

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, February 11, 2026** 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, February 11, 2026
Main Floor Conference Room

-
1. CALL TO ORDER
 2. ROLL CALL
 3. APPROVAL OF MEETING SUMMARY FOR NOVEMBER 12, 2025
 - A. Meeting summary for November 12, 2025
 4. COMMENTS OF VISITORS
 5. HISTORIC PRESERVATION COMMISSION MEETING SCHEDULE 2026
 - A. HPC - 2026 Meeting Schedule
 6. CERTIFICATES OF APPROPRIATENESS APPLICATIONS FOR COMMISSION
 - A. HPC-26-001 An application by Daniel Gualtieri for Exterior Alterations at 101 W. Excelsior Street 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: February 4, 2026 12:00PM

HISTORIC PRESERVATION COMMISSION Meeting Summary

November 12, 2025

Item 1. Call to Order

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

Item 2. Roll Call

PRESENT: Charles Boothe, Darryl Coutts, Sonya Morgan, Jody Pasalich, Anna Sue Spohn.

ABSENT: Susan Blaser, Rick DeFlon.

PUBLIC PRESENT: Ryan Hortsmann attended via zoom.

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

Item 3. Approval of meeting Summary from October 8, 2025.

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

Vote: Motion Approved 5-0-0

Yes: Commissioners: Boothe, Coutts, Morgan, Spohn, and Pasalich.

No: None

Abstain: None

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

There were no comments from visitors.

Item 5. Certificates of Appropriateness

- A. **HPC-25-026** – An application by Christian Brothers Roofing to replace the roof of the property located at 415 E Excelsior Street in the Boarding House District

Staff report was given by Joshua Garrett, recommending approval. Jody Pasalich asked about the gutters, if they were also going to be replaced. Joshua responded yes, some guttering is going to be replaced, but we haven't received any specifics or pictures of the replacement product. Ryan Hortsmann stated that some of the gutters were attached by roof-strap. When the shingles are removed those gutters will fall. There are four areas that will need new gutter and they will be using the same material, matching the other guttering on the house.

Commissioner Pasalich made a motion to approve HPC-25-026.
Commissioner Spohn seconded the motion. Motion Carried.

Vote: Motion Approved 5-0-0

Yes: Commissioners: Boothe, Coutts, Morgan, Spohn, and Pasalich.

No: None

Abstain: None

Item 6. Certificates of Appropriateness Applications Administratively Reviewed

- A. **HPC-25-025** – An application by Karen Erickson to replace the pedestrian projecting sign for the property located at 251 E Broadway Avenue in the Hall of Waters district.

Item 7. Staff Comments.

Chairperson Morgan asked why HPC-25-026 had not been administratively approved since the board has approved this same roofing materials in the past. Mallory Brown responded that each COA is tied to the specific building. There are differences between the historic districts, some houses are contributing and some are not, so each case is currently being considered on its own merit. Perhaps we could look at changing that.

Joshua Garrett stated that he does not yet have any cases to present to the board in December, so he is not certain if a meeting will be required. We will keep them informed.

Item 8. Commissioners Comments.

Chairperson Morgan noted that she had received the notification that the Annual Report is due by November 30, 2025, she forwarded that to staff.

Item 9. Adjourn. The meeting was adjourned at 5:15 p.m.

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

Meeting Summary prepared by Julia Goldstein, Administrative Assistant.

Excelsior Springs
Historic Preservation Commission
 2026 Meeting Schedule

| Month | Application Deadline | Historic Preservation Commission Meeting |
|--------------|-----------------------------|---|
| January | Friday, December 19, 2025 | Wednesday, January 14, 2026 |
| February | Friday, January 16, 2026 | Wednesday, February 11, 2026 |
| March | Friday, February 13, 2026 | Wednesday, March 11, 2026 |
| April | Friday, March 13, 2026 | Wednesday, April 8, 2026 |
| May | Friday, April 17, 2026 | Wednesday, May 13, 2026 |
| June | Friday, May 15, 2026 | Wednesday, June 10, 2026 |
| July | Friday, June 12, 2026 | Wednesday, July 8, 2026 |
| August | Friday, July 17, 2026 | Wednesday, August 12, 2026 |
| September | Friday, August 14, 2026 | Wednesday, September 9, 2026 |
| October | Friday, September 18, 2026 | Wednesday, October 14, 2026 |
| November | Friday, October 16, 2026 | Thursday, November 12, 2026 |
| December | Friday, November 13, 2026 | Wednesday, December 9, 2026 |
| January 2027 | Friday, December 18, 2026 | Wednesday, January 13, 2027 |

Community Development Department Planning & Zoning



February 11, 2026

To: Chairman and Commissioners
Historic Preservation Commission

Re: Staff Report for Case No. **HPC-26-001** – Certificate of Appropriateness

Proposal Summary:

An application by Daniel Gualtieri for several exterior alterations and repairs for the existing structure at 101 W Excelsior Street, which has been vacant and in disrepair for many years.

General Information:

Applicant/Owner: Daniel Gualtieri, Gualtieri Holdings, LLC
Address: 101 W Excelsior Street
Historic District: Hall of Waters
NRHP Category: Contributing

Surrounding Zoning & Land Use: North: R-2, Large lot single-family homes
East: M-2, Concrete plant
South: A, Vacant/cemetery
West: R-1, Single-family homes

Background and Site History:

The structure that currently sits at 101 W Excelsior Street is a two-story, brick house built in the late 1890s. The house was built for J.K. McLain, one of the City's wealthiest denizens at the time and owner of several hotels and boarding houses. McLain's home was designed in the Queen Anne architectural style, although some elements, such as the porch floor, have been replaced with ahistoric materials over the years. As early as 1909, the home was divided into two residential units, with separate entrances to each unit. The 1994 survey indicates that the property has been referred to as the "Platte City House," but does not explain further.

More recently, the structure on the property has been vacant and in severe disrepair. This condition has persisted for several decades. The property has been designated as

a dangerous building since 1994, which will need to be addressed by the property owner prior to occupation. Following the dangerous building hearing in the 1990s, some alterations to the structure were made. One such alteration, was painting the bricks of the home the current yellow and red color. The original bricks that lie beneath the paint are themselves yellow and red, similar to the applied paint color.

Project Description:

The proposed work on the property includes the following:

1. **Replace existing shingles.** The existing shingles will be replaced by a 30-year asphalt shingles that are very similar in color and appearance to the existing shingles. The proposed replacements will be Atlas Castlebrook Dove Grey Architectural Shingles. (HPC approval)
2. **Repair all wood rot on eaves, fascia, and gables.** Minor repairs will be made using Bondo Wood Filler, while more significant repairs will be done using pine boards as a replacement. All wood will be painted after repairs are complete. (administrative approval)
3. **Remove and replace the existing electrical meter can and risers.** The existing electrical meter will be removed from the south face of the building and replaced around the corner on the west face of the building. The new electric meter will use an Eaton 200-amp meter socket and non-metallic grey PVC conduit. (administrative approval)
4. **Remove existing windows and install energy efficient windows.** Some of the existing windows have already been replaced with energy efficient windows. The applicant seeks to replace the remaining windows, which are in severe disrepair, with energy efficient windows that match the previously installed ones. This will include removing the boards from boarded windows. The proposed windows will be white to match the existing windows and have a vinyl frame with an aluminum sash. (HPC approval)
5. **Remove and replace exterior basement entrance.** The existing wood doors to the exterior basement entrance are in severe disrepair. The applicant proposes removing the existing wooden doors and replacing it with a similar design, but using 2x4 framing and exterior grade plywood. (COA exempt)
6. **Repair existing doors on the building.** The existing doors will have the paint removed and repaired with Bondo Wood Filler, and then repainted with the proposed colors (see item 8). (HPC approval)
7. **Repaint masonry as needed.** Several minor repointing repairs are needed on the existing brick. The applicant intends to use Mastercraft Type S Mortar Mix. (COA exempt)
8. **Color match and repaint exterior.** The applicant will repaint the entire exterior of the building with colors that match, or are very similar to the existing colors. These

are Rave Red, Naples Yellow, and Pure White from Sherwin Williams.
(administrative approval)

Design Guidelines and Staff Analysis:

Roofs

7.5 Original roof forms (slope, shape, orientation, and overhanging and detailing of eaves) should be preserved.

Analysis: The proposed work will not alter the roof form. Repairs to the rotted wood among the fascia and eaves will restore these forms.

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.

Analysis: The proposed asphalt shingles are generally consistent with the color and appearance of the existing shingles. Asphalt shingles are historically appropriate for the structure.

Materials

7.21 Original building materials should be maintained and preserved.

7.22 Deteriorated building materials should be repaired to the greatest extent possible. The least destructive repair and refinishing method should be used.

7.23 Original materials should only be replaced if they are beyond repair.

7.24 Replacement materials should appear similar in character to that used historically in size, scale, profile, texture, and color.

Analysis: The building is in severe disrepair. As such, some of the materials will need significant repairs or replacement. The applicant has indicated in the scope of work that the original materials will be maintained and preserved to the greatest extent possible. Replacement materials will match the existing details.

7.25 Sandblasting, abrasive cleaning, and high-pressure washing is not permitted. The least destructive procedure for cleaning method should be used.

Analysis: The applicant indicates in the scope of work that cleaning prior to repairs or painting will be done by hand. The applicant has not indicated that abrasive cleaning methods will be used.

Masonry

7.26a Masonry (brick, stone, and terra cotta) should be maintained and preserved.

7.26b Damaged or deteriorated masonry units or features should be patched and repaired. The least destructive repair method should be used.

Analysis: The existing brick on the building is mostly intact. In some locations, the bricks have become loose and have even fallen. At some point in the 1990s or 2000s, the brick exterior was painted. The applicant intends to repaint the brick to match the existing color.

7.26f Mortar

i. Mortar joints should be maintained and in good repair to prevent water infiltration and structural issues.

ii. Repoint masonry when mortar is missing or deteriorated. Do not remove sound joints in good condition.

iii. New repointing mortar should duplicate the original in strength (hardness) and composition. There are six standard types of mortar, but it is best to have the original mortar tested before the new mortar is made.

iv. New repointing mortar should duplicate the original in color and texture.

v. Repointed joints should match the original joint's width and profile.

Analysis: Mortar is missing in several locations on the building. The scope-of-work indicates that the applicant intends to replace the missing and deteriorated mortar. With the paint layer covering the underlying brick, the color, style, and texture of the mortar is difficult to determine. The existing mortar has not been tested. The applicant has proposed Type S mortar, which is not entirely historic, but very common for a

general-purpose mortar. Ideally, the applicant would use a more historically appropriate mortar, such as type O, but type S seems sufficient.

7.26i Repainting Existing Painted Brick Buildings

i. Care should be taken not to damage the building further when repainting a historic brick building.

ii. All paint should be tested for lead, and appropriate removal, repair, or remediation action should be taken by an RRP (Renovation, Repair, and Painting)-certified contractor, per local and state guidelines.

Analysis: Given the time period the brick was painted, the paint is extremely unlikely to contain lead.

iii. Scrape off loose paint by hand. It is only necessary to scrape paint to the next solid layer. Do not use an abrasive method such as sandblasting or power washing with water pressure greater than 300 psi.

iv. Chemical paint remover may be used if applied correctly and approved for use on historic masonry material.

Analysis: The applicant did not directly indicate that the existing paint will be removed before it is repainted, however, this will be a condition of the COA. As with the paint removal elsewhere on the building, the paint must be removed by scaping or an appropriate chemical paint remover.

v. Repaint building with paint that is appropriate for masonry and is “breathable” to allow moisture to escape masonry wall system. The new paint should be compatible with the existing paint.

Analysis: The applicant has also not indicated the type of exterior paint other than the brand, Sherwin Williams, but it must also comply with the design guidelines to be “breathable.”

Wood Siding and Trim

7.27a Wood siding and trim should be maintained and preserved.

7.27b Damaged wood siding and trim should be patched or repaired with an appropriate breathable, sandable, and paintable epoxy. The least destructive repairing and refinishing method should be used.

7.27c Wood siding and trim that is beyond repair should be replaced in-kind. New materials should match the overall dimensions, thickness, profile, scale, and finish of the original.

Analysis: The applicant will be preserving the existing wood on the building to the greatest extent possible. When possible, damaged wood will be repaired with Bondo Wood Filler. When it must be replaced, the applicant will use pine boards to match the original features. The wood will be painted white to match its existing appearance.

7.27d. All paint should be tested for lead, and appropriate removal, repair, or remediation action should be taken by an RRP (Renovation, Repair, and Painting)-certified contractor, per local and state guidelines.

Analysis: The applicant has not indicated the paint has been tested for lead. While the most recent coat of paint is modern, lead-free paint, it is possible that lead paint may lie underneath.

7.27e. Paint stripping should be done by the gentlest means possible. Do not use an abrasive method such as sandblasting or power washing.

Analysis: The applicant has indicated that all stripping of paint on the wood surfaces will be done by scraping, rather than a more abrasive method.

Paint Colors

7.35 The color scheme for a building should be historically appropriate and sensitive to the architectural style and age of the building.

Analysis: Although the paint somewhat matches the underlying brick colors, the painted brick color scheme is ahistoric and primarily inappropriate for the age and style of the building. Ideally the paint would be removed and the original brick restored.

7.36 A building's color scheme should be coordinated for all of the building elements.

Analysis: The colors of the building are coordinated, however the bright yellow and red are high-contrast and "clash" with each other.

7.37 The color scheme should be sensitive and harmonize with the buildings immediately adjacent to the property and the overall architectural styles in the district. All buildings do not need to look the same, but a building's paint colors should be sensitive to the building's neighbors.

Analysis: The existing color scheme of the building does not harmonize with the surrounding structures. The other brick homes on the block are unpainted. The painted brick nearby on Broadway is much more muted than the color scheme here. Again, ideally the paint would be removed and the existing brick would be restored. Alternatively, other color schemes may be considered. The applicant had originally brought forward paint colors that were a color scheme similar to the green houses in the Villas, further east along Excelsior Street. If the brick must be painted, perhaps this is a preferable color scheme to the existing yellow and red one.

Doors and Entries

7.38 Original doors, frames, sidelights, and transoms should be maintained and preserved.

7.39 Whenever possible, repair a historic door, frame, sidelight, and transom rather than replace it.

Analysis: The applicant has indicated that he will be repairing the existing doors and not replacing them. However, the existing doors in the rear of the property are significantly damaged. Replacement maybe unavoidable. As such, any replacement doors should replicate the existing doors as much as possible.

7.44 Raw, unprotected wood doors, frames, and trim are not permitted. Wood doors should be protected with exterior -grade paint, stain, or varnish.

Analysis: The basement entry will be replaced and the new door and frame will be painted white. This should be sufficient.

Windows

7.49 Original windows should be maintained and preserved.

7.50 Whenever possible, repair a historic window rather than replace it.

Analysis: Many of the windows are in severe disrepair and replacement is warranted; most of the windows are beyond repair.

7.51 Do not replace an original window unless it is deteriorated beyond repair. Replacement to increase energy efficiency should be avoided.

Analysis: The applicant has indicated that he would like to install new energy efficient windows. While this is not the most desirable outcome, the windows are not being replaced solely for the purposes of energy efficiency, but rather because they must be replaced, the applicant is electing to install energy efficient windows as an alternative to a more historic option.

Mechanical Equipment and Service Utilities

10.6 Locate mechanical equipment and service utilities on non-primary facades. The equipment should not be visible from the street.

10.7 Screen mechanical equipment and service utilizes from public right-of-way with such materials as lattice panels or plantings. Screening should be appropriate from building type and period of construction.

Analysis: The existing electric meter on the south face of the building is visible from the street right-of-way. The applicant will be moving the location of the electric meter to the western face of the building, which is not visible from the street and is largely screened from view by the fence on the adjacent property. This improves upon the existing conditions to meet the criteria of the design guidelines.

Actions by Staff and the HPC

Staff has reviewed the application and the proposed scope of work. Several of the proposed items may be approved by staff.

1. Repair all wood rot on eaves, fascia, and gables – **Staff approves.**
2. Remove and replace the existing electrical meter can and risers – **Staff approves.**
3. Color match and repaint exterior – **Staff feels that the proposed paint colors are acceptable, however staff would like to bring the matter to the HPC for further discussion.**

Additional alterations proposed by the applicant require approval from the Historic Preservation Commission. The Commission must make a decision on the following:

1. Replace existing shingles.
2. Remove existing windows and install energy efficient windows.
3. Repair existing doors on the building.

Staff Recommendation:

The application generally meets the review standards and adheres the intent of the design guidelines; therefore, staff recommends **approval** of HPC-26-001 with the following conditions:

1. Energy efficient windows may be installed, so long as they closely emulate historic windows appropriate for the building.
2. All exterior doors be repaired if possible. If an existing door can not be repaired, it should be replaced with a historically appropriate door that matches the color and design of the existing doors.
3. Steps must be installed such that the doors on the south and east face of the building are safe to enter and exit the building. Additionally, the door on the east face that opens upon the walkout basement entry is unsafe. This door must be sealed and made inoperable. Ideally, the door would be removed and replaced to match the exterior brick wall.

Respectfully submitted,



Joshua Garrett, MPA

Planner

City of Excelsior Springs

Attachments:

- Exhibit A – Vicinity Map
- Exhibit B – COA Application
- Exhibit C – Scope of Work
- Exhibit D – 1990s Pictures of Building
- Exhibit E – 2026 Pictures of Building
- Exhibit F – Historic Property Survey
- Exhibit G – Alternative Paint Colors

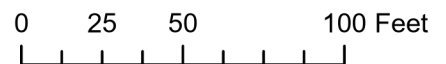
Historic Preservation Commission - Area Map

101 W Excelsior Street

Case: HPC-26-001



Subject Property





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

FOR OFFICE USE ONLY
Fee: \$25.00 Paid
Date Received: 01/24/2026

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. HPC-26-001
Administrative [] HPC [x]
(for office use only)

Date: 1/13/26 Property Address: 101 W. Excelsior St., Excelsior Springs
Applicant: Daniel Gualtieri Telephone No.:
Applicant's Mailing Address:
Email:
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 [x] 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:

[x] Contributing [] Non-contributing [] Commercial [] Residential

Type of work proposed (Check applicable categories)

[x] 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

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 and 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.

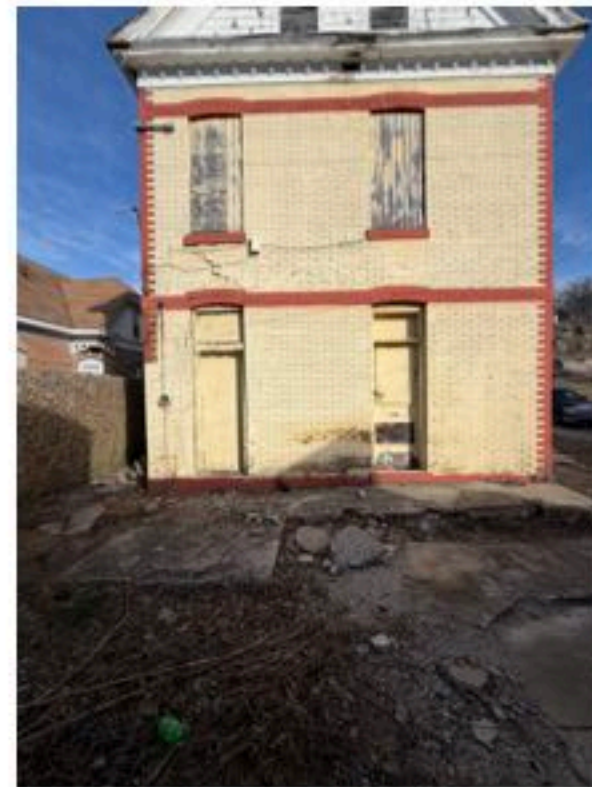
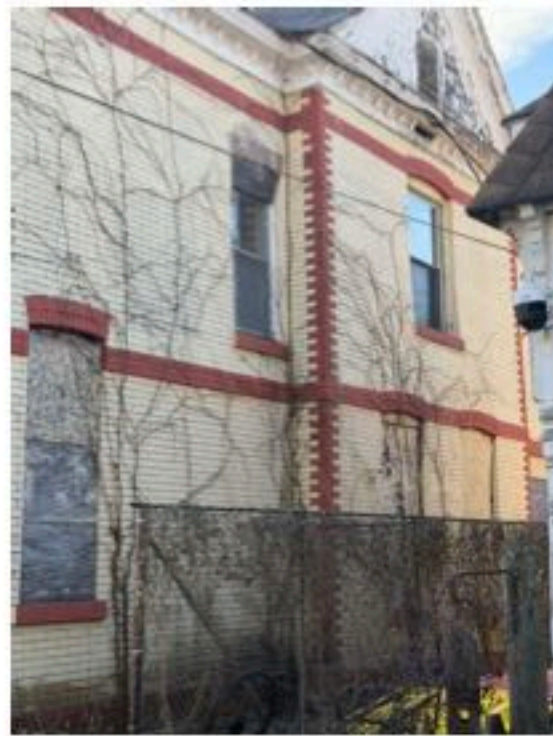
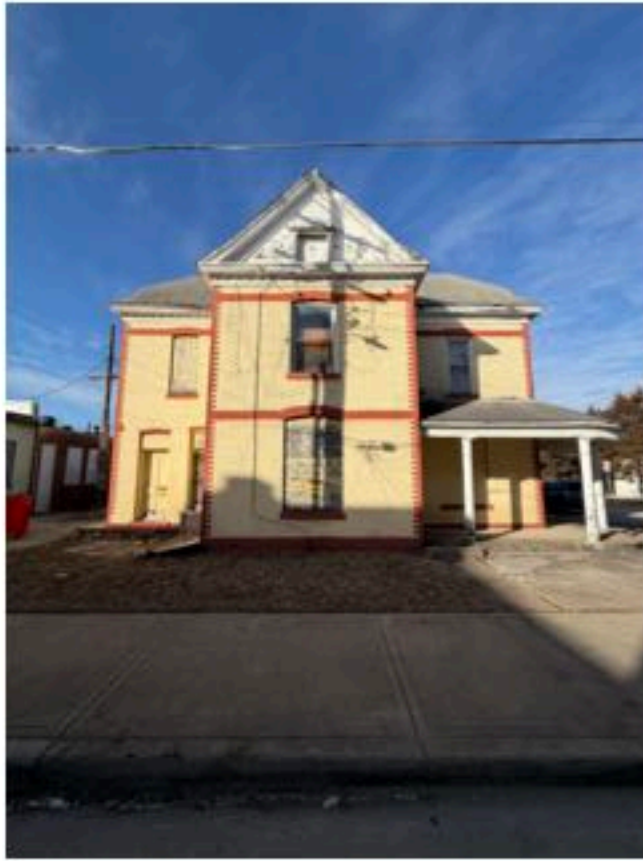
DEMOLITION: Photographs (exterior and interior) of buildings to be demolished (include photos of all elevations and at least one streetscape photo). Written description of structure's condition. Detailed structural analysis performed by a qualified individual. Estimated list of repairs and costs.

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.

REGRAVING/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.

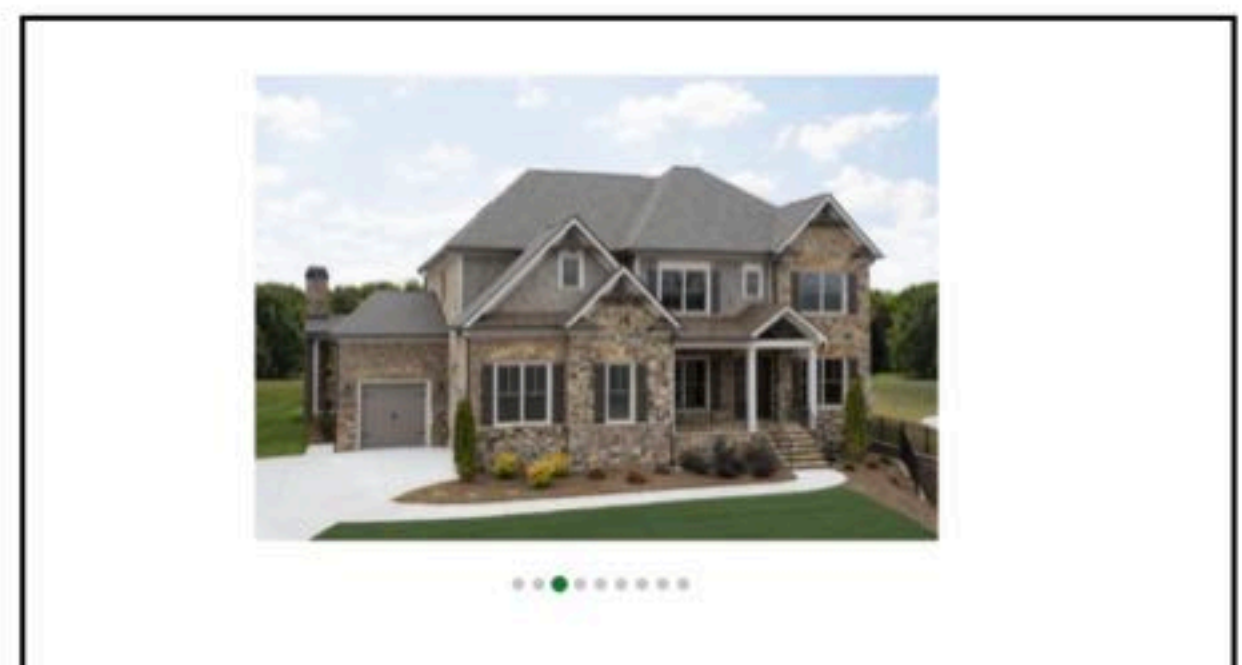
Project description: repair the exterior to its original form, minor work will take place on the exterior. This will include things such as scraping old paint/repair any wood damage/caulk and seal as needed. Replace shingles with like for like material. Match exterior paint color and repaint. Paint all exterior doors. Remove and replace all loose Mortar in joints of brick



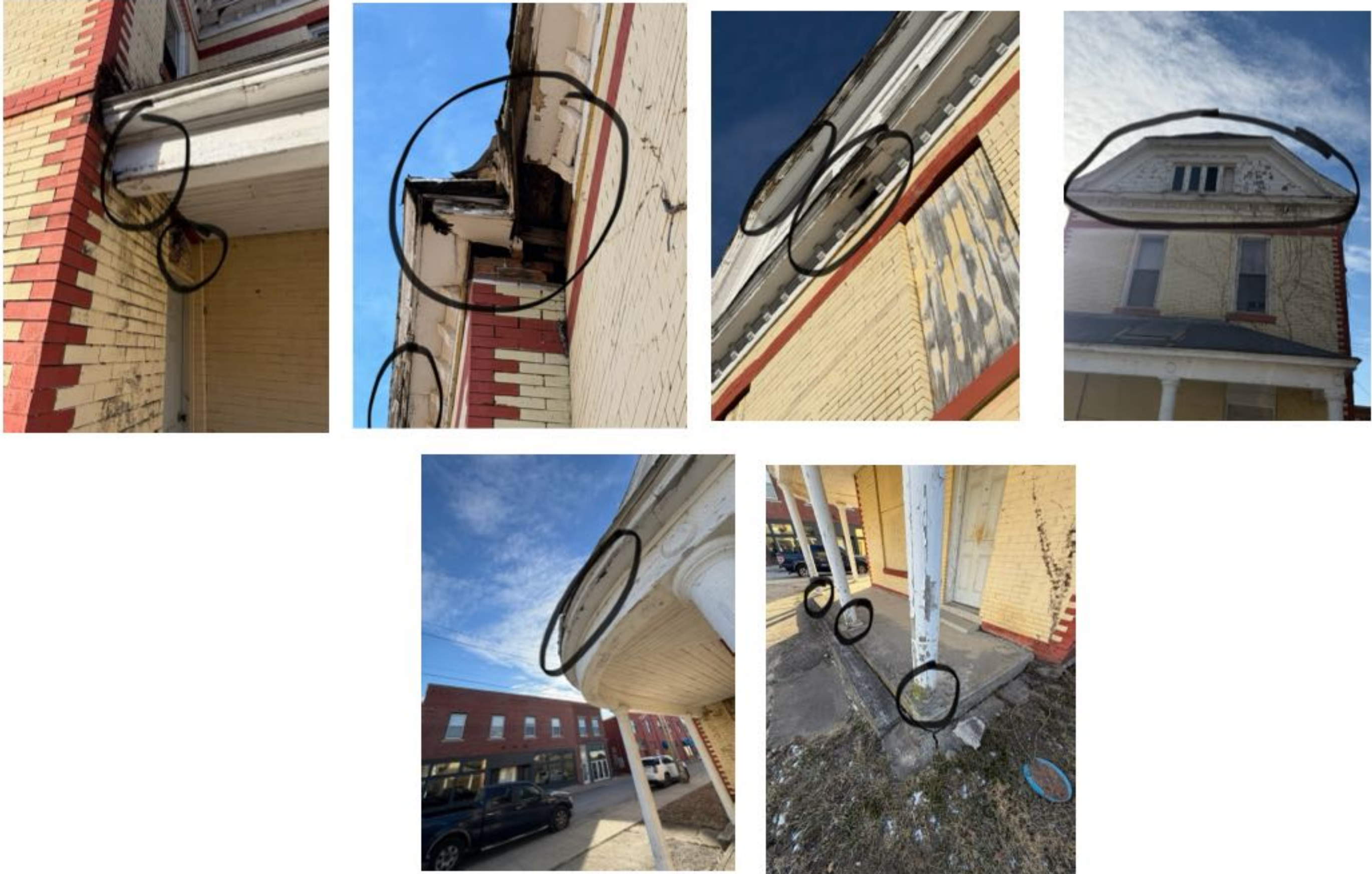
Replace shingles with a 30 yrs asphalt shingle with a color that best represents what's there now



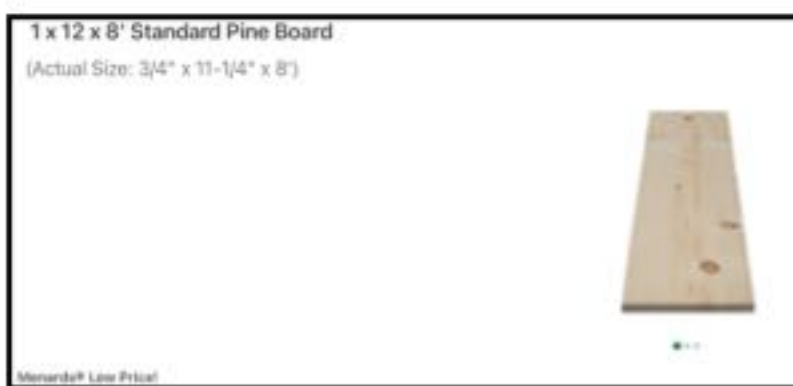
Here is the color that best matches, what is currently present. attached is a picture of what it will look like once installed.



Scrap all lose paint from exterior wood work, add (Bondo wood Filler) where needed. repair wood eaves and fascia with 1x12 pine boards,caulk and seal all cracks and seams... where wood work meets any brick re-fasten any loose woodwork around the property with screws



Here are the details and photos of material to be used



Features

- Kiln dried for stability
- Surfaced on 4 sides (S4S)
- Species may vary between pine, spruce, and fir
- #3 grade where larger knots and other characteristics are not a concern
- Actual size: dimensions at time of manufacture; product dimensions will vary depending on moisture content

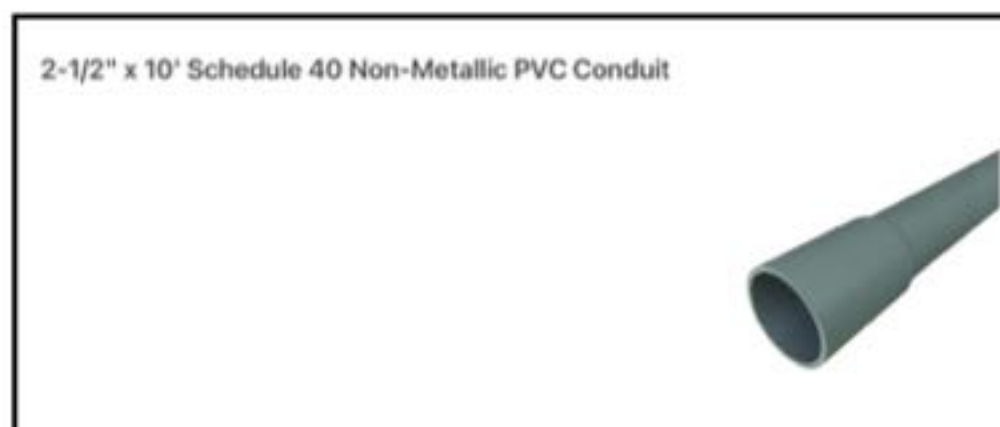
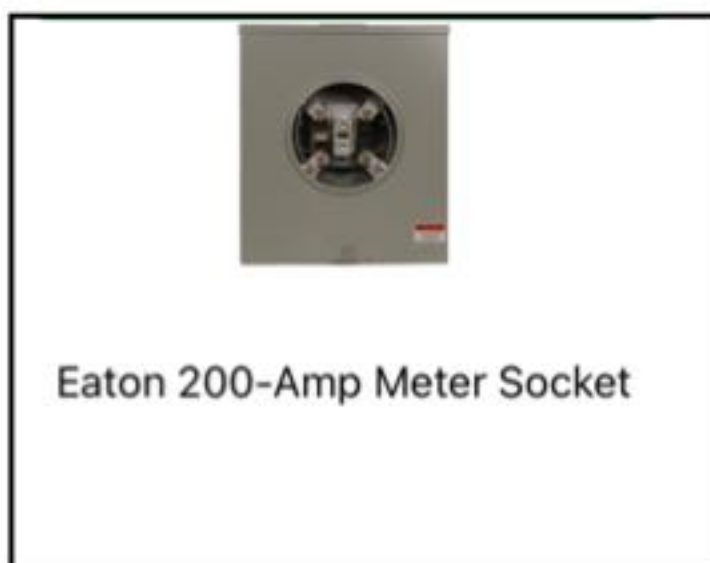
Remove all overgrowth vegetation this includes vines that are growing up the side of the house. Remove all internet cables this also includes removing the old electrical meter cans/risers



Install new meter can/riser on the south west corner of house



Here are details and photos of material to be use(photo to the right is a representation of what the meter can and riser will look like once installed)



Remove and replace old windows and install new energy efficient windows to match all of the existing energy efficient windows



Here are the details and photos of the material that will be used



- Features**
- Thermopane, low-E clear glass with argon gas
 - Premium steel-reinforced vinyl frame for added strength
 - Aluminum-reinforced sash with metal lock for added durability
 - Keeps home warmer in the winter and cooler in the summer
 - Built without a nailing flange to allow installation using your original window frame
 - Maintenance-free vinyl frame
 - Color-matched, cam-style metal lock
 - Removable fiberglass mesh full screen included
 - Top and Bottom sashes tilt in for easy cleaning

Remove all boards from windows. And make sure all existing windows are working



Remove existing walk out basement wooded entrance and replace with new 2 x 4 framing with exterior grade plywood...down below will be photos of what will be removed and a visual of what it will look like when it's done



Here are details and photos of materials to be used



Tapcon® 1/4" x 3-1/4" Hex Drive Hex Washer Head Concrete / Masonry Screw - 75 Count



Repair exterior doors on the side and the rear of the property. Scrape old paint repair areas with Bondo wood filler then paint.



Here are details and photos of material to be used



Remove and install new mortar mix where bricks are loose.



Here are details and photos of material to be used



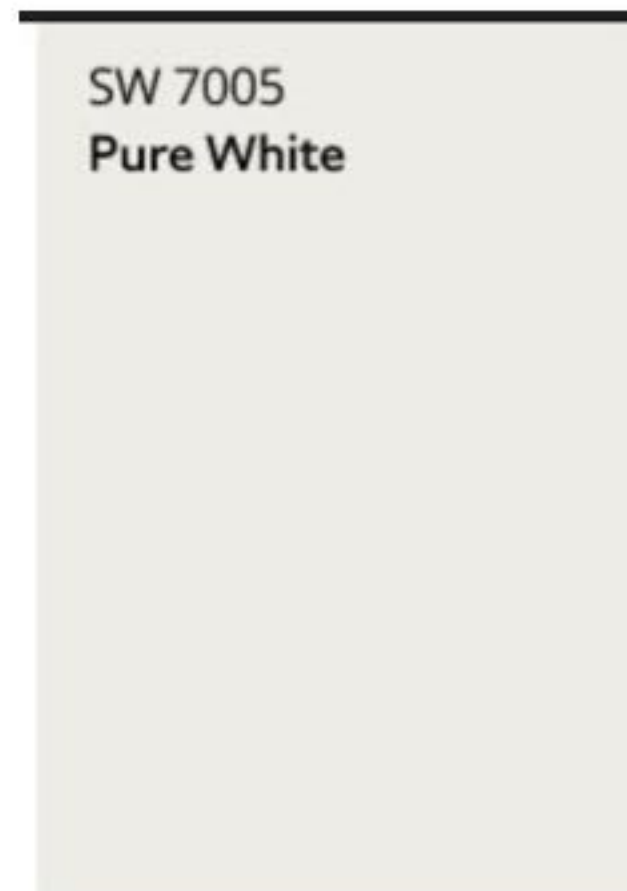
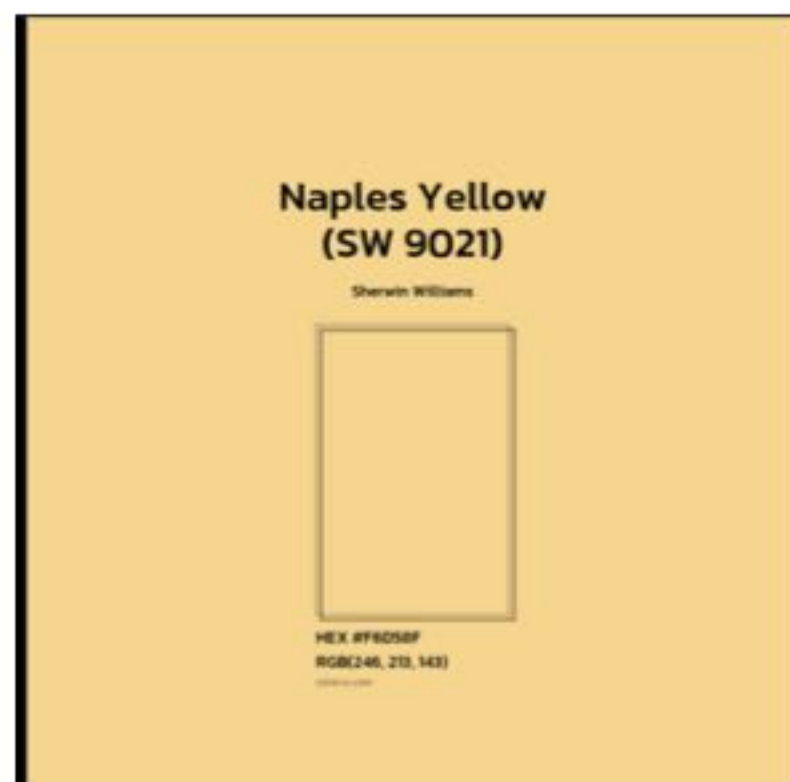
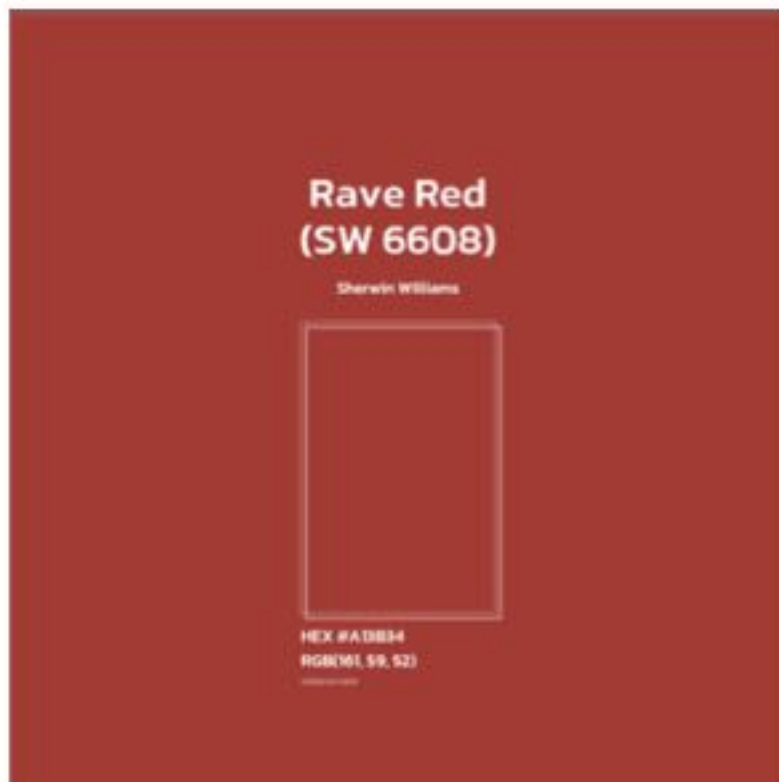
Features

- Just add water and mix
- Achieves 1800 PSI (12.4 MPa)
- Offers high compressive and tensile bond strength
- High performance against soil pressure, wind, or other seismic conditions
- Keeps water and wind from penetrating between units
- Made in the USA

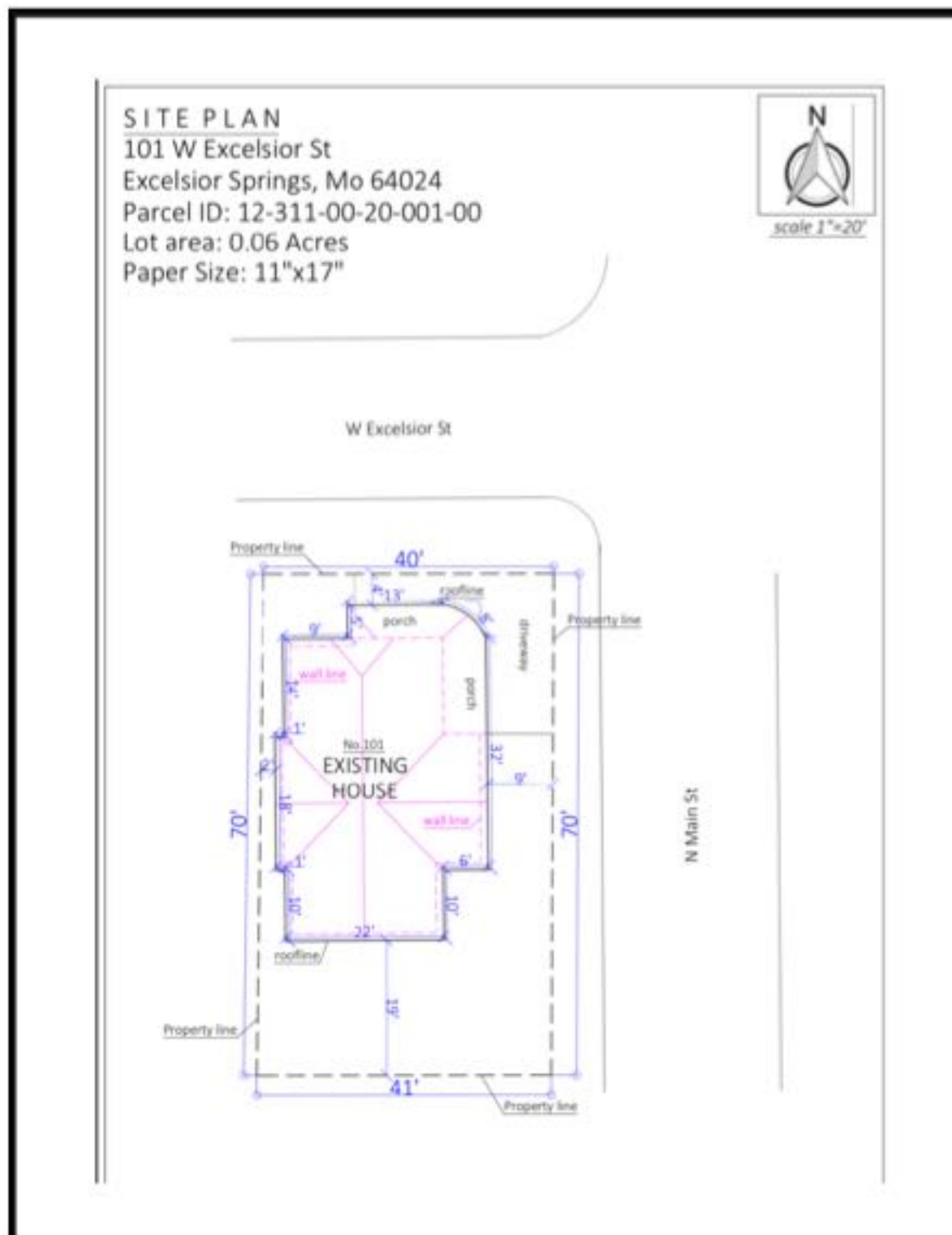
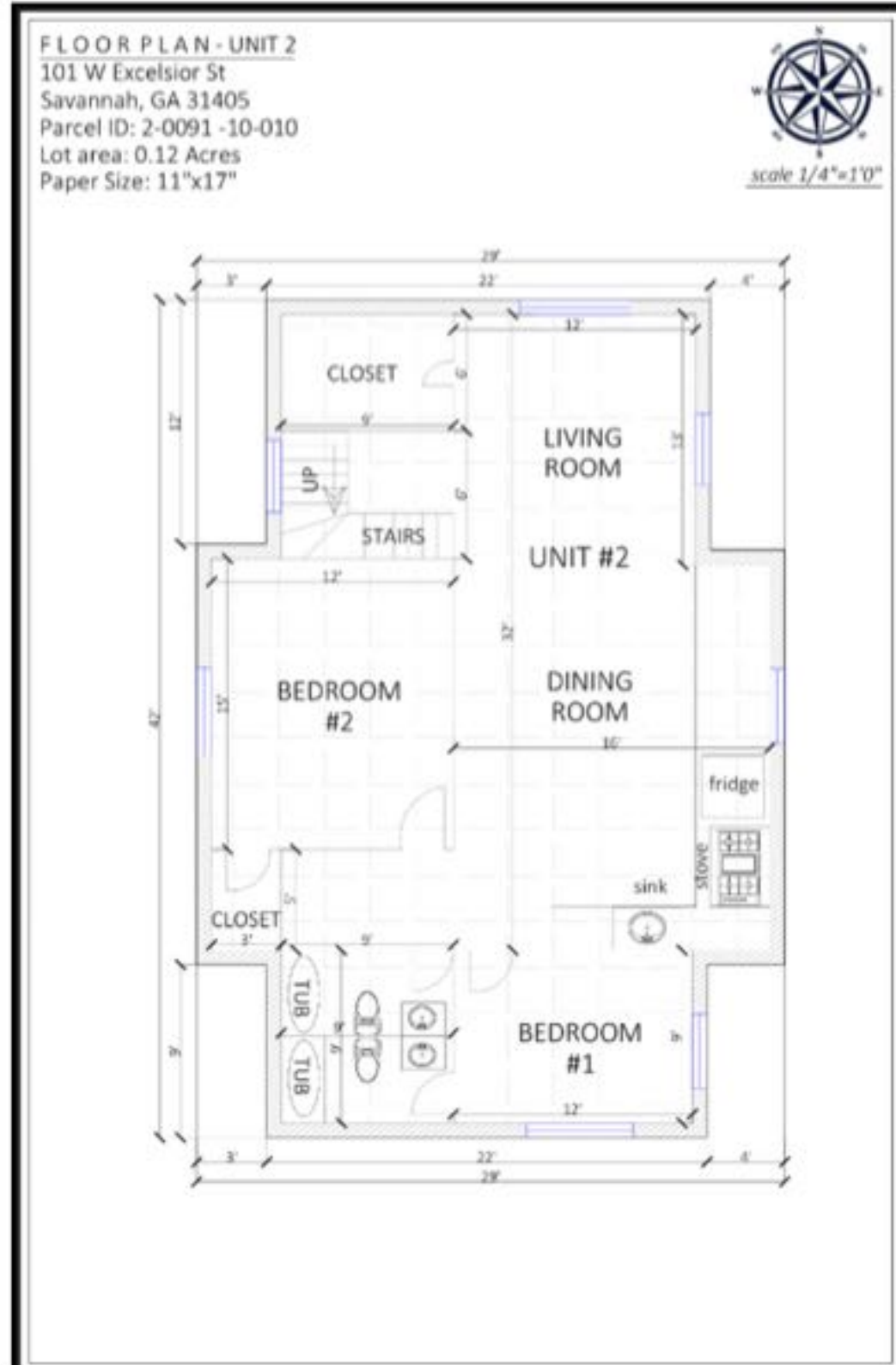
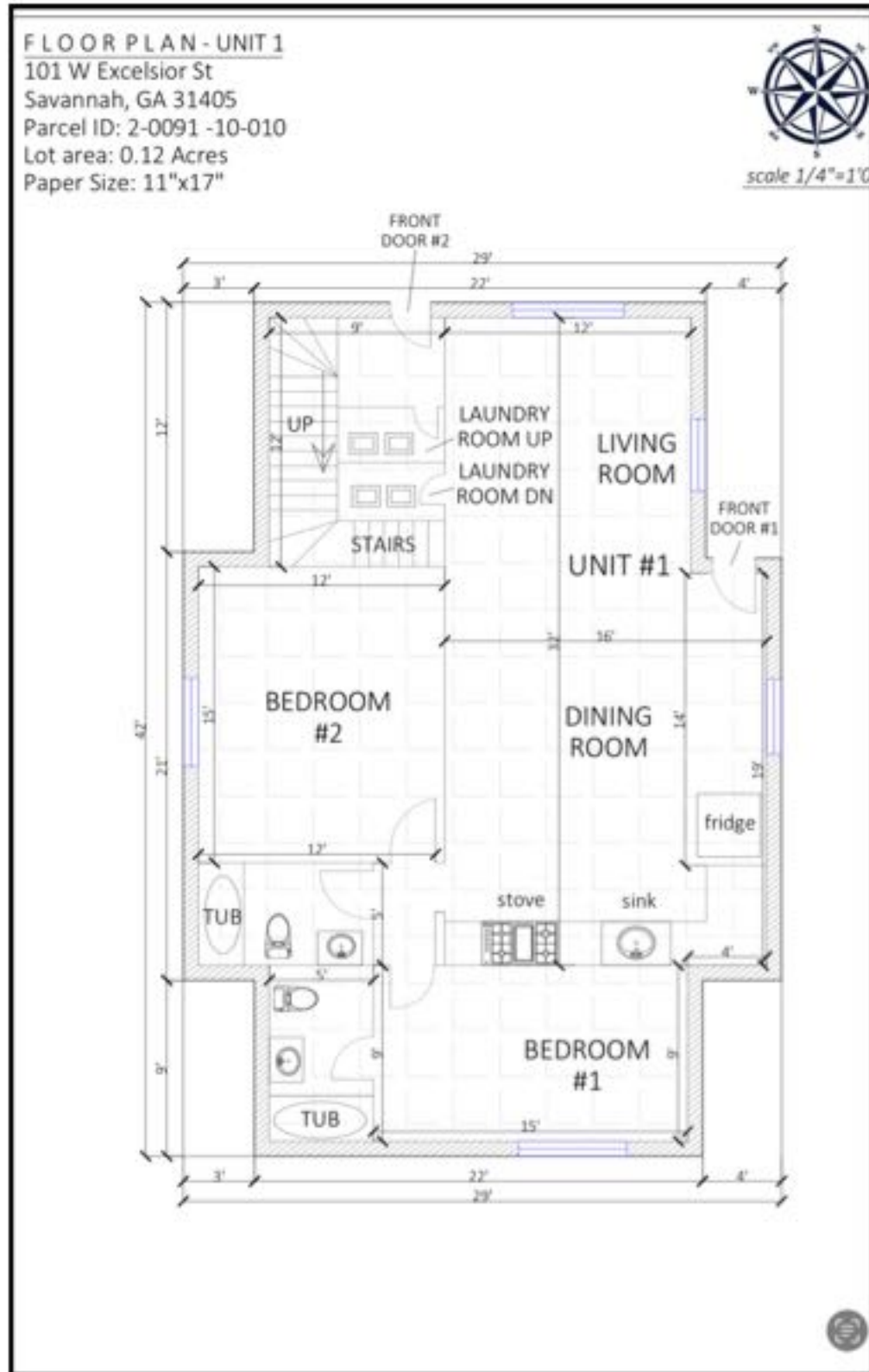
Color match and repaint exterior. the exterior paint will consist of three colors Red for the accents/yellow for the body/white for all mill works, this includes eaves, fascia, columns, walk out basement doors, front and back doors/trim around the windows. Down below our photos detailing with arrows of locations that will be painted



Upon review and consulting with the professionals at Sherman Williams, these are the colors they propose as a color match.



Here you will find a rough layout of what the interior of the home will look like the property will consist of two units (duplex) both being two bedroom, two bath, one unit upstairs and one unit downstairs along with these pictures you will find a site plan



Dangerous Building Case Pictures
June 1991



Dangerous Building Case Pictures
June 1991





1-17-95
101 W. Excelsior
Radley



101 W. Excelsior
2/13/95



Dangerous Building Case Pictures
Early 1995

Dangerous Building
Case Pictures
Early 1995



Dangerous Building
Case Pictures
Early 1995



Dangerous Building Case Pictures
June 1991





1-17-95
101 W. Excelsior
Radley



101 W. Excelsior
2/13/95



Dangerous Building Case Pictures
Early 1995







AAA
REPAIR SERVICE
CALL 850-3180

NO PARKING
ANY TIME

STOP



AAA
DISPOSAL SERVICE
816 658-3180



A three-story yellow brick building with red brick accents. The second and third floors have boarded-up windows. The ground floor has two doors, one of which is boarded up. The building shows signs of disrepair and is situated in a snowy area.

AAA
DISPOSAL SERVICE
816 650-3180

AAA
DISPOSAL SERVICE
816 650-3180

A two-story red brick building with several windows. It appears to be a modern or well-maintained structure, possibly a commercial building or apartment complex, located on the street to the right of the yellow brick building.

A tall, dense fence made of dried, brown brush or straw, partially covered in snow. It runs along the left side of the yellow brick building.

STOP





SW
7680

3795X
3794X

WARNING



WARNING!
NO TRESPASSING
CRIMINAL TRESPASS



AAA
DISPOSAL SERVICE
816 650-3180

WARNING!
NO TRESPASSING
CRIMINAL TRESPASS



EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 30

| | |
|--|--|
| <p>1. Property name, present</p> <p>Property name, historic <u>Platte City House; - name -</u> McLain residence; Reynolds residence</p> <p>2. Address/location 101-103 W. Excelsior Excelsior Springs, MO 64024</p> <p>4. Owner's name and address Mildred Kerchanval 2623 Agnes Excelsior Springs, MO 64024</p> <p>5. Building <input checked="" type="checkbox"/> Structure Site <input type="checkbox"/> Object</p> <p>6. Use, present <u>Residence</u></p> <p>Use, original <u>Boarding house</u> <u>OLD</u></p> | <p>7. Location Map</p> |
| <p>8. Date of construction (or estimate) <u>ca. 1897</u></p> <p>9. Changes <u>done</u> 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 Elements <input checked="" type="checkbox"/> <u>Queen Anne</u> <u>45</u> Vernacular</p> <p>13. Plan Shape <u>Irregular</u> <u>12</u></p> | <p>14. Number of stories <u>2</u></p> <p>15. Roof type and material <u>Complex/composition shingle</u> <u>CM</u> <u>63</u></p> <p>16. Type of construction <u>Brick</u> <u>1 B</u></p> <p>17. Exterior material(s) <u>Brick</u> <u>30</u> <u>Other</u> <u>30 20 40</u></p> <p>18. Foundation material(s) <u>01</u></p> <p>19. Porch(es) <u>Wrap-around, one-story</u> <u>LJA</u></p> |

20. Additional physical description This two-story residence features clipped, bellcast gable, with pedimented boxed cornice, on the front (north) elevation, and a lower, cross bellcast gable (also with boxed, pedimented cornice) for the projecting bays on east and west elevations. A wood cornice band underneath the overhanging eaves has dentils, and there is a brick interior chimney on the main ridge line of the roof. In the gable ends, the attic windows have a projecting entablature above, and engaged, spindle pilasters for surrounds. The yellow brick building has contrasting bands of red brick - one belt course encircles the entire building at the lintels of the first- and second-story windows. Contrasting bricks are also used on the corners of the building, giving an appearance of "quoins". The one-story, hipped-roof porch wraps around to the east elevation, and is supported by simple round columns. The porch floor has been replaced by concrete. There are two entries on the north - one on the main portion of the front elevation, and another in the "L" formed by the east projecting bay. There is also an entrance on the east elevation, facing N. Main Street. The windows on the first story, front elevation are large, but are currently boarded over. The second story windows are tall, narrow, one-over-one. They have simple stone lugsills and arched radiating brick voussoirs.

21. Description of environment and outbuildings The house sits on the southwest corner of N. Main and W. Excelsior Streets. The concrete sidewalk has been widened to provide off-street parking in the small front yard, and there is parking off the alley to the rear (south) as well. The building is close both the street, and the adjoining house to the west.

22. History and significance This house was built for J.K. McLain, sometime between 1894 and 1900. At the time of his death in 1919, the Excelsior Springs Standard referred to him as one of the city's wealthiest citizens. He came to Excelsior Springs in 1895, and became an extensive property holder. Although some sources show a photo of this house identified as the J.K. McLain residence, the directories show that he and his wife were living at "The Navajo" at 334 E. Excelsior at the time of his death. In the 1908 city directory, Mr. McLain is shown as the proprietor of the Navajo, and in a 1909 map, 101-103 W. Excelsior is referred to as the "Platte City House". In 1917, G.R. & Wes Reynolds, along with George Kern, were residing here; in 1922, just G.R. Reynolds is listed. Historic photographs of the house reveal that there have been very few alterations; there were square porch posts and balusters, as well as a rear porch.

23. Sources of information City directories; Sanborn Maps. Excelsior Springs Standard/ 20 February 1919; "Buildings" file at Excelsior Springs Museum.

24. Prepared by
Deon Wolfenbarger
Three Gables Preservation

25. Date of survey January, 1993

26. On National Register

27. Neg





ONE WAY



SW 9164
Illusive Green

SW 6187
Rosemary

SW 7746
Rushing River

SW 6188
Shade-Grown

SW 7743
Mountain Road



SHERWIN-WILLIAMS.

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

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Craftsman Bungalow Paint Palette

San Diego, CA
Built 1915



Colonial Revival Green Stone



Roycroft Bronze Green



Roycroft Copper Red



Rookwood Brown



True Colours

Historical Paint Colours for Western Canada



VANCOUVER
HERITAGE
FOUNDATION

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