

## 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, March 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, March 11, 2026  
**Main Floor Conference room**

- 
1. CALL TO ORDER
  2. ROLL CALL
  3. APPROVAL OF MEETING SUMMARY
    - A. Approval of Meeting Summary for February 11, 2026
  4. COMMENTS OF VISITORS
  5. ADMINISTRATIVELY APPROVED CERTIFICATES OF APPROPRIATENESS
  6. CERTIFICATES OF APPROPRIATENESS APPLICATIONS FOR COMMISSION
    - A. HPC-26-003 An application by Shawna Stombaugh for exterior alterations at 114 E. Broadway Avenue in the Hall of Waters District.
    - B. HPC-26-004 An Application by Elvis Rivera for exterior alterations at 244 E. Broadway Avenue, suite B in the Hall of Waters District.
    - C. HPC-26-005 An application by Elvis Rivera for new signage at 244 E. Broadway Ave. in the Hall of Waters District.
    - D. HPC-26-006 An application by Mark Green for approval of exterior door alterations at 115 W. Excelsior 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: March 6, 2026 11:00AM**

## HISTORIC PRESERVATION COMMISSION Meeting Summary

February 11, 2026

### **Item 1. Call to Order**

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

### **Item 2. Roll Call**

PRESENT: Susan Blaser, Charles Boothe, Darryl Coutts, Rick DeFlon, Jody Pasalich, Anna Sue Spohn.

ABSENT: Sonya Morgan

PUBLIC PRESENT: Mark Green, Daniel Gualtieri

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

### **Item 3. Approval of meeting Summary from November 12, 2025.**

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

Vote: Motion Approved 6-0-0

Yes: Commissioners: Blaser, Boothe, Coutts, Deflon, Spohn, and Pasalich.

No: None

Abstain: None

### **Item 4. Chairperson Blaser asked if any visitors would like to speak.**

Mark Green asked to have the commission review the doors at 115 Excelsior Street, to see if they meet approval. Joshua Garrett informed Mr. Green that this would go on the schedule for review in March.

### **Item 5. Historic Preservation Commission Schedule 2026**

The November meeting is scheduled for Thursday, November 12<sup>th</sup> due to Veteran's Day on Wednesday.

Commissioner Boothe made a motion to approve the meeting schedule.  
Commissioner Deflon seconded the motion. Motion Carried.

Vote: Motion Approved 6-0-0

Yes: Commissioners: Blaser, Boothe, Coutts, Deflon, Spohn, and Pasalich.

No: None

Abstain: None

**Item 6. Certificates of Appropriateness**

- A. **HPC-26-001** – An application by Daniel Gualtieri for Exterior Altercations at 101 W. Excelsior Street in the Hall of Waters district.

Staff report was given by Joshua Garrett, recommending approval. This is a contributing property in the district.

1. Replace shingles with Dove Gray, 30-year asphalt shingles, a color similar to current roof.
2. Repair wood eaves and fascia with 1X12 pine boards. Scrape loose paint, add wood filler where needed, seal all cracks and seams. Secure any loose woodwork around the exterior of the property.
3. Remove all overgrown vegetation, including the vines going up the building. Remove the old electric meter cans/risers and internet cables. Install new meter can on southwest corner of the house.
4. Replace old windows with new energy efficient windows to match those already replaced. Remove the wood from those that are boarded up and confirm all windows are indeed functional.
5. Remove existing basement wooden entrance and replace with exterior grade 2X4s and plywood.
6. Repair exterior doors on the side and rear of property; remove paint, repair with wood filler and paint.
7. Remove and install new mortar mix where bricks are loose.
8. Color match and repaint the exterior of the structure.

Commissioner Coutts made a motion to approve HPC-26-001 with staff’s recommended conditions. Commissioner Pasalich seconded the motion. Motion Carried.

Vote: Motion Approved 6-0-0

Yes: Commissioners: Blaser, Boothe, Coutts, Deflon, Spohn, and Pasalich.

No: None

Abstain: None

**Item 7. Staff Comments.**

Joshua Garrett stated that we have not had many administrative applications: Warbird Whiskey sign, HPC-25-022, 251 E Broadway, was approved and has been installed. Two applications will come before the board next month; Knit Ewe Together, 114 E Broadway, has an application to install a new awning, and Mark Green will be on the agenda for 115 Excelsior Street.

Mallory Brown mentioned that the city has received a grant for an Isley Neighborhood Preservation Plan and has just started working with a consultant. The consultant will work with The Isley Neighborhood League (which covers an area of approximately 2 X 3 city blocks), they will focus on community engagement and will work in conjunction with HPC to maintain the historic character when possible.

**Item 8. Commissioners Comments.**

No additional comments.

**Item 9.** Adjourn. The meeting was adjourned at 6:07 p.m.

**The next meeting of the Commission is currently scheduled March 11, 2026, 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 paid  
 Date Received: 2-16-26

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. HPC-26-003  
 Administrative  HPC   
 (for office use only)

Date: 2/16/26 Property Address: 114 E. Broadway Ave.  
 Applicant: Shawna Stombaugh Telephone No.: \_\_\_\_\_  
 Applicant's Mailing Address: 114 E Broadway Ave ES  
 Email: \_\_\_\_\_  
 Owner (if different from Applicant): DAVE FULLER

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

Check all that apply:

Contributing  Non-contributing  Commercial  Residential

Type of work proposed (Check applicable categories)

EXTERIOR ALTERATION  NEW CONSTRUCTION  
 SIGNAGE  DEMOLITION  
 BUILDING RELOCATION  REGRADING/FILL

Applicant Signature

Reviewed, Planning & Zoning

Approved, HPC Chairman

Disapproved, HPC Chairman

Approved Building Official

Disapproved Building Official



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

Manufacture & install (1) storefront  
fabric awning,  
Acrylic Sunbrella Fabric  
Aluminum-welded frame / mill finish  
silver color  
work to be completed by  
McTent & Awning Co.  
Kansas City, MO

# Community Development Department Planning & Zoning



March 11, 2026

**To:** Chairman and Commissioners  
Historic Preservation Commission

**Re:** Staff Report for Case No. **HPC-26-003** – Certificate of Appropriateness

## Proposal Summary:

An application by Shawna Stombaugh for the erection of an awning above the storefront at 114 E Broadway Avenue, which is currently occupied by her business, Knit Ewe Together.

## General Information:

Applicant: Shawna Stombaugh  
Property Owner: David Fuller  
Address: 114 E Broadway Avenue  
Historic District: Hall of Waters  
NRHP Category: Contributing

Surrounding Zoning & Land Use: North: R-1A, Single-Family Homes  
East: C-2, Retail Shops  
South: C-2/Park, Retail Shops/Coffee Shop/City Hall  
West: C-2, Retail Shops

## Background and Site History:

Built in 1911, the patterned brick building at 114 E Broadway Avenue has a long history in Downtown Excelsior Springs. The current appearance of the building has remained relatively unchanged since the historic period of significance for the Hall of Waters district. The building has two stories, with the lower, street level being used for retail shops, while the upper level has apartments and offices. The top of the building has a stone sign that reads “Rowell.”

The Rowell building, as it has been called, was the final brick structure to be built on this block of Broadway, between 1909 and 1913. It has replaced a building that had once been a bath house. Both levels of the building have housed several businesses

since it's construction, such as bathhouses, law offices, a photography studio massage parlor, and a dentist's office, among others.

The building was named after Samuel Rowell, a prominent figure in the early history of Excelsior Springs. For many years, Mr. Rowell was a school teacher in the area. Later he became a pharmacist and opened Rowell Drugstore at the corner of Broadway and Main Street. He also went on to get a law degree and started practicing law in Excelsior Springs, using this building at 114 E Broadway as his offices. Mr. Rowell went on to serve the city throughout his life as Mayor, City Collector, and Police Judge.

### **Project Description:**

The applicant proposes the installation of a new fabric awning for the storefront of the building. The awning material itself will be "Acrylic Sunbrella Fabric" in a grey and white vertical stripe pattern. The frame is welded aluminum in a natural "silvery" finish. The awning will be installed by KC Tent and Awning Co.

### **Design Guidelines and Staff Analysis:**

#### ***Awnings***

**7.68** New awnings should be appropriate to the scale of the building.

**Analysis:** The awning, as proposed by the attached image, is appropriately scaled to the building and similar in size and scale to other awnings found on this same portion of Broadway.

**7.69** The shape of a new awning should be compatible with the historic building and historic district.

**Analysis:** While the building has never had an awning in it's historic past, the style and design of the proposed awning is in line with the historic character of the building and the Hall of Waters District. Similar awnings were present along Broadway during the district's period of significance.

**7.70** New awnings should be installed, so character defining elements are not damaged or covered and should be installed to be reversible and to not create damage to the building façade or materials in any way.

**Analysis:** The applicant has not provided any detail regarding the awning's method of attachment. However, it is reasonable to assume this method will be similar to other awnings installed on this block that have not damaged the façade of the historic

building. However, this will be a condition of approval and will need to be addressed with the subsequent building permit application.

**7.71** Treated canvas, cloth, or soft vinyl are recommended materials for awnings.

**Analysis:** The applicant proposes a fabric material called “Acrylic Sunbrella Fabric”, which to the best of my understanding is a cloth-like material that, that is suitable for our climate and region and is fade resistant. The appearance of the material is nearly indistinguishable from cloth. While not specifically approved by the Design Guidelines, and while not being a historic material, the proposed fabric material maintains the historic feel and character of awnings from the period of significance.

**7.73** New awnings should not be used as a billboard. Signage integral to an awning should be limited to the skirt of the awning.

**Analysis:** The proposed awning does not include any advertising or signage element.

**Staff Recommendation:**

The application generally meets the review standards and adheres the intent of the design guidelines; therefore, staff recommends **approval** of HPC-26-003 with the following conditions:

1. A detailed description of the awning’s method of attachment be included when either the applicant or KC Tent and Awning Co. submit a building permit to install the proposed awning. This is to ensure that the façade of the historic building will not be damaged or irreparably altered. 54

Respectfully submitted,



**Joshua Garrett, MPA**

Planner

City of Excelsior Springs

**Attachments:**

Exhibit A – Vicinity Map

Exhibit B – COA Application

Exhibit E – 2026 Pictures of Building

Exhibit F – Historic Property Survey

CE 15209-01

# EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 71

<p>1. Property name, present <b>Rowell Building;</b> <b>Larry C. Huey, DDS</b></p> <p>Property name, historic <b>Rowell Building;</b> <i>- name</i> <b>Powell's Baths; Strathman's Studios</b></p> <p>2. Address/location <b>114 E. Broadway</b> <b>Excelsior Springs, MO 64024</b></p> <p>4. Owner's name and address <b>David &amp; Audrey Lodwick</b> <b>120 E. Broadway</b> <b>Excelsior Springs, MO 64024</b></p> <p>5. Building <input checked="" type="checkbox"/> Structure Site Object</p> <p>6. Use, present <b>Commercial</b></p> <p>Use, original <b>Commercial</b> <i>OSF</i></p>	<p>7. Location Map</p>
<p>8. Date of construction (or estimate) <b>ca. 1911</b></p> <p>9. Changes <i>GOOD</i> Altered <input checked="" type="checkbox"/> Addition Moved</p> <p>10. Architect/engineer/designer</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: <b>High Style</b> <b>Elements</b> <b>Vernacular</b> <input checked="" type="checkbox"/> <b>Two-part commercial block</b> <i>64</i></p> <p>13. Plan Shape <b>Rectangle</b> <i>ec</i></p>	<p>14. Number of stories <b>2</b></p> <p>15. Roof type and material <b>flat/not visible</b> <i>FR PR 99</i></p> <p>16. Type of construction <b>masonry</b> <i>UD</i></p> <p>17. Exterior material(s) <i>61 30</i> <b>brick</b> <i>other 30</i></p> <p>18. Foundation material(s) <b>not visible</b></p> <p>19. Porch(es) <b>n/a</b> <i>R1</i></p>

20. Additional physical description **This two-part commercial block structure retains much of its original integrity. Simple in its design, it nonetheless has a pattereded brick cornice. The storefront has undergone some alterations, although much was undertaken during the historic period. There is a centered, recessed entrance, with metal framed glass door with glass transom above. It is flanked by two single sash, fixed display windows, which have a double row of glass blocks serving as both bulkheads below, and transoms above. A sign for the current dentistry is above the door. The enframing piers on either side of the display windows have been stuccoed, as has the former signboard area. The second story is unaltered, with two simple, one-over one windows with a projecting stone lugsill. Above the windows is a single projecting brick course; above thi, a stone sign with the name "Rowell"; and finally, a projecting brick cornice with a sunken rectangular brick panel.**

---

21. Description of environment and outbuildings The Rowell Building is set within a block of historic brick commercial buildings, in the 100 block of E. Broadway. It is across from the Hall of Waters.

---

22. History and significance The Rowell Building was constructed sometime between 1909 and 1913, and was the last brick structure to be built on this block. It replaced a one-story frame building which contained the Star Bath house of Dr. D.A. Ellet. In 1913, it was a wall paper store. In 1917, the first floor contained Powell's Sulpho-Thermatic Vapor Baths. Upstairs, Margaret Woods and Mrs. C.A. Peck had separate Voice Culture studios. A William Hensley was also listed here. Powell's Baths were still listed here in 1922. At this time, the owner, S.J. Rowell had an office upstairs, as did Dr. P.U. Ducommon. It was located next to the Salt-Sulphur Bath House at 100-112 E. Broadway, and across from the Siloam Springs. At one time, there were numerous bath houses, operating not only in the hotels, but in commercial structures such as this. Although at first the waters were used only for drinking, their medicinal applications soon extended to mineral baths as well. The curative powers of the water was strongly promoted, as was the employment of "only graduated Swedish masseurs". In 1940, Strathman's Studios operated at this address. Strathman was a leading photographer in Excelsior Springs for many years.

Samuel Rowell, for whom the building is named, was born in 1863 two miles north of Excelsior Springs. He taught country schools in the area for several years. Then, upon completion of a pharmacy degree at Kansas City, he returned to Excelsior Springs, and in 1894, joined A.M. Howard in a drugstore at the site of the McLeary Clinic. Then he operated the Rowell Durgstore on the corner of Broadway & Main. He attended the Kansas City School of Law, after which he began his law practice in this building. He served as mayor from 1916-1918, and City Collectore before 1922. He served as Police Judge from 1930-1946.

---

23. Sources of information Sanborn maps; city directories; 1940 Excelsior Springs Telephone Book. "Samuel Rowell House", local landmark application, Excelsior Springs Historical Museum.

---

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

25. Date of survey July, 1991

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

---

27. Negative: roll#      frame#

*(attach black and white photograph here)*

RO'WELL

LARRY C. HUEY DDS.  
GENERAL DENTISTRY

LARRY C. HUEY  
DDS.

T  
W  
- 116



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: 3-2-2026

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. HPC-26-004  
 Administrative  HPC   
 (for office use only)

Date: 03/02/2026 Property Address: 244 E. Broadway Ave Suite B. Excelsior Springs, Mo 64024  
 Applicant: Elvis Rivera Telephone No.: ---  
 Applicant's Mailing Address: \_\_\_\_\_  
 Email: \_\_\_\_\_

Owner (if different from Applicant): Jeff Aljic  
 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

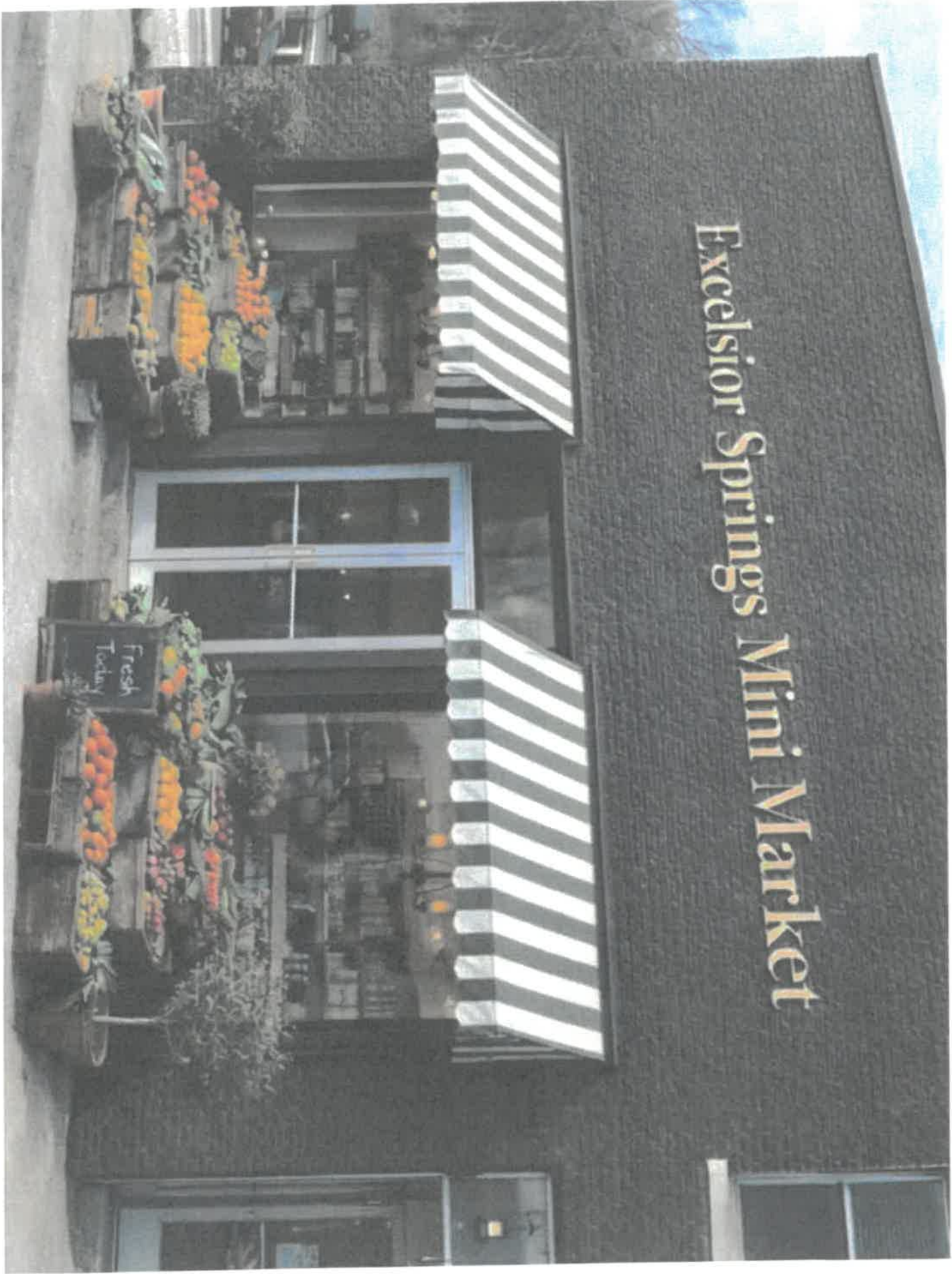
\_\_\_\_\_  
 Approved, HPC Chairman

\_\_\_\_\_  
 Disapproved, HPC Chairman

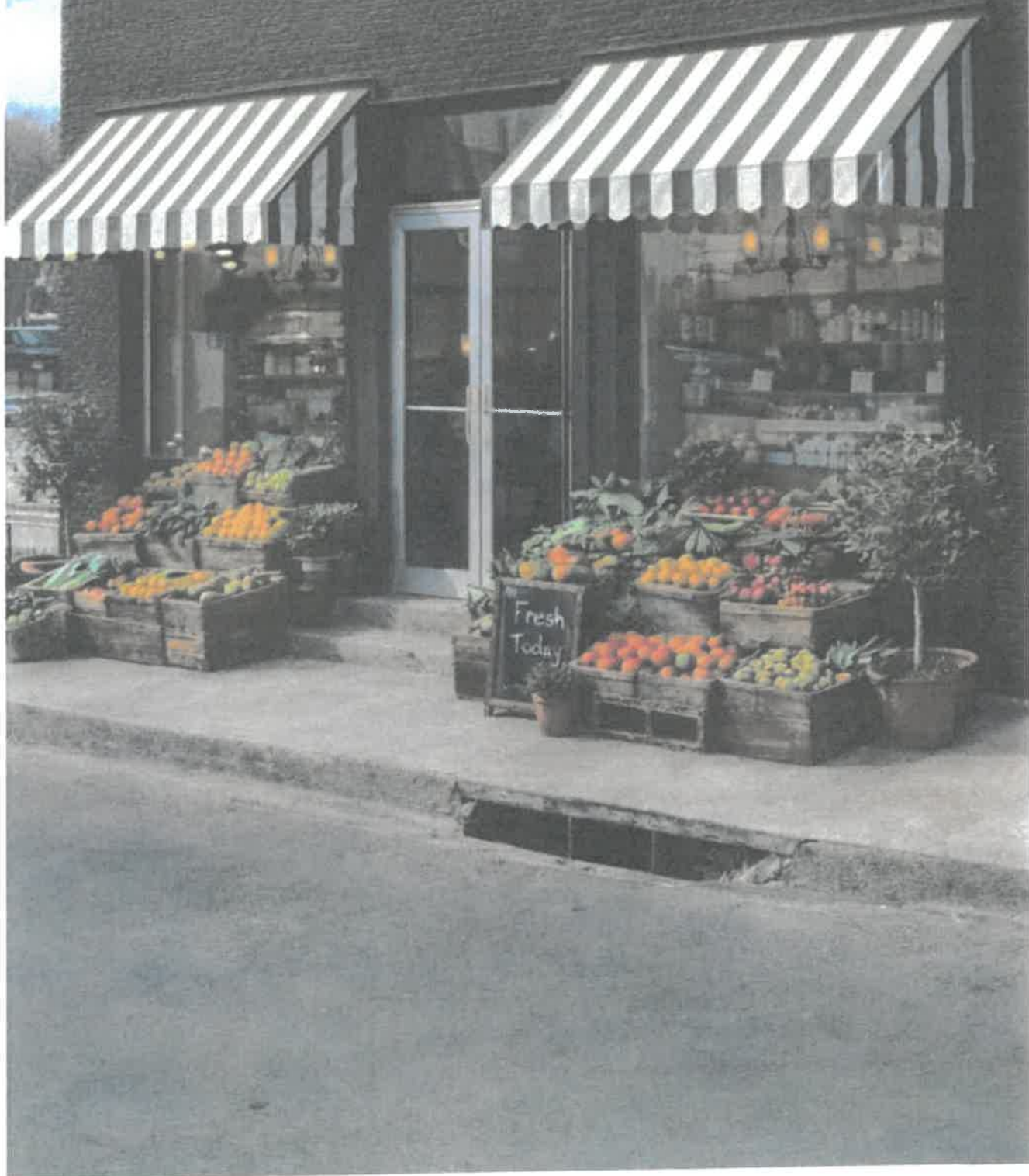
\_\_\_\_\_  
 Approved Building Official

\_\_\_\_\_  
 Disapproved Building Official

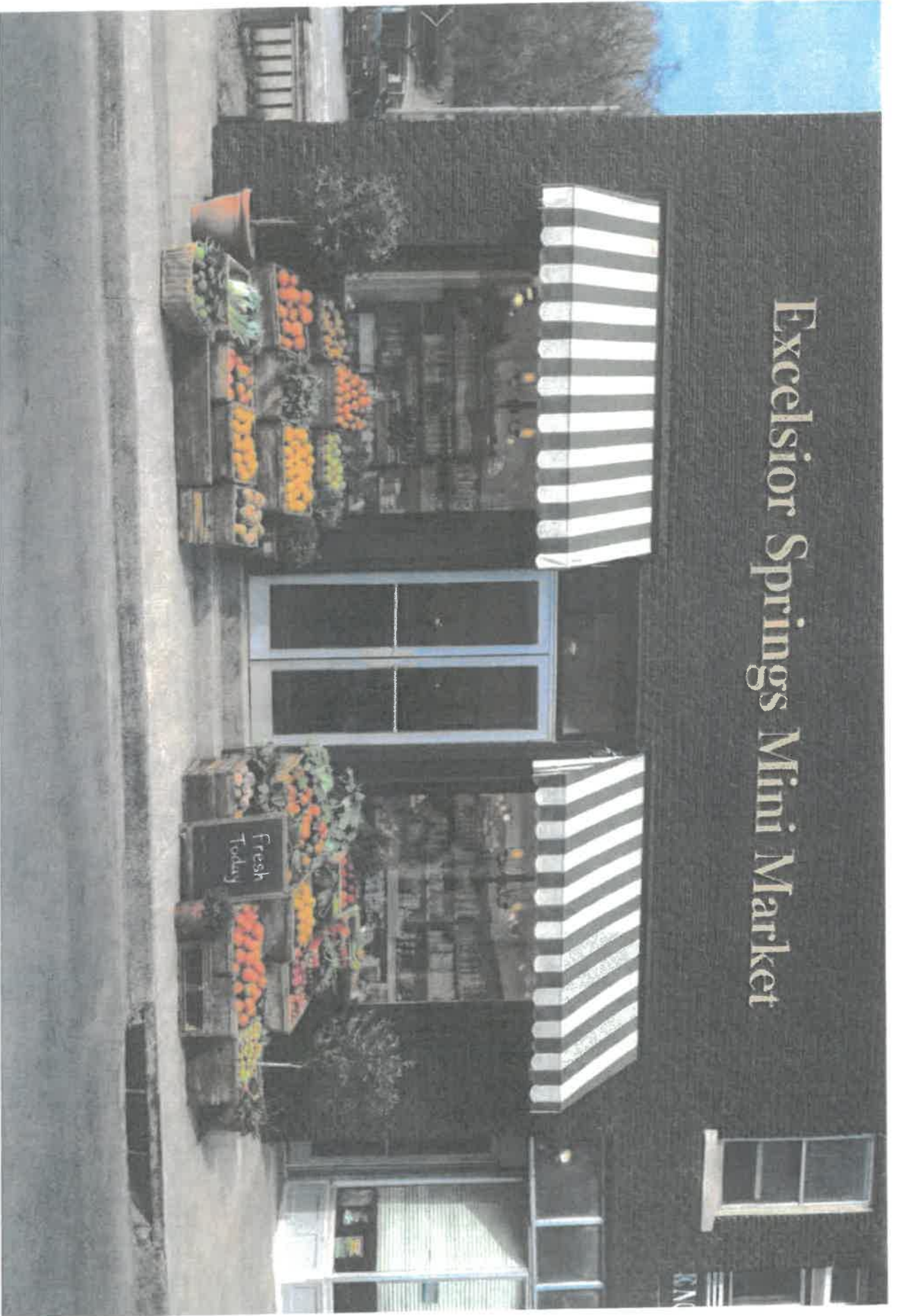
Excelsior Springs Mini Market



# Excelsior Springs Mini Market



# Excelsior Springs Mini Market



AFFIX PROJECT RELATED  
PICTURE HERE

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

The exterior update focuses on painting the existing brick facade in a rich olive green to create a bold, cohesive look.

Classic striped awnings are installed to add charm, shade, and architectural character to the storefront.

Fresh produce displays are placed at the entrance to bring color, energy, and a welcoming market feel.

This combination enhances curb appeal while maintaining a timeless neighborhood aesthetic.

The improvements create a warm, inviting presence that attracts foot traffic and strengthens brand identity.

EXCELSIOR SPRINGS HISTORIC RESOURCES

*2 buildings*

<p>1. Property name, present Eagle Aerie Lodge #3917 (244); Hair Function Junction (246)</p> <p>Property name, historic City rest room &amp; lodge hall; Dr. H.J. Clark's offices</p> <p>2. Address/location 244 &amp; 246 E. Broadway Excelsior Springs, MO 64024</p> <p>4. Owner's name and address (see "History")</p> <p>5. Building <input checked="" type="checkbox"/> Structure Site Object</p> <p>6. Use, present Commercial/fraternal lodge Use, original Commercial/fraternal lodge/public restrooms <i>DSE D3A - 244</i> <i>DSE - 246</i></p>	<p>7. Location Map</p> <p><i>Street Building</i> <i>Street Building</i></p> <p><i>Same for both except porch</i></p>
<p>8. Date of construction (or estimate) ca. 1907</p> <p>9. Changes <i>0000</i> Altered <input checked="" type="checkbox"/> Addition Moved</p> <p>10. Architect/engineer/designer</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: High Style Two-part commercial block Elements Vernacular <input checked="" type="checkbox"/> <i>67</i></p> <p>13. Plan Shape Irregular <i>12</i></p>	<p>14. Number of stories 2</p> <p>15. Roof type and material <i>F+</i> Flat/not visible <i>99</i></p> <p>16. Type of construction Masonry <i>UL</i></p> <p>17. Exterior material(s) Brick <i>30</i> <i>off 40</i></p> <p>18. Foundation material(s) <i>01</i></p> <p>19. Porch(es) <i>n/a</i> <i>246 - F40</i></p>

20. Additional physical description This two part commercial block has details on the second story which reflect its early twentieth century construction. It is comprised of two separate storefronts; however, the second story shares the same wall cladding and design details. 244 E. Broadway has a centered entry with double glass doors with metal frame, and a thin glass transom above. It is flanked by square display windows. The remainder of the storefront area (signboard, bulkhead, etc.) has been covered with a brick veneer. There is a recessed entry between the two storefronts, which leads to the second floor. 246 E. Broadway has a recessed entry near the center of the building (i.e., the west end of its storefront). The door is wood with a single large glass pane. There are large display windows to the east. The bulkhead area below has been covered with board & batten, and the transom/signboard are above has been covered with wood shingles. The second stories of these two addresses are nearly identical. There are three windows at 244, and two windows and a door at 246. This windows have simple, rectangular openings, and are one-over-one, double-hung sash with simple stone lugsills. However, the windows at 246 E. Broadway are slightly shorter. The door here, which formerly lead to a balcony porch, has lower wood panels, a single glass pane, and glass transom. There is currently a sign here, perpendicular to the plane of the front elevation. Above each set of windows, mid-way between the cornice, is a horizontal course, with six pairs of short, narrow, vertical stone bands.

---

21. Description of environment and outbuildings 244 and 246 E. Broadway are on the western edge of a short row of commercial buildings, within the downtown linear commercial district. A large vacant lot is on the west, and commercial buildings are across the street to the south.

---

22. History and significance Although they present a fairly unified front, due to the design of the second story, it is possible that these two buildings were constructed separately. 246 E. Broadway is shorter in length (from plan view) than its "identical" neighbor. In addition, it appears that 246 had, from the beginning, a balcony porch (thus the door on the second story). They both, however, were constructed sometime between 1905 and 1909. 244 E. Broadway, from the beginning, has served as a lodge hall for the Fraternal Order of the Eagles, Aerie 3917, Excelsior Springs. In addition, through at least the 1940's, it provided public toilets and a "lounging room" (variously referred to as the city rest room and public comfort station). Also housed here were the offices for the Commercial Club and the Excelsior Springs Military Band in 1917, the American Legion in 1922, and the Clay County Relief Committee in 1940. 246 E. Broadway, on the other hand, held private offices. Dr. H.J. Clark had offices here from at least 1917 through 1940, while various people resided in the upper quarters. This building retains its integrity in the upper stories, and it is associated with various commercial and civic enterprises which are closely associated with Excelsior Springs unique history as a health resort. Much more so than other small, midwestern towns, Excelsior Springs had a high proportion of visitors. Those visitors, who came to partake of the mineral waters for their health, would follow a physician's orders for various waters. A specific well water was to be taken in the morning, a different one in mid-morning, another in the afternoon, etc. Visitors would walk from well to well throughout the day, and would naturally require public restrooms. These were therefore provided in Excelsior Springs at a comparatively early point in its history. 244 E. Broadway is owned by the Excelsior Springs Fraternal Order of Eagles 3917 (same address). 246 E. Broadway is owned by: Earlwood & Lovella Shelton; 29223 Vickie Drive; Excelsior Springs, MO 64024.

---

23. Sources of information Sanborn maps; city directories; 1940 Excelsior Springs Telephone Book.

---

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

25. Date of survey January, 1993

26. On National Register  
Eligible for listing  
Individual

---

27. N





Fraternal Order  
Eagles Aerie 3977  
EXCELSIOR SPRINGS

Excelsior Springs  
Hair Functions Junction

Hair Functions  
Junction

# Community Development Department Planning & Zoning



March 11, 2026

**To:** Chairman and Commissioners  
Historic Preservation Commission

**Re:** Staff Report for Case No. **HPC-26-004** – Certificate of Appropriateness

## Proposal Summary:

An application by Elvis Rivera for exterior alterations to the building at 244 E Broadway Avenue. The proposed alterations are to install awnings over the front windows of the building and to paint the building a green color.

## General Information:

Applicant: Elvis Rivera, Rivera Retail and Services  
Owner: Jeff Algie. ALG Commercial Properties, LLC  
Address: 244 E Broadway Avenue  
Historic District: Hall of Waters  
NRHP Category: Contributing

Surrounding Zoning & Land Use: North: R-1A, Single-Family, Multi-Family Homes  
East: C-2, Retail Shops, Vacant Property  
South: C-2, Retail Shops/Restaurants  
West: C-2, Public Parking Lot

## Background and Site History:

Originally building in the first decade of the 1900s, the building at 244 E Broadway is a two-story brick building with double glass doors. Large windows lie on either side of the doors. The building used to have a glass transom above the entrance, but that has since been replaced with brick. While the building at 246 E Broadway next door appears to be part of the same building, these are two separate buildings. For many years the subject building housed the Fraternal Order of Eagles, Aerie 3917. More recently the building has had various retail shops. The second story of the building has historically been apartments, but are now used for Short-Term Rentals.

The applicant will be leasing the space and opening up a small grocery store and market to serve the downtown area. Along with the opening, the applicant seeks to make some improvements to the façade of the building. In addition to this application, the applicant has another COA application regarding signage for the building.

### **Project Description:**

The proposed work on the property includes the following:

1. **Paint the brick façade.** The applicant proposes painting the building's brick façade an Olive Green color. (administrative approval)
2. **Install stripped awnings.** The applicant proposes installing a stripped green and white awning over each window of the on the front façade.

### **Design Guidelines and Staff Analysis:**

#### ***Awnings***

**7.68** New awnings should be appropriate to the scale of the building.

**Analysis:** The awning, as proposed by the attached image, is appropriately scaled to the building and similar in size and scale to other awnings found on this same portion of Broadway.

**7.69** The shape of a new awning should be compatible with the historic building and historic district.

**Analysis:** While the building has never had an awning in its historic past, the style and design of the proposed awnings are in line with the historic character of the building and the Hall of Waters District. Similar awnings were present along Broadway during the district's period of significance.

**7.70** New awnings should be installed, so character defining elements are not damaged or covered and should be installed to be reversible and to not create damage to the building façade or materials in any way.

**Analysis:** The applicant has not provided any detail regarding the awning's method of attachment. However, it is reasonable to assume this method will be similar to other awnings installed on this block that have not damaged the façade of the historic building. However, this will be a condition of approval and will need to be addressed with the subsequent building permit application.

**7.71** Treated canvas, cloth, or soft vinyl are recommended materials for awnings.

**Analysis:** The applicant has not provided any additional information regarding the awning material. Requirement of a certain kind of cloth can be a condition approval set by the Commission.

**7.73** New awnings should not be used as a billboard. Signage integral to an awning should be limited to the skirt of the awning.

**Analysis:** The proposed awning does not include any advertising or signage element.

### ***Masonry***

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

**7.26h** Painting brick or stone that has not been previously painted should be avoided. Painting brick may result in trapping moisture in walls, causing deterioration of the wall system.

**Analysis:** While not all of the brick on the façade is original, much of it is. The building has never had painted brick on the façade. As such, staff cannot approve the proposed paint for the façade. The brick must remain unpainted to retain the historical character of the building.

### ***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.

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

**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:** While the color scheme of the paint itself is fine and fits with the historic character of the district, painting previously unpainted brick is strongly discouraged by the design guidelines and would alter the historic character of the subject building. As such, staff cannot approve the applicants request to paint the brick façade.

### **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. Paint the brick façade olive green – **Staff denies the request.**

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

1. Installing new awnings 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-26-004 with the following conditions:

1. The brick façade of the building shall not be painted.
2. The proposed awning shall be installed in such a way that does not cause significant or irreversible damage to the building's façade.
3. The awning fabric material shall be treated canvas, cloth, soft vinyl or a similar material approved by staff.

Respectfully submitted,



**Joshua Garrett, MPA**

Planner

City of Excelsior Springs

**Attachments:**

Exhibit A – COA Application

Exhibit B – Historic Property Survey



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: 3-2-2026

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. HPC-26-005  
 Administrative  HPC   
 (for office use only)

Date: 03/02/2026 Property Address: 244 E. Broadway Ave. Excelsior Springs, MO 64024  
 Applicant: Elvis Rivera Telephone No.: \_\_\_\_\_  
 Applicant's Mailing Address: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Owner (if different from Applicant): Jeff Algie

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

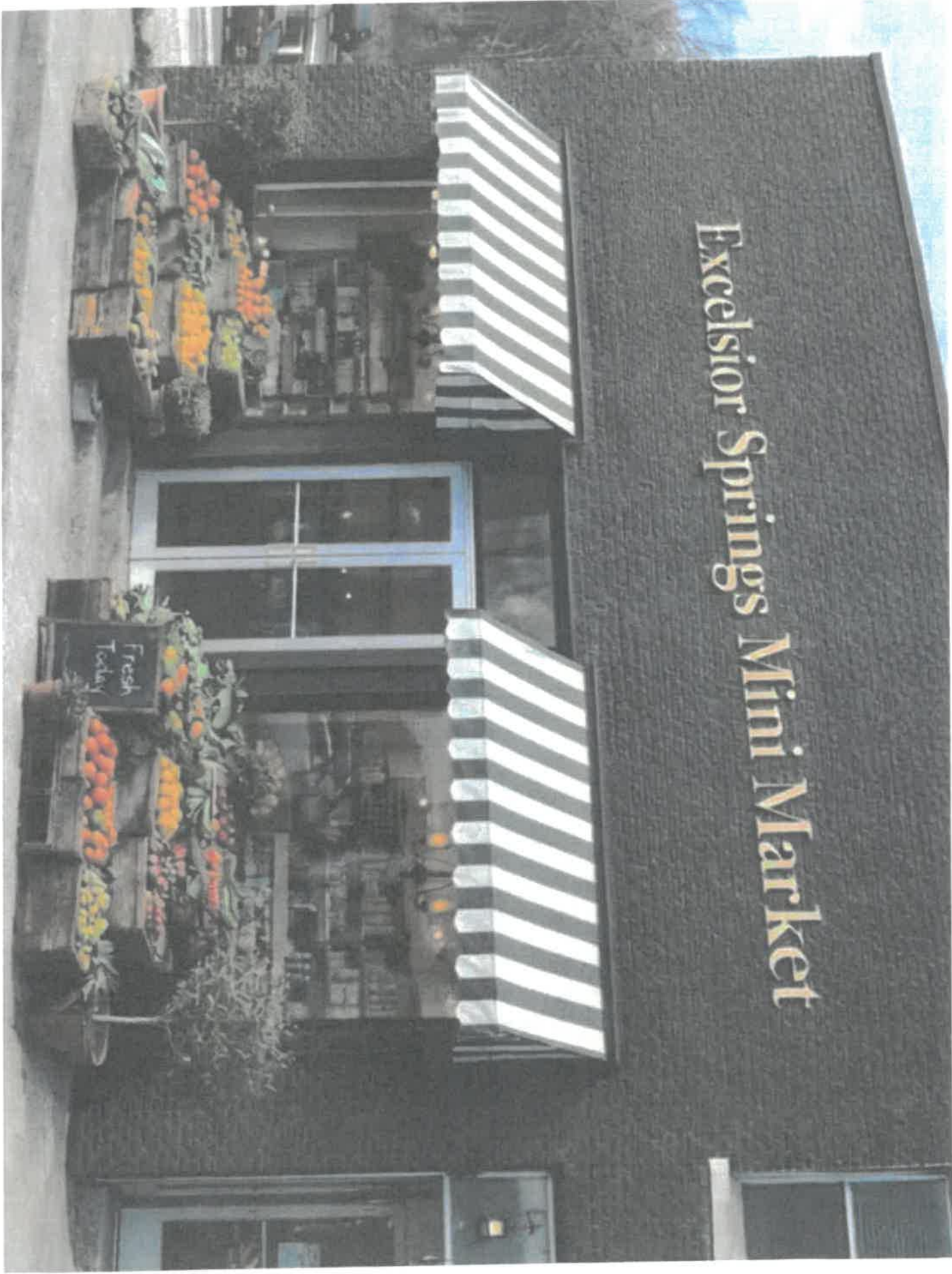
\_\_\_\_\_  
 Disapproved, HPC Chairman

\_\_\_\_\_  
 Approved Building Official

\_\_\_\_\_  
 Disapproved Building Official

# Excelsior Springs Mini Market

Excelsior Springs Mini Market



AFFIX PROJECT RELATED  
PICTURE HERE

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

*The new storefront sign is designed to create a strong and lasting first impression. Elegant gold lettering contrasts against the deep green facade ensuring high visibility and sophistication. The clear, centered placement enhances balance and architectural symmetry. It's timeless typography reflects quality, trust, and neighborhood pride. This sign establishes clear brand identity and makes the business instantly recognizable from a distance.*

EXCELSIOR SPRINGS HISTORIC RESOURCES

*2 buildings*

<p>1. Property name, present Eagle Aerie Lodge #3917 (244); Hair Function Junction (246)</p> <p>Property name, historic City rest room &amp; lodge hall; Dr. H.J. Clark's offices</p> <p>2. Address/location 244 &amp; 246 E. Broadway Excelsior Springs, MO 64024</p> <p>4. Owner's name and address (see "History")</p> <p>5. Building <input checked="" type="checkbox"/> Structure Site Object</p> <p>6. Use, present Commercial/fraternal lodge Use, original Commercial/fraternal lodge/public restrooms <i>DSE D3A - 244</i> <i>DSE - 246</i></p>	<p>7. Location Map</p> <p><i>Street Building</i> <i>Street Building</i></p> <p><i>Same for both except porch</i></p>
<p>8. Date of construction (or estimate) ca. 1907</p> <p>9. Changes <i>0000</i> Altered <input checked="" type="checkbox"/> Addition Moved</p> <p>10. Architect/engineer/designer</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: High Style Two-part commercial block Elements Vernacular <input checked="" type="checkbox"/> <i>67</i></p> <p>13. Plan Shape Irregular <i>12</i></p>	<p>14. Number of stories 2</p> <p>15. Roof type and material <i>F+</i> Flat/not visible <i>99</i></p> <p>16. Type of construction Masonry <i>UL</i></p> <p>17. Exterior material(s) Brick <i>30</i> <i>off 40</i></p> <p>18. Foundation material(s) <i>01</i></p> <p>19. Porch(es) <i>n/a</i> <i>246 - F40</i></p>

20. Additional physical description This two part commercial block has details on the second story which reflect its early twentieth century construction. It is comprised of two separate storefronts; however, the second story shares the same wall cladding and design details. 244 E. Broadway has a centered entry with double glass doors with metal frame, and a thin glass transom above. It is flanked by square display windows. The remainder of the storefront area (signboard, bulkhead, etc.) has been covered with a brick veneer. There is a recessed entry between the two storefronts, which leads to the second floor. 246 E. Broadway has a recessed entry near the center of the building (i.e., the west end of its storefront). The door is wood with a single large glass pane. There are large display windows to the east. The bulkhead area below has been covered with board & batten, and the transom/signboard are above has been covered with wood shingles. The second stories of these two addresses are nearly identical. There are three windows at 244, and two windows and a door at 246. This windows have simple, rectangular openings, and are one-over-one, double-hung sash with simple stone lugsills. However, the windows at 246 E. Broadway are slightly shorter. The door here, which formerly lead to a balcony porch, has lower wood panels, a single glass pane, and glass transom. There is currently a sign here, perpendicular to the plane of the front elevation. Above each set of windows, mid-way between the cornice, is a horizontal course, with six pairs of short, narrow, vertical stone bands.

---

21. Description of environment and outbuildings 244 and 246 E. Broadway are on the western edge of a short row of commercial buildings, within the downtown linear commercial district. A large vacant lot is on the west, and commercial buildings are across the street to the south.

---

22. History and significance Although they present a fairly unified front, due to the design of the second story, it is possible that these two buildings were constructed separately. 246 E. Broadway is shorter in length (from plan view) than its "identical" neighbor. In addition, it appears that 246 had, from the beginning, a balcony porch (thus the door on the second story). They both, however, were constructed sometime between 1905 and 1909. 244 E. Broadway, from the beginning, has served as a lodge hall for the Fraternal Order of the Eagles, Aerie 3917, Excelsior Springs. In addition, through at least the 1940's, it provided public toilets and a "lounging room" (variously referred to as the city rest room and public comfort station). Also housed here were the offices for the Commercial Club and the Excelsior Springs Military Band in 1917, the American Legion in 1922, and the Clay County Relief Committee in 1940. 246 E. Broadway, on the other hand, held private offices. Dr. H.J. Clark had offices here from at least 1917 through 1940, while various people resided in the upper quarters. This building retains its integrity in the upper stories, and it is associated with various commercial and civic enterprises which are closely associated with Excelsior Springs unique history as a health resort. Much more so than other small, midwestern towns, Excelsior Springs had a high proportion of visitors. Those visitors, who came to partake of the mineral waters for their health, would follow a physician's orders for various waters. A specific well water was to be taken in the morning, a different one in mid-morning, another in the afternoon, etc. Visitors would walk from well to well throughout the day, and would naturally require public restrooms. These were therefore provided in Excelsior Springs at a comparatively early point in its history. 244 E. Broadway is owned by the Excelsior Springs Fraternal Order of Eagles 3917 (same address). 246 E. Broadway is owned by: Earlwood & Lovella Shelton; 29223 Vickie Drive; Excelsior Springs, MO 64024.

---

23. Sources of information Sanborn maps; city directories; 1940 Excelsior Springs Telephone Book.

---

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

25. Date of survey January, 1993

26. On National Register  
Eligible for listing  
Individual

---

27. N





Fraternal Order  
Eagles Aerie 3977  
EXCELSIOR SPRINGS

HAIR FUNCTIONS JUNCTION

Hair Functions  
Junction

# Community Development Department Planning & Zoning



March 11, 2026

**To:** Chairman and Commissioners  
Historic Preservation Commission

**Re:** Staff Report for Case No. **HPC-26-005** – Certificate of Appropriateness

## Proposal Summary:

An application by Elvis Rivera for exterior alterations to the building at 244 E Broadway Avenue. The proposed alterations are to install a façade sign on the face of the building.

## General Information:

Applicant: Elvis Rivera, Rivera Retail and Services  
Owner: Jeff Algie. ALG Commercial Properties, LLC  
Address: 244 E Broadway Avenue  
Historic District: Hall of Waters  
NRHP Category: Contributing

Surrounding Zoning & Land Use: North: R-1A, Single-Family, Multi-Family Homes  
East: C-2, Retail Shops, Vacant Property  
South: C-2, Retail Shops/Restaurants  
West: C-2, Public Parking Lot

## Background and Site History:

Originally building in the first decade of the 1900s, the building at 244 E Broadway is a two-story brick building with double glass doors. Large windows lie on either side of the doors. The building used to have a glass transom above the entrance, but that has since been replaced with brick. While the building at 246 E Broadway next door appears to be part of the same building, these are two separate buildings. For many years the subject building housed the Fraternal Order of Eagles, Aerie 3917. More recently the building has had various retail shops. The second story of the building has historically been apartments, but are now used for Short-Term Rentals.

The applicant will be leasing the space and opening up a small grocery store and market to serve the downtown area. Along with the opening, the applicant seeks to

make some improvements to the façade of the building. In addition to this application, the applicant has another COA application façade paint and awnings.

**Project Description:**

The applicant seeks to install a façade sign on the front of the building.

**Design Guidelines and Staff Analysis:**

**Signage**

**10.20** New signs should be appropriate in size, scale, and color to the historic buildings.

**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.

**Analysis:** The size and scale of the sign are aligned with the design guidelines. The proposed gold color contrasts well with the green paint shown in the image, but staff has denied the request to paint the façade green. As such, the color of the proposed sign might not match well with the existing brick. Other colors may be considered.

**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.

**Analysis:** The proposed signage shows each letter individually attached to the façade of the building. Style by Ry and Solana have similar signage, so it is not uncommon in the Hall of Water’s district and has been approved in the past. Given the potential contrast issues mentioned above, having a sign face with the desired design may be a suitable alternative. The commission may want to discuss this with the applicant.

**Staff Recommendation:**

The application generally meets the review standards and adheres the intent of the design guidelines; therefore, staff recommends **approval** of HPC-26-005 with the following conditions:

1. The color of the sign shall be appropriate in style and design with the brick façade of the buildings. When the applicant submits a sign permit, staff will review the color and design to ensure that it meets this condition.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joshua Garrett", written in a cursive style.

**Joshua Garrett, MPA**

Planner

City of Excelsior Springs

**Attachments:**

Exhibit A – COA Application

Exhibit B – Historic Property Survey



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

FOR OFFICE USE ONLY  
 Fee: \$25.00  
 Date Received: 9/12/2025

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. 25-020  
 Administrative  HPC   
 (for office use only)

Date: 9-11-2025 Property Address: 115 W. EXCELSIOR ST.  
 Applicant: MARK GREEN Telephone No.:  
 Applicant's Mailing Address:  
 Email:

Owner (if different from Applicant): GREEN STRAWBERRY LLC

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

Check all that apply:  
 Contributing  Non-contributing  Commercial  Residential

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

Applicant Signature

Reviewed, Planning & Zoning

Approved, HPC Chairman

Disapproved, HPC Chairman

Approved Building Official

Disapproved Building Official

AFFIX PROJECT RELATED  
PICTURE HERE

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

REPLACE ALUMINUM & GLASS  
DOORS (ONE VANDALIZED) WITH 2 DOORS &  
MATCHING SIDE PANELS. DOORS ARE  
BUSH RED WITH DECOR. METAL PATTERN  
BETWEEN GLASS. CLEAN BRICKS & MINOR  
REPAIR.

FUTURE MURAL (APPROVED BY CITY)  
ON WEST FACING WHITE-PAINTED  
CINDER BLOCK.

SIDEWALK REPLACE ON NORTH  
SIDE BLDG.

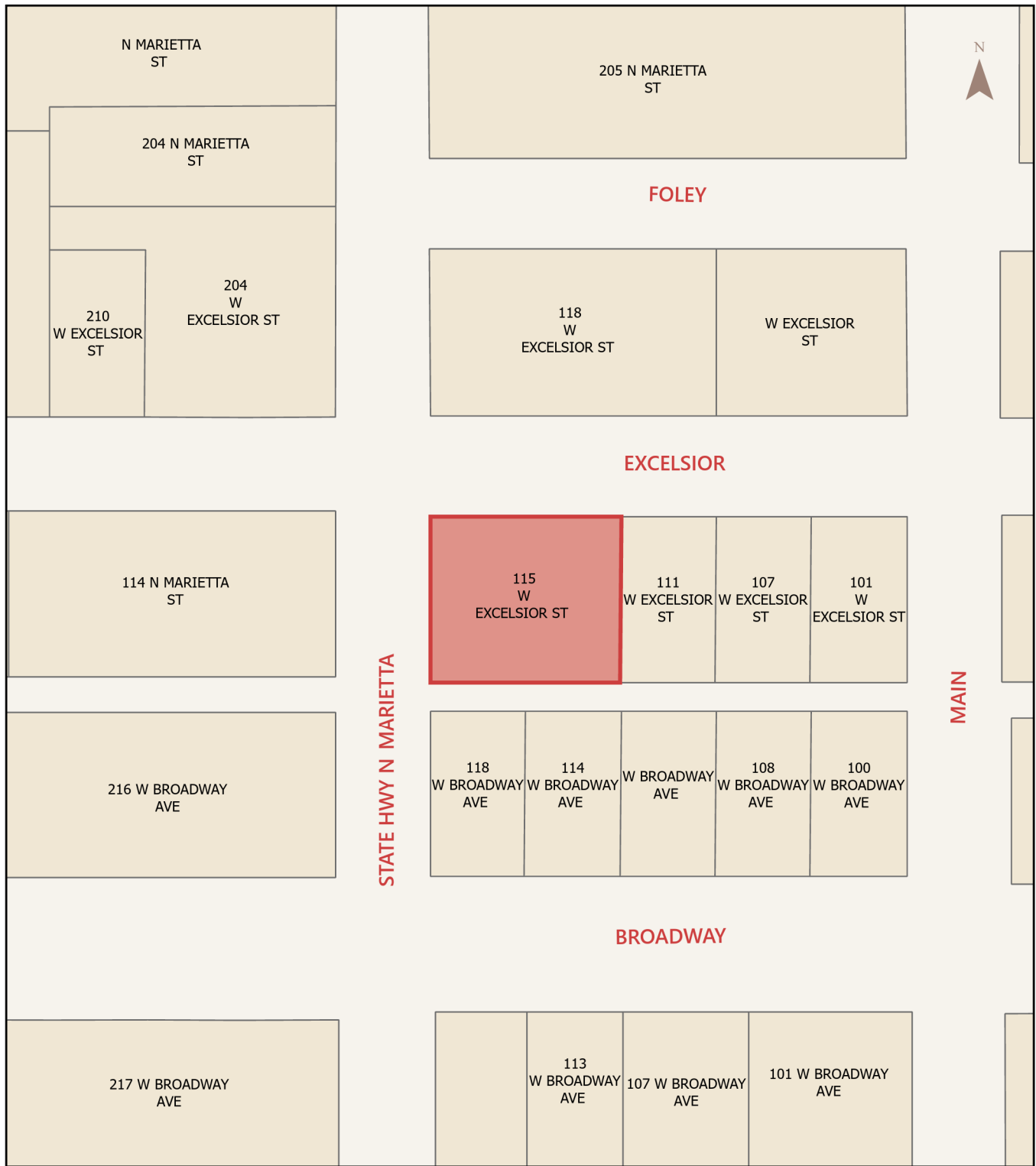




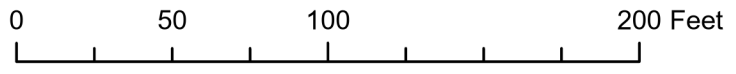
# HPC Vicinity Map

## 115 W Excelsior Street

Case: HPC-25-020



 Subject Property





Community Development Department  
201 E Broadway  
Excelsior Springs, MO 64024

---

October 9, 2025

Mark Green  
Green Strawberry, LLC  
1006 Sunset Strip  
Excelsior Springs, MO 64024

**RE: Certificate of Appropriateness for replacement door and entry for the property at 115 W Excelsior Street, Excelsior Springs, MO 64024**

Mr. Green,

Your application for a Certificate of Appropriateness for a replacement door and sidelights on the building located at 115 W Excelsior Street has been approved, with conditions, by the Historic Preservation Commission.

The installation of the doors and sidelights must comply with the details you have submitted and the conditions set by the Historic Preservation Commission. You have been approved for the following:

1. The existing aluminum and glass doors and sidelights may be replaced with the proposed decorative units, provided that a frosted or obscuring film is applied to the glass panes to hide the decorative design within.

Please note that this certificate does not constitute a building permit. You will still need to apply for a building permit with the Community Development Department prior to beginning work.

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

Thank you,

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

Joshua Garrett, MPA  
City Planner