are filled. Still looking for a candidate.

Item 7. Commissioners Comments.

Chairperson Morgan expressed an interest in joining NAPC for a webinar on Thursday, September 25 at 1:00 PM EST, Historic Context Studies: Putting the People in Preservation.

Item 8. Adjourn. The meeting was adjourned at 5:18 p.m.

The next meeting of the Commission is currently scheduled October 8, 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 Waived
 Date Received: 1-22-25

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. 25-002
 Administrative HPC
 (for office use only)

Date: 16 Jan 25 Property Address: 251 E Broadway Avenue STE A, Excelsior Springs, MO 64024
 Applicant: Warbird Whiskey Telephone No.: 678-898-1079
 Applicant's Mailing Address: 251 E Broadway Avenue STE A, Excelsior Springs, MO 64024
 Email: btbateman25@gmail.com
 Owner (if different from Applicant): Bo Bateman

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

Bo T. Bateman
 Applicant Signature

Reviewed, Planning & Zoning

Approved, HPC Chairman

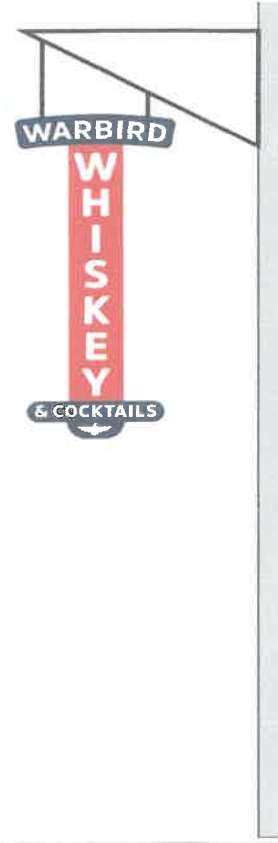
Disapproved, HPC Chairman

Approved Building Official

Disapproved Building Official



RED INDICATES
LOCATION OF
BLADE SIGN
6'-7" TALL
24"-36" WIDE



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

A 6-7ft tall company sign labeled "WARBIRD" will be attached to the side of the building at the 2nd level. This sign will illuminate in order to drive customers/business to the east end Broadway avenue, ultimately benefiting all businesses in the area.

**Community Development Department
Historic Preservation Commission**

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



Case Number: HPC-25-021

Staff: Joshua Garrett, City Planner

Meeting Date: October 8, 2025

GENERAL INFORMATION

Application: Certificate of Appropriateness (Signage)

Applicant: Gabriel McAfee

Location: 401 St. Louis Avenue

District: The Elms

NRHP Status/Category: Non-contributing

SPECIFIC INFORMATION

SITE HISTORY

The property that is addressed 401 St. Louis Avenue was originally platted in 1908 as lots 1,2,3, and 4 of Block A of the Elms Addition plat. The property is currently an automotive repair shop and has been for many years.

PROJECT DESCRIPTION

The applicant is looking to replace the existing pole sign on the property to accommodate a new business on the property. In addition to the pole sign change, the applicant seeks to add a similar, but much smaller, sign to the front of the building.

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>Signage – 10.20-10.27</p> <ul style="list-style-type: none">10.20 New signs should be appropriate in size, scale, and color to the historic buildings.	<p>The proposed pole sign is the exact same size and scale to the existing sign. The proposed color scheme of the sign is comparable with the historic</p>

<ul style="list-style-type: none"> • 10.21 Signs should be scaled to pedestrians rather than automobiles. • 10.22 Signs should be visible and easy to read, but not too large so that it covers architectural elements or obscures character-defining features. • 10.23 The color and materials of the signage should coordinate with the historic district. • 10.24 Signage should be attached to the building in a way that is reversible without resulting in damage to the historic building and materials. • 10.25 Permitted Sign Types <ul style="list-style-type: none"> ○ Flush-mounted wall signs ○ Window Signs ○ Projecting Signs • 10.26 Non-Permitted Sign Types <ul style="list-style-type: none"> ○ Roof-mounted signs ○ Poorly made or temporary signs • 10.27 Reference city sign ordinance for additional requirements, such as size and height above the sidewalk. 	<p>character of the area, although the sign itself is cotemporary. This also applies to the proposed wall sign.</p> <p>The proposed pole sign is scaled to automobiles, but is merely replacing an existing pole sign, thus not adding to the “non=conformity” that exists. The proposed wall sign is scaled to pedestrians.</p> <p>The proposed signs will not cover any architectural elements or obscure features.</p> <p>The color of the proposed sign is generally appropriate and consistent with the character of the district.</p> <p>The pole sign is, of course, not attached to the building and therefore does not apply to this criterion. The proposed wall sign will attach the building but will not damage the building.</p> <p>The proposed wall sign is a permitted sign type. However the proposed pole sign is not, but the applicant is replacing an existing sign and not expanding the existing “non-conformity.”</p> <p>See above.</p> <p>The proposed signs are permitted by the City’s zoning ordinance regulating signs in C-2 districts.</p>
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ADDITIONAL INFORMATION

None.

STAFF RECOMMENDATION

The application meets the review standards and does adheres to the intent of the Design Guidelines; therefore, staff recommends **approval** of HPC-25-021.

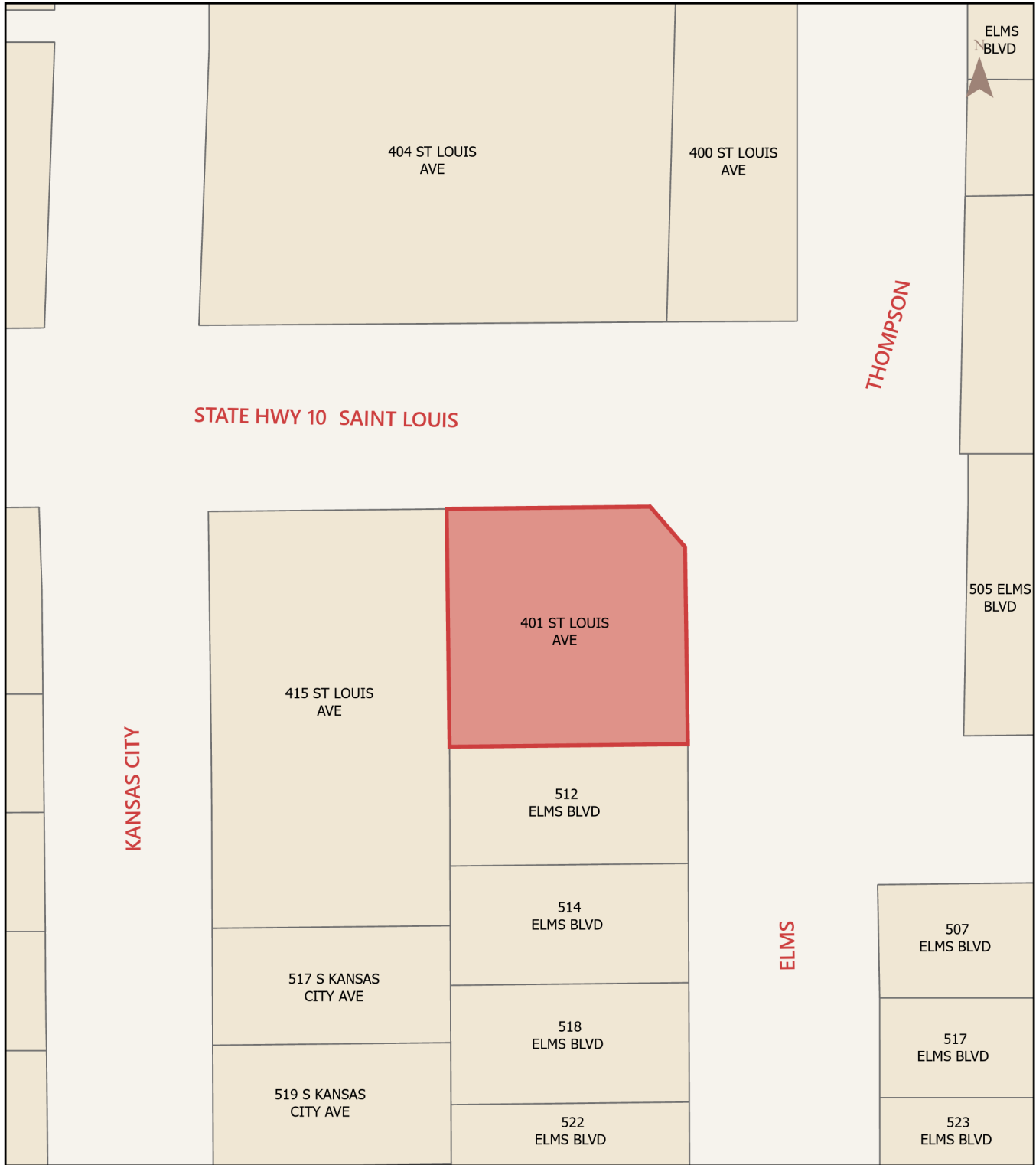
ATTACHMENTS

- Exhibit A- Vicinity Map
- Exhibit B- COA Application

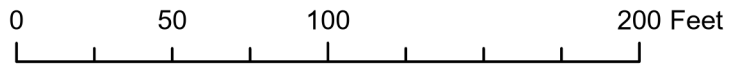
HPC Vicinity Map

401 St. Louis

Case: HPC-25-021



Subject Property





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

FOR OFFICE USE ONLY
 Fee: \$25.00
 Date Received: 9/16/25

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. 25-021
 Administrative HPC
 (for office use only)

Date: 9/12/25 Property Address: 401 St. Louis Ave
 Applicant: Gabriel McAfee Telephone No.: 816-509-5505
 Applicant's Mailing Address: ~~GABRIEL MCAFEE 201 EAST BROADWAY~~ 401 St. Louis Ave.
 Email: gabemcafee@gmail.com
 Owner (if different from Applicant): Tom Anderson

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


 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.

wanting to replace the old EXEL sign standing 80x60 in front of the building street side. Planning to wrap both sides of the sign keeping all ~~original~~ original framework. Keeping the post the same black color. My sign will include basic info just like the sign standing now. Logo, number and short description. Big sign.
Small sign is 3ft tall by 4ft. That is a slip in sign for the front of the building on the left side of the entrance door. We plan to wrap that original sign as well to keep the same dimensions as before.



**RESIDENTIAL & COMMERCIAL
EPOXY SPECIALIST**

816-704-1061

401 ST. LOUIS AVE

Big Sign! ^H 80 inches X ^W 6 ft



**RESIDENTIAL & COMMERCIAL
EPOXY SPECIALIST**

816-704-1061

401 ST. LOUIS AVE

Small Sign! ^H 3ft X 4ft

**Community Development Department
Historic Preservation Commission**

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



Case Number: HPC-25-023

Staff: Joshua Garrett, City Planner

Meeting Date: October 3, 2025

GENERAL INFORMATION

Application: Certificate of appropriateness roofing replacement with different materials.

Applicant: Jaylee Maples, JR & Co.

Location: 207 E Excelsior

District: Hall of Waters

NRHP Status/Category: Contributing

SPECIFIC INFORMATION

SITE HISTORY

This building was built sometime between 1917 and 1922 as an apartment building, across from several existing boarding houses. It has become to be known as the Udell Apartments. It has undergone relatively few alterations within the last century. When these apartments were new, they charged up to \$10.00/week, which was on the higher end at the time. However, by the 1930s, these rates dropped, likely due to the depression. The property remains an apartment building, retaining the historic use throughout the twentieth century into the present.

PROJECT DESCRIPTION

The applicant is applying for this application on behalf of the property owner. The proposed project is a full roof replacement that will remove the existing roofing system. The applicant is proposing to install shingles that are a different design and material from the shingles currently on the building. The proposed shingles are "CertainTeed Architectural shingles, in the color Weathered Wood.

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>Roofing 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. • New dormers should be designed as subordinate elements to the primary roof 	<p>The proposed replacement of the existing roof does not change the form of the roof; the form is preserved.</p> <p>Not applicable to this application.</p> <p>The proposed material does not match the original material or texture of the roof, but the proposed shingles will not alter the essential historic character of the building or the surrounding area.</p> <p>The new material will not be installed over the existing roofing material. This is a complete roof replacement.</p> <p>The original gutters and downspouts will be preserved. The gutters are not included in the project scope.</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.</p> <p>See above.</p>

<p>plan, and should not obscure the original roofline.</p> <ul style="list-style-type: none">• 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.</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-25-023.

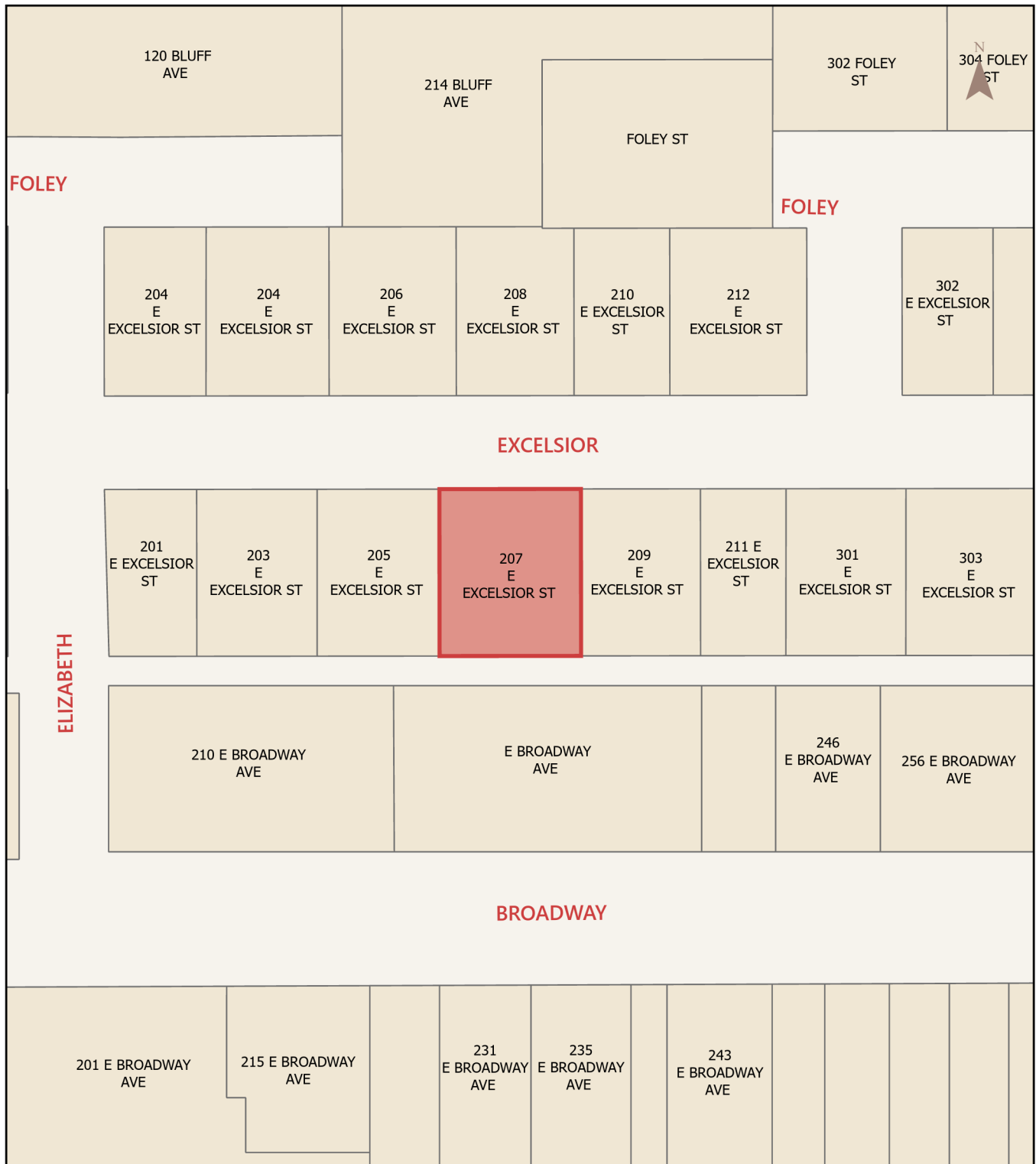
ATTACHMENTS


- Exhibit A- Vicinity Map
- Exhibit B- COA Application
- Exhibit C- Photographs of the Proposed Material
- Exhibit D- Excelsior Springs Historical Survey

HPC Vicinity Map

207 E Excelsior Street

Case: HPC-25-023



 Subject Property





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

FOR OFFICE USE ONLY
 Fee: \$25.00
 Date Received: 9-30-25

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

306 Foley St, Excelsior Springs, MO 64024

Date: 9-29-25 Property Address: 207 E. Excelsior St. #3 Excelsior Springs, MO 64024
 Applicant: Jaylee Maples Telephone No.: 816-587-6148
 Applicant's Mailing Address: 1201 W 31st St. Kansas City, MO 64108
 Email: Jessica.Mason@jrcousa.com / Jaylee.Maples@jrcousa.com
 Owner (if different from Applicant): Jonathan Schilling

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

Jaylee Maples
 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.

Remove and dispose of existing roof system including decking. Install new decking and ice and water barrier, synthetic underlayment. Install Certain Teed architectural shingles. Color of shingle is weathered wood. Install new flashing. Seal all necessary areas.

DATE 9-30-25 No. 8252

RECEIVED FROM J.P. CO

ADDRESS Permits & Codes

DOLLARS \$ 25.00

FOR 207 E. Exchange St #3

CASH

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	
BALANCE DUE		MONEY ORDER	

code-PP

BY KJ

REDIFORM 81806/01806

Gallery website: <https://www.certainteed.com/products/residential-roofing-products/landmark?marketingColor=Weathered Wood>





EXCELSIOR SPRINGS HISTORIC RESOURCES

<p>1. Property name, present</p> <p>Property name, historic the Udell Apartment</p> <p>2. Address/location 211 E. Excelsior Excelsior Springs, MO 64024</p> <p>4. Owner's name and address Jerry & Beverly Bishop Rt. 2, Box 1050 A Excelsior Springs, MO 64024</p> <p>5. Building <input checked="" type="checkbox"/> Structure Site <input type="checkbox"/> Object</p> <p>6. Use, present Multi-family residential</p> <p>Use, original Multi-family residential OIB</p>	<p>7. Location Map</p>
<p>8. Date of construction (or estimate) ca. 1920</p> <p>9. Changes Altered <input type="checkbox"/> Addition <input type="checkbox"/> Moved <input type="checkbox"/></p> <p>10. Architect/engineer/designer</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: High Style <input type="checkbox"/> Colonial Revival <input checked="" type="checkbox"/> CO CR Elements <input checked="" type="checkbox"/> Vernacular <input checked="" type="checkbox"/></p> <p>13. Plan Shape Rectangle RC</p>	<p>14. Number of stories 2 1/2</p> <p>15. Roof type and material Gable/composition shingle CB 63</p> <p>16. Type of construction Masonry MB</p> <p>17. Exterior material(s) Brick 30 other 30 20 61 10</p> <p>18. Foundation material(s) Limestone 43</p> <p>19. Porch(es) Full-length, multi-story MS</p>

20. Additional physical description This large, two and a half story red brick apartment building has a simple design with some classical detailing. The steeply-pitched, front-facing (north) gable roof has dentils under the eaves. Dentils also accent the eaves and gable ends of the six dormers (three on each side). The full-length front porch has two stories and a mansard roof. It is supported by massive square brick columns, and has two round metal pipes serving as balustrade. Large, simple brackets support the porch roofs on both levels, and dentils are found in the frieze area of the second story porch. The porch has a stone foundation, with concrete steps leading from the sidewalk. The windows are one-over-one, double-hung sash with aluminum storms. They have simple flat stone lugsills and lintels. The walls of the gable end of the main portion of the house, as well as the gable dormers, are covered in stucco. The windows here are smaller. The main entry door on the ground level has a large, fixed pane of glass and sidelights; the porch door is similar, but without sidelights. A metal fire escape is on the west elevation, and a two-story bay porch is on the east. This bay has a flat roof with wooden balustrade, numerous windows on the second story, and an entrance on the ground level.

21. Description of environment and outbuildings The apartment building sits close to E. Excelsior Street. It is surrounded by vacant lots, and consequently cars park around the building. The rear of the building is visible from the Hall of Waters. A large deciduous tree is in the east yard, and a street tree is on the west.

22. History and significance The Udell Apartments were built sometime between 1917 and 1922, across the street from a row of boarding houses, including the Monfort House. It has undergone few alterations over the years. A historic photo, from a booklet dated before the Hall of Waters was constructed, shows a nearly identical building. (The photo shows striped cloth awnings on the west, and no metal fire escape. The rates were shown in a Chicago, Milwaukee & St. Paul Railway booklet (ca. 1928) at \$10.00 and up per week. These rates were at the higher end of the range. Mrs. Mabel Ewing was the proprietor at the time. However, in a pamphlet from the 1930's, the Udell was listed as having weekly rates of \$4.00 and up, with 17 rooms listed (this was the medium-low end of the range of rates). This was probably a result of the depression, when some of the smaller proprietors were having trouble, but the larger hotels and clinics still profited. The Udell was always listed with the "Apartments", which catered to either permanent residents, or those whose health plan called for a long-term stay in Excelsior Springs. (This differed from the "Hotels" and the "Boarding Houses" or "Rooms"). It remains a good example of the varied types of housing which was constructed to cater to visitors, both long-term and short-term, throughout Excelsior Spring's history.

23. Sources of information City directories, Sanborn maps, miscellaneous files on town history at the Excelsior Springs Museum.

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

25. Date of survey January, 1993

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

27. Negative: roll# C frame# 25





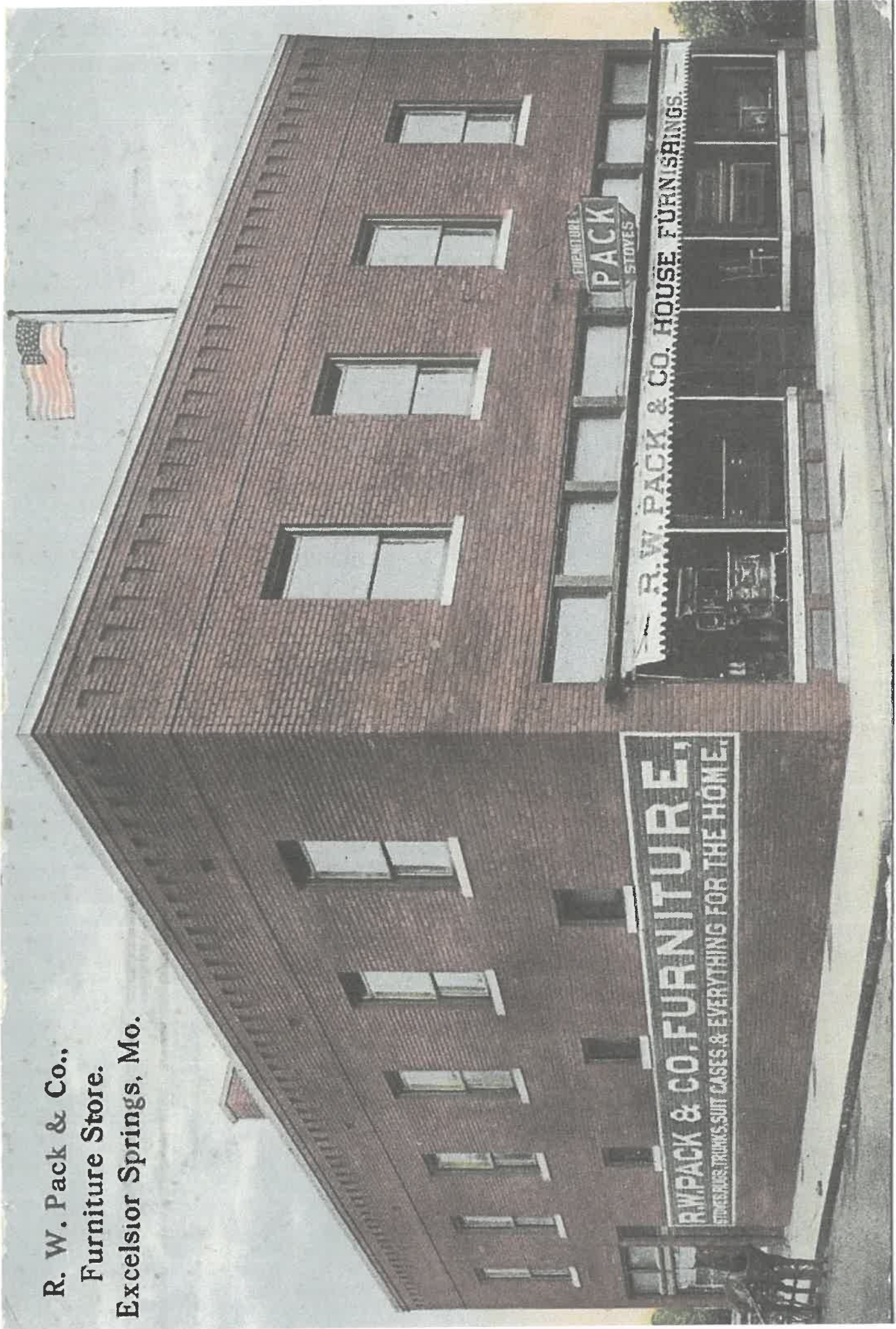


12 ft

10 ft

12.75 ft

R. W. Pack & Co.,
Furniture Store.
Excelsior Springs, Mo.



R. W. PACK & CO. FURNITURE,
STOVES, TRUNKS, SUIT CASES & EVERYTHING FOR THE HOME.

FURNITURE
PACK
STOVES

R. W. PACK & CO. HOUSE FURNISHINGS.



EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 31

<p>1. Property name, present</p> <p>Property name, historic R.W. Pack & Co. Furniture</p> <p>2. Address/location 111-113 N. Main Street Excelsior Springs, MO 64024</p> <p>4. Owner's name and address</p> <p>5. Building ✓ Structure Site Object</p> <p>6. Use, present Commercial</p> <p>Use, original Commercial</p>	<p>7. Location Map</p>
<p>3. Date of construction (or estimate) ca. 1911</p> <p>9. Changes Altered Addition Moved</p> <p>10. Architect/engineer/designer</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: High Style Elements Vernacular</p> <p>13. Plan Shape Rectangle</p>	<p>14. Number of stories 2</p> <p>15. Roof type and material Flat/not visible</p> <p>16. Type of construction Masonry</p> <p>17. Exterior material(s) Brick</p> <p>18. Foundation material(s)</p> <p>19. Porch(es) n/a</p>
<p>20. Additional physical description</p>	

21. Description of environment and outbuildings This commercial building is located at the southeast corner of N. Main and E. Excelsior streets. Commercial buildings are across the street to the north, and adjoining on the south. The building fills the entire lot to the sidewalk.

22. History and significance Located on the former site of one-story frame grocery, restaurant, dwelling, and a brick dwelling. It was constructed sometime between 1909 and 1911. In 1917 through the 1920's, it housed the R.W. Pack & Co. Furniture store

23. Sources of information Sanborn maps; city directories

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

25. Date of survey January, 1993

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

27. N





**Community Development Department
Historic Preservation Commission**

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



Case Number: HPC-25-024

Staff: Joshua Garrett, City Planner

Meeting Date: October 8, 2025

GENERAL INFORMATION

Application: Certificate of Appropriateness (Exterior Alteration – Siding)

Applicant: Jeff Watkins

Location: 111 N. Main Street

District: Hall of Waters

NRHP Status/Category: Contributing

SPECIFIC INFORMATION

SITE HISTORY

This commercial building is located at the southeast corner of North Main and Excelsior Streets. This commercial building is located on the former site of a one-story frame grocery, restaurant, dwelling, and a brick dwelling. It was constructed sometime between 1909 and 1911. In 1917 through the 1920's it housed R.W. Pack & Co. Furniture Store. This commercial building is a contributing building in the Hall of Waters District.

In 2024, the applicant received three COA's for various projects at the subject property. However, much of the alterations that have been made differ from what was approved by the Historic Preservation Commission. Some of the alterations recently made were not considered by the Commission at all.

PROJECT DESCRIPTION

The applicant seeks to place a limestone veneer on the façade surrounding the primary entrance. The veneer would be located along the bulkhead between the sidewalk and the bottom of the windows and the area above the primary entrance.

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>General</p> <ul style="list-style-type: none"> 7.1 All efforts should be taken to maintain and preserve all historic properties, including original outbuildings <p>Architectural Details</p> <ul style="list-style-type: none"> 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. <p>Masonry</p> <ul style="list-style-type: none"> 7.26.e Artificial masonry or stone veneer is not permitted to be installed on a historic building. <p>Storefronts</p> <ul style="list-style-type: none"> 7.59 Historic storefronts should be maintained and preserved. 7.60 Damaged storefront elements should be repaired. The least destructive repairing and refinishing method should be used. 7.61 Storefront elements that are beyond repair should be replaced in-kind. 7.62 Replacement storefronts should be compatible with the historic building and historic district. Replacement storefronts should maintain the dimension, pattern, and scale of the original. Replacement storefront should be appropriate for the style and age of the building. 7.63 Do not cover or infill any portions of the storefront system. 7.64 Previously covered or infilled storefront systems are encouraged to be 	<p>The proposed alterations do not maintain or preserve the historic character of the building.</p> <p>The proposed alterations are not historic and thus are inappropriate for this historic building.</p> <p>The proposed alterations are a limestone veneer on the building. This is not permitted.</p> <p>The proposed alteration deviates significantly from the historic storefront.</p> <p>The proposed alteration does not repair the damaged elements of the building.</p> <p>The proposed alteration deviates significantly from the historic storefront and is not an in-kind repair.</p> <p>The proposed alteration is not compatible with the historic character of the building or the Hall of Waters district. It is not appropriate for the style and age of the building.</p> <p>The proposed alteration would cover significant portions of the storefront system.</p> <p>Previous alterations, many made by the applicant, have covered or altered the historic storefront. The proposed alterations are significant changes</p>

<p>restored with new transoms that match the existing transoms on the building or within the historic district.</p> <ul style="list-style-type: none"> • 7.65 Do not replace a storefront with a system that gives a false historic appearance. 	<p>from the historic appearance and are not restorative.</p> <p>The proposed alteration looks to emulate the limestone appearance of the Hall of Waters, but was not a common building material for commercial buildings at the time of construction. It gives a false historic appearance to use a limestone veneer for the building.</p>
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ADDITIONAL INFORMATION

None.

STAFF RECOMMENDATION

The application does not meet the review standards and does not adhere to the intent of the Design Guidelines; therefore, staff recommends **denial** of HPC-25-024.

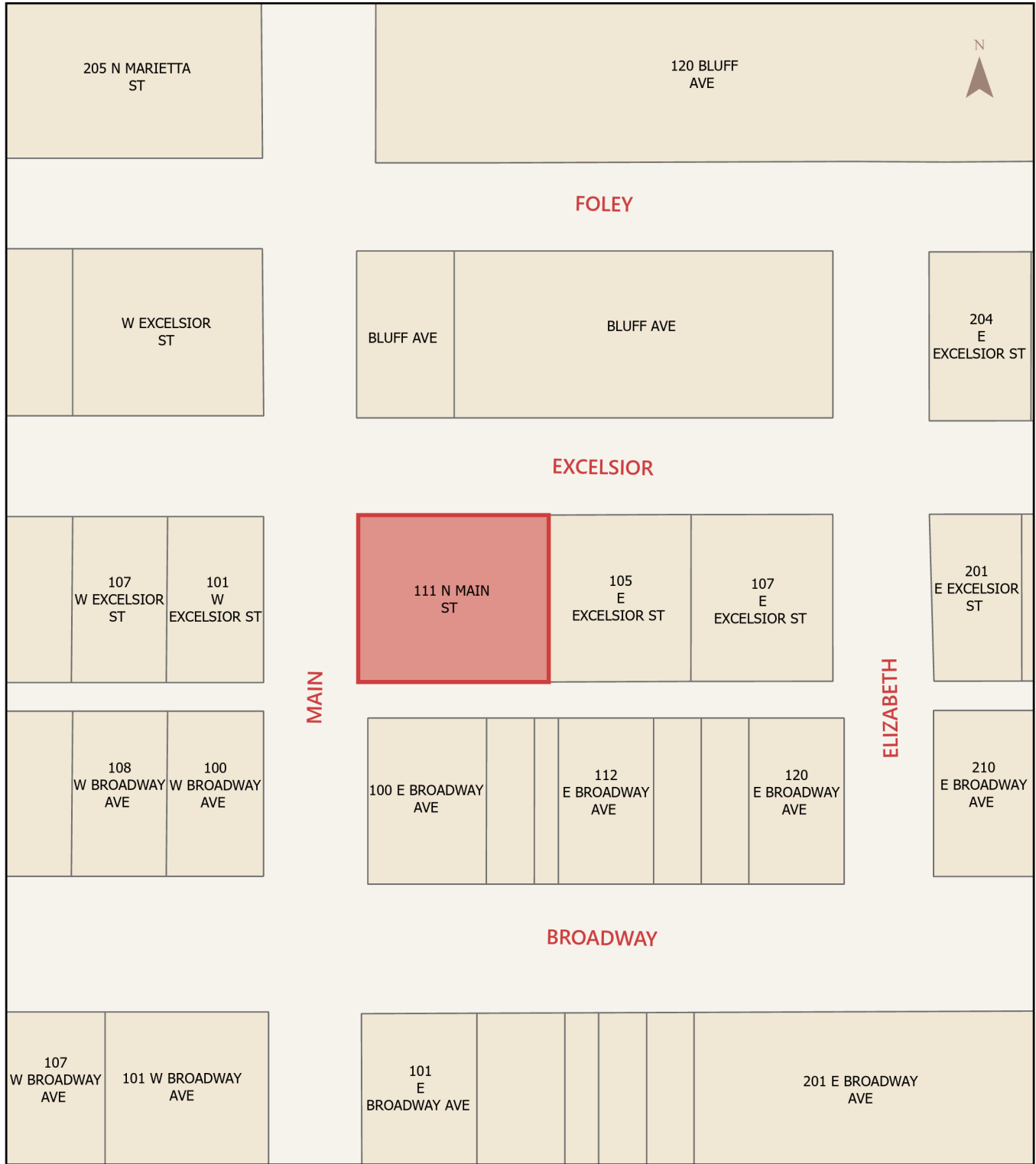
ATTACHMENTS

- Exhibit A- Vicinity Map
- Exhibit B- COA Application
- Exhibit C- Proposed Area of Alteration
- Exhibit D- Pictures of Building.
- Exhibit E- Property Survey

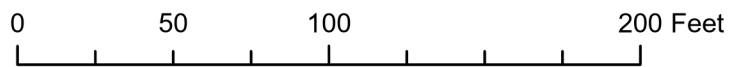
HPC Vicinity Map

111 N Main Street

Case: HPC-25-024



Subject Property





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

FOR OFFICE USE ONLY
Fee: \$25.00 _____
Date Received: _____

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

Date: 9/30/25 Property Address: 514 Elm BLVD
Applicant: Jeff Watkins Telephone No.: 816-925-0380
Applicant's Mailing Address: 30892 W 152nd St / EX Springs, MO
Email: thelawnboyjw@aol.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
- SIGNAGE
- BUILDING RELOCATION
- NEW CONSTRUCTION
- DEMOLITION
- 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.

Corner siding on store front
with limestone, similar to what
The Hall of Waters is constructed out
of.