

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, April 8, 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, April 8, 2026
Council Chambers

-
1. CALL TO ORDER
 2. ROLL CALL
 3. APPROVAL OF MEETING SUMMARY
 - A. Approval of Meeting summary for March 11, 2026
 4. COMMENTS OF VISITORS
 5. CERTIFICATES OF APPROPRIATENESS APPLICATIONS FOR COMMISSION
 - A. HPC-26-002 – An Application by Robert McLaughlin for Exterior Alterations for the properties located at 205 N Main Street/204 N. Marietta and 205 N. Marietta Street in the Hall of Waters District.
 - B. HPC-26-007 – An application by Jake Osborne for Exterior Alterations for the property located at 409 E Broadway Avenue in the Boarding House District.
 6. PRESENTATION
 - A. Workshop Presentation and Discussion by Jenny Wolfe, Planning2Preserve, on the Isley Neighborhood Preservation Plan
 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: April 1, 2026 11:00AM

HISTORIC PRESERVATION COMMISSION Meeting Summary

March 11, 2026

Item 1. Call to Order

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

Item 2. Roll Call

PRESENT: Susan Blaser, Charles Boothe, Darryl Coutts, Rick DeFlon, and Sonya Morgan

ABSENT: Jody Pasalich, Anna Sue Spohn

PUBLIC PRESENT: Mark Green, Elvis Rivera, Edvarado Rivera and Shawna Stombaugh

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

Item 3. Approval of meeting Summary from February 11, 2026.

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

Vote: Motion Approved 5-0-0

Yes: Commissioners: Blaser, Boothe, Coutts, DeFlon, and Morgan.

No: None

Abstain: None

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

There were no comments from visitors. She also thanked all applicants for being present.

Item 5. Certificates of Appropriateness

- A. HPC-26-003 An application by Shawna Stombaugh for exterior alterations at 114 E. Broadway Avenue in the Hall of Waters District.

Staff report was given by Joshua Garrett, recommending approval.

Commissioner Boothe made a motion to approve HPC-26-003
Commissioner DeFlon seconded the motion. Motion Carried.

Vote: Motion Approved 5-0-0

Yes: Commissioners: Blaser, Boothe, Coutts, DeFlon, and Morgan.

No: None

Abstain: None

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.

Staff report was given by Joshua Garrett, recommending approval of awning and denial of paint.

The commission discussed the paint and agreed that the brick hasn't been painted and paint should not be allowed. They asked the applicant if he planned to use the same color awning if paint was not approved and he stated he would.

Commissioner Coutts made a motion to approve HPC-26-004.
Commissioner DeFlon seconded the motion. Motion Carried.

Vote: Motion Approved 5-0-0

Yes: Commissioners: Blaser, Boothe, Coutts, DeFlon, and Morgan.

No: None

Abstain: None

C. HPC-26-005 An application by Elvis Rivera for new signage at 244 E. Broadway Ave. in the Hall of Waters District.

Staff report was given by Joshua Garrett, recommending approval.

The photos, which were generated by artificial intelligence, did not show the windows in the second floor. The commission questioned the signage. Would there be room between the awning and windows? What size of lettering? Will they stay with the same gold color since the paint has been denied? How it would be attached?

The applicant didn't have answers for these questions. Mr. Rivera is very open to suggestions and understands the need to know these answers. He will reach out to a sign company, for help making these decisions and get a rendering to bring back to the commission.

Commissioner Coutts made a motion to table HPC-26-005.
Commissioner DeFlon seconded the motion. Motion Carried.

Vote: Motion Tabled 5-0-0

Yes: Commissioners: Blaser, Boothe, Coutts, DeFlon, and Morgan.

No: None

Abstain: None

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.

Staff report was given by Joshua Garrett. This previously came before the commission as HPC-25-020. It was approved with the condition that the windows be covered with a frosted or obscured film to cover the decorative metal in the glass. The doors have been installed. There is a sample of what the film would look like.

Discussion ensued. The commission agreed that the doors and sidelights look good and the obscuring film will not be needed.

Chairperson Morgan stated that she would entertain a motion.
Commissioner Blaser made a motion to approve HPC-26-006 as presented.
Commissioner DeFlon seconded the motion.

Vote: Motion Approved 5-0-0

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

No: None

Abstain: None

Item 6. Staff Comments. Joshua Garrett showed the paint colors chosen for 101 W. Excelsior, HPC-26-001, and the board found them acceptable. Mallory Brown shared with the commission that the Missouri HB 3490 modifies provisions for local historic preservation in cities with a population over 400,000. This will prohibit Kansas City from designating or protecting university properties from historic preservation designation.

Item 7. Commissioners Comments. None

Item 8. Adjourn. The meeting was adjourned at 5:48 p.m.

The next meeting of the Commission is currently scheduled April 8, 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 _____
 Date Received: 2-4-26

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. HPC-26-002
 Administrative HPC
 (for office use only)

Date: 2-4-26 Property Address: #204-main / #205 Marietta Excelsior Springs J
 Applicant: MAC Attack Investments LLC Telephone No.: _____
 Applicant's Mailing Address: _____ MO 64024
 Email: _____

Owner (if different from Applicant): Rocky + Christa McLaughlin
 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

Rocky McLaughlin - MAC Attack Investments LLC
 Applicant Signature Reviewed, Planning & Zoning

Approved, HPC Chairman

Disapproved, HPC Chairman

Approved Building Official

Disapproved Building Official

CITY OF EXCELSIOR SPRINGS
*** CUSTOMER RECEIPT ***

Date: 2/05/26 04 Receipt no: 15962

Description	Quantity	Amount
PP PERMITS - P & Z FEES	1.00	\$25.00
204 MAIN, 205 MERIETTA		

Tender detail		
CK CHECKS	10333	\$25.00
Total tendered		\$25.00
Total payment		\$25.00

Trans date: 2/04/26 Time: 15:46:10

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

To whom it may concern -

I am submitting the letter to Request approval for Exterior Improvements to a Commercial building located within the Historic District.

THE proposed work includes Repainting the Exterior of the Building using

Sherwin-Williams SW 2913

Classy Red for the Primary wall color All Trim will be Painted Sherwin-Williams SW 6258 Tricorn Black Both colors have been Selected from the Sherwin-Williams Historic Paint collection to ensure compatibility with the Historic character of the District.

In Addition, a new left chain-link fence is Proposed to be Installed around the Parking lot on Marietta The fence is Intended to Improve Site Security while remaining visually unobtrusive and consistent with Surrounding Commercial Properties. No changes are Proposed to the building Foot Print, Architectural Features or Historic Details All work is Intended to maintain AND enhance the appearance of the Property in a manner consistent with Historic District Guidelines.

2 Sincerely

Rocky McLaughlin

816-935-9209

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.









Please see the attached photos indicating the additional work that will be done at:

205 N. Marietta / 214 N. Main Street

Excelsior Springs, Missouri 64024

1-Scrape, repair and paint existing stucco areas as needed

2-Remove and replace windows as needed

3-Remove and replace 4 garage doors

4-Remove and replace awning and gutters



Community Development Department Planning & Zoning



April 8, 2026

To: Chairman and Commissioners
Historic Preservation Commission

Re: Staff Report for Case No. **HPC-26-007** – Certificate of Appropriateness

Proposal Summary:

An application by Jake Osborn for several exterior alterations for the property at 409 E Broadway Avenue.

General Information:

Applicant: Jake Osborne
Property Owner: Jake Osborne
Address: 409 E Broadway Avenue
Historic District: Boarding House
NRHP Category: Contributing

Surrounding Zoning & Land Use: Residential and some vacant property

Background and Site History:

The home at 409 E Broadway Avenue was built sometime around 1903 and is in the Colonial Revival style, with some Victorian elements. It is two-stories and features a side wrap around porch. Like many of the homes in this area, it was once a boarding house. It was known as the “Grey Gables” and had 10 rooms for rent, which went for \$3.50 and up per week in 1930s.

Project Description:

The applicant recently purchased the building and has proposed the following work:

- Repair exterior siding
- Paint exterior colors – tan and white
- Repair columns on porch
- Add gutters to home

Design Guidelines and Staff Analysis:

Roofs

7.5 New gutters and downspouts should be of a compatible style of the architectural style of the historic building.

Analysis: The applicant has indicated that the new gutters will be similar to other gutters found throughout the historic district in size, shape, and material. The proposed gutters will be white to match the trim color.

Wood Siding and Trim

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

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 making in-kind repairs to the existing siding. As much as possible of the original siding will remain and only what may be replaced will be removed. The replacement siding will match the character of the existing siding. The applicant intends to paint the siding and trim following the repairs.

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: The proposed colors, tan and white, are generally more modern in style, yet are neutral enough such that the historic character of the district remains unaltered.

Porches, Balconies, and Decks

7.75 Damaged or deteriorated original porches, balconies, elements, or materials should be repaired. The least destructive repairing and refinishing method should be used.

Analysis: The proposed repairs to the porch, including the replacing of boards and the repair of the columns is in line with the goals and intention of the design guidelines. The applicant has indicated that it is his intention to restore the porch to its original appearance or something very similar.

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 building white and tan – **Staff approves.**

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

1. Replace exterior siding
2. Replace and repair porch boards
3. Repair columns on porch
4. Add new gutters to building.

Staff Recommendation:

The application generally meets the review standards and adheres the intent of the design guidelines; therefore, staff recommends **approval** of HPC-26-007.

Respectfully submitted,



Joshua Garrett, MPA

Planner

City of Excelsior Springs

Attachments:

Exhibit A – COA Application



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

Code PP

FOR OFFICE USE ONLY
 Fee: \$25.00
 Date Received: 3/23/20

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. 26-007
 Administrative HPC
 (for office use only)

Date: 3-20-20 Property Address: 409 E Broadway
 Applicant: Jake Osborn 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 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



AFFIX PROJECT RELATED
PICTURE HERE

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

Repair exterior siding & porch . . .

Exterior Paint colors:

Body	—	Sherwin williams heritage collection
Trim	—	Colonial revival tan
	—	Pure white

porch - repair columns and deck boards, decking frame as needed

add gutters to home - none currently
white to match trim

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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.



Survey number: CL-AS-015-045		2. SURVEY NAME: Boardinghouse Historic Resource Inventory			
3. COUNTY: CLAY		4. ADDRESS (STREET NO. 409)		STREET (NAME) East Broadway Street	
5. CITY: Excelsior Springs		6. UTM		OR LAT: 39.342124 7. TOWNSHIP/RANGE/SECTION	
VICINITY <input type="checkbox"/>		/ /		LONG: -94.218955 T: 52 R: 30 S: 1	
8. HISTORIC NAME (IF KNOWN): Grey Gables Boarding House			9. PRESENT/OTHER NAME (IF KNOWN):		
10. OWNERSHIP <input type="checkbox"/> PRIVATE <input type="checkbox"/> PUBLIC		11A HISTORIC USE (IF KNOWN): Hotel		11B CURRNT USE: VACANT	

HISTORICAL INFORMATION

12. CONSTRUCTION DATE: c. 1903		15. ARCHITECT:		18. PREVIOUSLY SURVEYED? <input checked="" type="checkbox"/> CITE SURVEY NAME IN BOX 22 CONT. (PAGE 2)	
13. SIGNIFICANT DATE/PERIOD:		16. BUILDER/CONTRACTOR:		19. ON NATIONAL REGISTER? <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> DISTRICT CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 2)	
14. AREA(S) OF SIGNIFICANCE:		17. ORIGINAL OR SIGNIFICANT OWNER:		20. NATIONAL REGISTER ELIGIBLE? <input type="checkbox"/> INDIVIDUALLY ELIGIBLE <input checked="" type="checkbox"/> DISTRICT POTENTIAL <input checked="" type="checkbox"/> C <input type="checkbox"/> NC <input type="checkbox"/> NOT ELIGIBLE <input type="checkbox"/> NOT DETERMINED	
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. <input checked="" type="checkbox"/>			22. SOURCES OF INFORMATION ON CONTINUATION PAGE. <input checked="" type="checkbox"/>		

ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY: <input checked="" type="checkbox"/> BUILDING(S) <input type="checkbox"/> SITE <input type="checkbox"/> STRUCTURE <input type="checkbox"/> OBJECT		30. ROOF MATERIAL: Asphalt		37. WINDOWS: <input checked="" type="checkbox"/> HISTORIC <input type="checkbox"/> REPLACEMENT PANE ARRANGEMENT: 1/1	
24. VERNACULAR OR PROPERTY TYPE:		31. CHIMNEY PLACEMENT: Front Slope, Center		38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? <input checked="" type="checkbox"/>	
25. STYLE: Colonial Revival with Victorian elements		32. STRUCTURAL SYSTEM: Frame		39. CHANGES (DESCRIBE IN BOX 41 CONT.): <input type="checkbox"/> ADDITION(S) DATE(S): <input type="checkbox"/> ALTERED DATE(S): <input type="checkbox"/> MOVED DATE(S): <input type="checkbox"/> OTHER DATE(S):	
26. PLAN SHAPE: Irregualr		33. EXTERIOR WALL CLADDING: Asbestos Siding		ENDANGERED BY:	
27. NO. OF STORIES: 2 1/2		34. FOUNDATION MATERIAL: Stone		40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1	
28. NO. OF BAYS (1ST STORY): 3		35. BASEMENT TYPE: Unknown		41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION <input checked="" type="checkbox"/>	
29. ROOF TYPE: Hip		36. FRONT PORCH TYPE/PLACEMENT: Left Side-Wrap, Open Porch			

OTHER

42. CURRENT OWNER/ADDRESS:		43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC Lauren Rieke 215 W. 18th Street #150 Kansas City, MO 64108 816-472-4950 Lauren@rosinpreservation.com		44. SURVEY DATE: 8/21/2014	
				45. DATE OF REVISIONS:	

FOR SHPO USE

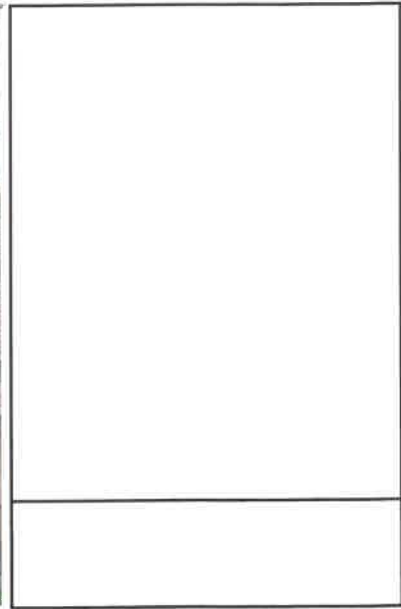
DATE ENTERED IN INVENTORY:		LEVEL OF SURVEY <input checked="" type="checkbox"/> RECONNAISSANC <input type="checkbox"/> INTENSIVE		ADDITIONAL RESEARCH NEEDED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
NATIONAL REGISTER STATUS: <input type="checkbox"/> LISTED <input type="checkbox"/> IN LISTED DISTRICT			OTHER:		
NAME: <input type="checkbox"/> PENDING LISTING <input type="checkbox"/> ELIGIBLE (INDIVIDUALLY) <input checked="" type="checkbox"/> ELIGIBLE (DISTRICT) <input type="checkbox"/> NOT ELIGIBLE <input type="checkbox"/> NOT DETERMINED					

PHOTOGRAPHS

PHOTOGRAPHER Brad Finch, F-Stop Photography

DATE 8/21/2014

DESCRIPTION: North elevation, view south.



ADDITIONAL INFORMATION

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The two-and-one-half-story house has a stone foundation, asbestos siding and an asphalt shingle roof with lower cross-gables on each elevation. The Colonial Revival style house has Victorian elements. Historic fishscale shingles clad each of the gables. A one-story wing projects from the south elevation. A brick chimney rises from the north slope of the roof. A side-wrap porch with round wood columns and a wood picket rail spans the primary (north) and east elevations. The north elevation has three bays on the first story. Single windows fill Bays 1 and 3; a single door fills the offset Bay 2. Two single windows pierce the second story. A single window pierces the gable. Historic one-over-one double-hung wood windows fill each window opening on this elevation.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house is set back from the street at the north side of the lot. Mature trees dot the rear of the property. A concrete sidewalk and stairs access the house. A one-story shed with vertical wood siding and an asphalt shingle gable-front roof is located at the rear of the property. The historic garage retains integrity and would be contributing to a potential historic district.

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

The house was built c.1903 on land platted in 1898. The date of 1903 is an estimation based on the Sanborn Fire Insurance Maps. The 1900 Sanborn maps do not show this home, but the 1905 map does. Also, it should be noted that this home appears on the 1905 Sanborn map as a rooming house, indicating that unlike many other rooming houses in the area, this home was built for multi-family occupancy. According to the Sanborn Fire Insurance Maps, this home has not had any additions since 1905. The 1908 Excelsior Springs Blue Book lists the address as, Grey Gables, Cyrus Park, Prop. The City Directories list the Grey Gables, Mrs. M.E. Park and Jessie E. Park at the address in 1917 and simply "Grey Gables" in 1922. The post-1933 "Official Map of Excelsior Springs" lists the Grey Gables with 10 rooms renting for \$3.50 and up per week. The 1940 phone book lists Mrs. Ella Wharton at the address. [Boardinghouse Historic District Survey, 1994]

ELIGIBILITY STATEMENT:

The historic house retains sufficient historic character to communicate association with potential areas of significance and would be contributing to a potential historic district.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGE

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-043
 Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum; Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District
 LOCAL REGISTER DESIGNATION DATE: 2010
 LOCAL REGISTER DISTRICT C OR NC: