

## NOTICE OF OPEN MEETING

Public Notice is hereby given that the Historic Preservation Commission of the City of Excelsior Springs Historic Preservation Commission Meeting will hold a meeting for **5:00 PM, May 13, 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

#### A G E N D A

Historic Preservation Commission Meeting  
5:00 PM  
Wednesday, May 13, 2026  
Council Chambers



- 
1. CALL TO ORDER
  2. ROLL CALL
  3. APPROVAL OF MEETING SUMMARY
    - A. April 8, 2026 meeting summary
  4. NEW BUSINESS
    - A. HPC-26-005 – An application by Elvis Rivera for a Façade Sign at 244 E Broadway Avenue.
    - B. HPC-26-008 – An application by Brian Gunn, on behalf of the Elms Hotel to update the existing neon sign with LED replacement lighting.
    - C. HPC-26-010 – An application by Jim and Daphne Bowman for Exterior Alterations adjacent to 249 E Broadway Avenue.
    - D. Resolution of Support – A resolution supporting the City’s grant application to address humidity in the Hall of Waters building.
  5. DISCUSSION CONCERNING ROCK HOUSE AT 708 N MAIN STREET.
    - A. Rock House at 708 N Main Street
  6. RECOGNITION OF HISTORIC PRESERVATION MONTH
  7. 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: May 7, 2026 11:45AM**

**HISTORIC PRESERVATION COMMISSION  
Meeting Summary**

April 8, 2026

**Item 1. Call to Order**

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

**Item 2. Roll Call**

PRESENT: Charles Boothe, Darryl Coutts, Sonya Morgan and Anna Sue Spohn

ABSENT: Susan Blaser, Rick DeFlon, and Jody Pasalich

PUBLIC PRESENT: Jake Osborne

STAFF PRESENT: Mallory Brown, Julia Goldstein, Melinda Mehaffy, Mark Spohn

**Item 3. Approval of meeting Summary from March, 11 2026.**

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

Vote: Motion Approved 4-0-0

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

No: 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-26-002 An application by Rocky McLaughlin for several exterior alterations for the property at 204 N Main/205 N Marietta Street and adjacent parking lot at 204 N Marietta Street.

Staff report was given by Mallory Brown, recommending approval.

Commissioner Boothe made a motion to approve HPC-26-002  
Commissioner Coutts seconded the motion. Motion Carried.

Vote: Motion Approved 4-0-0

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

No: None

- B. HPC-26-007 An application by Jake Osborn for several exterior alterations for the property at 409 E Broadway Avenue.

Staff report was given by Mallory Brown, recommending approval.

Commissioner Coutts made a motion to approve HPC-26-007  
Commissioner Spohn seconded the motion. Motion Carried.

Vote: Motion Approved 4-0-0

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

No: None

**Item 6. Presentation**

- A. Workshop Presentation and Discussion by Jenny Wolfe, Planning2Preserve, on the Isley Neighborhood Preservation Plan

**Item 7.** Staff Comments. 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 8.** Commissioners Comments. May is Historic Preservation Month

**Item 9.** Adjourn. The meeting was adjourned at 6:29 p.m.

**The next meeting of the Commission is currently scheduled May 13, 2026, at 5:00 p.m. There isn't currently anything on the agenda, but could be applications**

Meeting Summary prepared by Julia Goldstein, Administrative Assistant.

# Community Development Department Planning & Zoning



May 13, 2026

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

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

## **Update:**

After the HPC tabled the item, the applicant submitted a revised design with specifications and a rendering of the proposed sign.

## **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.

**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 building has existing holes in the façade where previous signs have been attached to the building. The applicant has indicated that the new sign will be mounted at these same points to limit any damage to the façade of 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-26-005.

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 – Specifications from Applicant

Exhibit B – Sign Rendering

# 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

## Joshua Garrett

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**From:** RIVERARETAIL&SERVICES [REDACTED]  
**Sent:** Monday, April 20, 2026 8:20 AM  
**To:** Joshua Garrett  
**Subject:** Sign Permit Approval Request – Sign Dimensions  
**Attachments:** Excelsior Springs Mini Market sign.jpeg

Dear Mr. Garrett, City Planner

I hope this message finds you well.

I am writing on behalf of our business, **Excelsior Springs Mini Market**, to present our new idea for a sign.

The concept involves three horizontal wooden slats attached to a rectangular frame constructed from wood on all four sides. The frame will be securely mounted to the brick surface using existing screw placements.

Below are the proposed specifications of the sign:

- **Type of sign:** Wall-mounted
- **Location:** Front façade of the building
- **Dimensions:** 128 inches (width) x 34 inches (height)
- **Metric dimensions:** 3.25 meters (width) x 0.87 meters (height)
- **Total area:** Approximately 30.2 square feet
- **Material:** Wood backing with raised lettering
- **Colors:** Green background with gold lettering
- **Illumination:** Internally Illuminated

Please find attached an image for reference of the sign design and its intended placement.

We want to ensure that the proposed sign complies with all local regulations and guidelines. Please let us know if any additional documentation, drawings, or modifications are required for approval.

Thank you for your time and assistance. We look forward to your guidance.

Sincerely,

Eduardo and Elvis Rivera

Excelsior Springs Mini Market

# Excelsior Springs Mini Market

fresh

OPEN  
OPEN





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

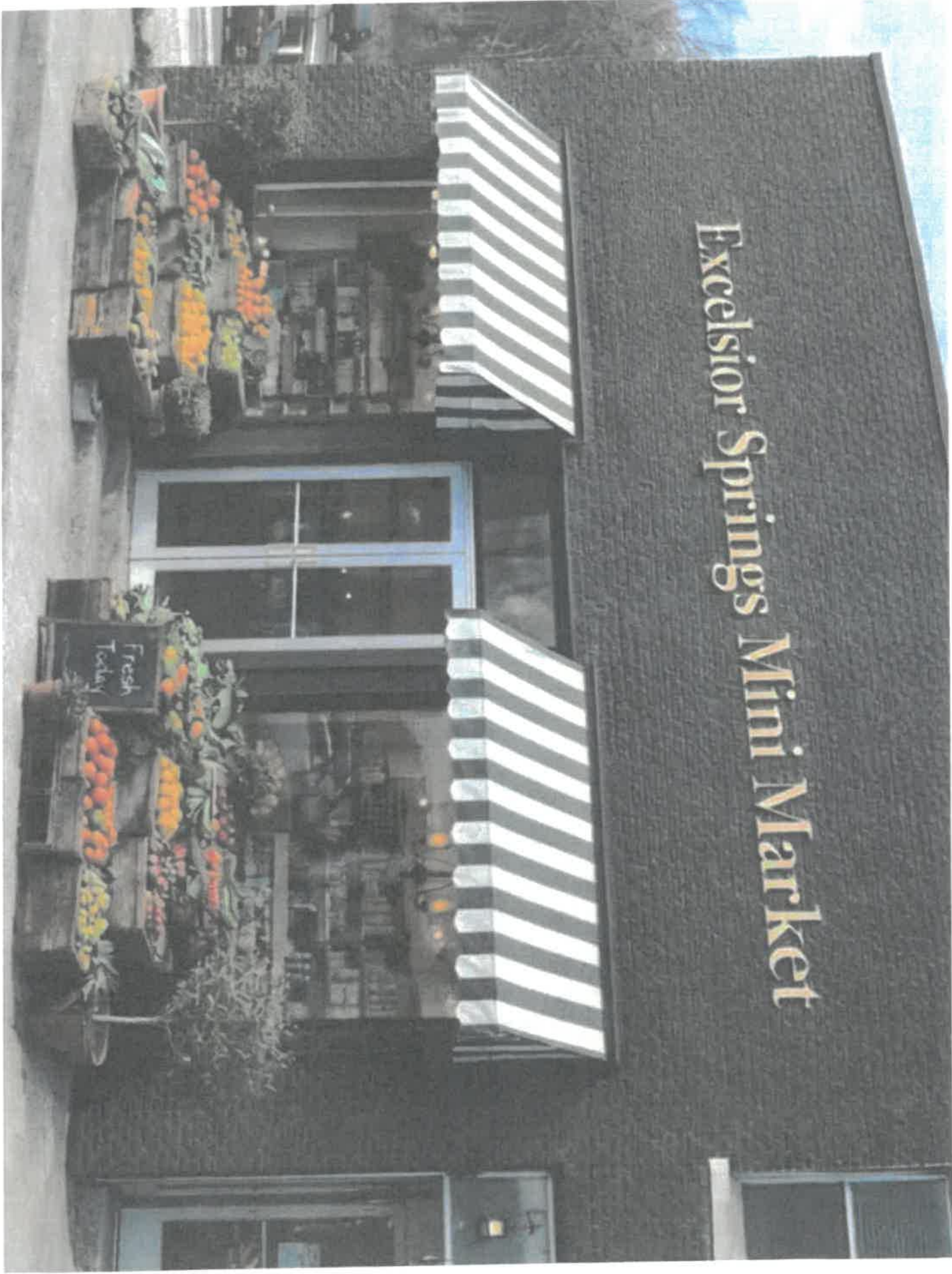
\_\_\_\_\_  
 Disapproved, HPC Chairman

\_\_\_\_\_  
 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>080 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.

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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.

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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.

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

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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

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27. N





Fraternal Order  
Eagles Aerie 3977  
EXCELSIOR SPRINGS

Hair Functions Junction

Hair Functions  
Junction

# Community Development Department Planning & Zoning



May 13, 2026

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

**Re:** Staff Report for Case No. **HPC-26-008** – Certificate of Appropriateness

## Proposal Summary:

An application by Brian Gunn, on behalf of the Elms Hotel to update the existing neon sign with LED replacement lighting.

## General Information:

Applicant: Brian Gunn, Director of Engineering for The Elms Hotel  
Owner: 401 REGENT LLC C/O SLK GLOBAL SOLUTIONS AMERICA  
Address: 401 S Regent Street  
Historic District: The Elms Historic District  
NRHP Category: Contributing

## Background and Site History:

The iteration of the Elms Hotel was built in 1912 and is a five-story building constructed in the Tudor Revival architecture style. The structure has its primary façade and frontage along Regent Street. On the roof is a prominent sign that reads “THE ELMS” with a white backing to the letters and neon lights. Information about the sign is limited; it is not mentioned in the historic survey of the property. The specific date of the sign’s construction is unknown. However, images from the Excelsior Springs Museum and Archives show the current building without the sign in 1914 and with the sign in 1931. This window is within the Period of Significance for the Elms historic district, making it a historic sign and a contributing attribute of the district.

## Project Description:

The sign’s neon tubing has been damaged resulting in the neon lighting to be inoperable. The lifespan of a neon sign is generally between twenty to thirty years. The neon portion of the sign is likely past its intended lifespan, resulting in its current state. The applicant, representing the hotel, seeks to install LED lighting that is designed to

emulate the look and character of neon lighting. The LED lighting has a much longer lifespan, less susceptible to damage from weather or animals, and is generally cheaper to maintain than traditional neon. The applicant, and the sign company hired to do the work, claim that the proposed LED lighting will emulate the appearance of the historic neon and preserve the character of the sign, building, and district.

The LED lighting will allow the hotel to assign functionally infinite color values to the sign. However, the applicant has indicated that only for rare occasions, such as holidays or special events, would the color be changed. The standard color of the sign will be white to match the existing neon.

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

#### ***Substitute Materials***

**Note:** Generally, if the element is a primary character defining feature of the building's significance, the element should be replaced in-kind.

**Analysis:** The sign is perhaps not the most character defining part of the structure. However, given its prominence, it is one of the first things one notices about the building and contributes to its character.

**Note:** Generally, the more visible the feature, the more likely substitute materials will not be allowed.

**Analysis:** The sign itself is highly visible, but the sign is not the subject of the substitute. The only portion of the sign is proposed to be altered is the neon tubing. While it is highly visible through its emission of light, the actual tubing is difficult to see from the ground. If the emission of light retains the general color, brightness, and appearance of the neon lighting, the change from neon to LED would not be noticeable or alter the character of the sign.

**7.31** Substitute materials will only be approved when the historic features are entirely missing, or the historic materials are beyond repair.

**Analysis:** The current neon tubing of the sign is damaged and needs repairs in order to operate as intended. While in-kind replacement is possible, the prevalence and cost of LED as an alternative has created an additional challenge to in-kind repair and replacement.

**10.22** Substitute materials, like all replacement, should closely match the design, color, surface texture, reflectivity, finish, details, and other qualities of the materials or element to be replaced.

**10.23** The color and materials of the signage should coordinate with the historic district.

**Analysis:** The applicant and the sign company have indicated that the appearance of the proposed LED lighting is capable of emulating the appearance of the historic neon. While the color and brightness of the proposed LED lighting is changeable, it can be set to match the historic neon in appearance.

### ***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:** If not for the sign's history on the building, such a sign could not be recommended for any of the Historic Districts if it were built today. Its size and scale are significantly larger than the design guidelines recommend. Further, neon signage (or LED that emulates neon) would also not be a permitted sign type. However, because the sign is historic and part of the historic character of the building, these aspects of the sign should be preserved. The applicant does not seek to alter the size or scale of the sign or any materials of the sign, apart from the replacement of the neon tubing.

**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 applicant has indicated that the LED lighting will follow the existing tracking where the neon tubing currently sits. This will not damage the existing elements of the sign.

**Staff Recommendation:**

The application generally meets the review standards and adheres the intent of the design guidelines; therefore, staff recommends **approval** of HPC-26-008 with the following conditions:

1. The appearance of the replacement LED lighting should emulate the brightness, color temperature, and general appearance of the historic neon lighting.
2. The color of the LED lighting shall be a white, which closely matches the color of the historic neon lighting, for a minimum of three-hundred (300) days in a calendar year. Colors other than white shall not be permitted for a period greater than seven (7) consecutive days.
3. If the Community Development Director determines that the color, brightness, or general appearance of the LED lighting not consistent with these conditions, the Director may consult the Historic Preservation Commission to revise the conditions of approval to ensure that the historic character of the district is preserved.

Respectfully submitted,



**Joshua Garrett, MPA**

Planner

City of Excelsior Springs

**Attachments:**

Exhibit A – COA Application

Exhibit B – Historic Property Survey

Exhibit C – National Park Guidance of Preservation of Signs

Exhibit D – Product Specifications

Exhibit E – Product Example

Exhibit F – Letter from Sign Company



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

FOR OFFICE USE ONLY  
 Fee: \$25.00  
 Date Received: 4/9/2026

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. HPC-26-008  
 Administrative  HPC   
 (for office use only)

Date: 4/3/2026 Property Address: 401 Regent ST  
 Applicant: Brian Gunn Telephone No.: [REDACTED]  
 Applicant's Mailing Address: 401 Regent ST, Excelsior Springs  
 Email: [REDACTED]  
 Owner (if different from Applicant): James Gould

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

Brian Gunn  
 Applicant Signature D.O.E. EN

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.

The Elms would like to upgrade "THE ELMS" neon sign located on the roof of the main hotel building. The mechanical structure of the sign will stay in tact. The upgrade changes illuminating the sign from the current neon lighting to faux neon LED lighting giving the appearance of neon. The new LED driven sign will be able to be white as well as other colors for special occasions. Yesco signs will be doing the work and using a 135 foot lift.

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 4

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

**Individual Resource Descriptions**

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

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

*Style:* Tudor Revival

*Property Type:* Hotel: 1<sup>st</sup> Class

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

*Architects:* Jackson & McIlvain

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

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

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

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

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

National Register of Historic Places  
Continuation SheetSection number 7 Page 5

The Elms Historic District

Name of Property

Clay County, Missouri

County and State

Historic Resources of Excelsior Springs, Missouri

Name of multiple listing (if applicable)

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

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

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

**1A 401 Regent Avenue, Elms Park/Elms Hotel grounds; 1912; contributing site<sup>4</sup>***Property Type:* Hotel: 1<sup>st</sup> Class (grounds); parks, boulevards and park-related resources*Photographs:* 16, 21*Landscape architect:* George E. Kessler

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

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

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

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

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

National Register of Historic Places  
Continuation SheetSection number 7 Page 6

The Elms Historic District

Name of Property

Clay County, Missouri

County and State

Historic Resources of Excelsior Springs, Missouri

Name of multiple listing (if applicable)

*Photograph: 32*

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

**1C 401 Regent Avenue, Elms Hotel carriage house/garage<sup>6</sup>; ca. 1920; contributing building***Property Type:* Hotel: 1<sup>st</sup> Class (accessory building)*Photographs:* 35, 36

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

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

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

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

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

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

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 7

The Elms Historic District

Name of Property

Clay County, Missouri

County and State

Historic Resources of Excelsior Springs, Missouri

Name of multiple listing (if applicable)

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

*Photograph:* 40

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

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

*Style:* Gothic Revival

*Property Type:* Community Institution

*Photograph:* 38

*Architect:* George M. Siemens

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

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

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







The decline of gold-leafing and other traditional sign techniques contributed to these trends. Mass-produced signs have replaced local signs that differed from owner to owner and from signmaker to signmaker. The result is not just sameness, but impersonality as well: It is becoming rarer, for example, to find owners' names on signs. Whether the trend toward sameness can successfully be resisted is yet to be seen. (Some crafts, such as gold-leafing and porcelain enameling, for example, have experienced a revival of sorts.) But the preservation of historic signs is one way to ensure that at least some of these expressions of local history continue to enliven our streets.

## Sign Regulation

Historic commercial areas have customarily been a riot of signs. Yet if clutter has ample precedent, so do efforts to control it. Early attempts to regulate signs in this country include those of professional associations of advertisers, such as the International Bill Posters Organization of North America, founded in St. Louis in 1872.<sup>5</sup>

However, early efforts by municipalities to enact sign regulations met with disfavor in the courts, which traditionally opposed any regulatory effort based on aesthetic concerns. Early successes in the legal arena, such as the 1911 case, *St. Louis Gunning Advertising Company v. City of St. Louis*, were realized when proponents of sign controls argued that signs and billboards endangered public health and safety.

Yet gradually courts found merit in the regulation of private property for aesthetic reasons. In 1954 the U.S. Supreme Court handed down the landmark decision, *Berman v. Parker*, in which the court declared: "It is within the power of the legislature to determine that the community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled."<sup>6</sup>

With the blessing of the courts, communities across the nation have enacted sign controls to reduce "urban blight." And where historic buildings are concerned, the growth of local review commissions has added to the momentum for controls in historic districts.

Typically, sign controls regulate the number, size and type of signs. In some cases, moving or projecting signs are prohibited. Often such ordinances also regulate sign placement—owners are told to line up their signs with others on the block, for example. Materials, likewise, are prescribed: wood is encouraged, plastic discouraged or forbidden altogether. Sign controls often specify lighting sources: indirect illumination (light shining onto the sign) is often required instead of neon tubing, bare lightbulbs, or "backlighting," used in most plastic signs. Some ordinances forbid lighting completely. (Neon, especially, is still held in disfavor in some areas.) Finally, ordinances sometimes require signs to be "compatible" in color and other design qualities with the facade of the building and the overall appearance of the street.

Existing signs frequently do not meet requirements set forth in sign controls. They are too big, for example, or project too far from the building. Typically, sign ordinances permit such "nonconforming" existing

signs to remain, but only for a specified period, after which they must be removed. If they need repair before then, or if the business changes owners, they must likewise be removed.

Sign controls offer communities the chance to reduce visual blight. They can also assist in producing both a new visibility and a new viability for historic commercial districts. Yet sign ordinances are not without problems. Sign controls satisfy contemporary ideas of "good taste." But "bad taste" has ample historic precedent. And in any case, tastes change. What is tasteful today may be dated tomorrow. Sign controls can impose a uniformity that falsifies history. Most historic districts contain buildings constructed over a long period of time, by different owners for different purposes; the buildings reflect different architectural styles and personal tastes. By requiring a standard sign "image" in such matters as size, material, typeface and other qualities, sign controls can mute the diversity of historic districts. Such controls can also sacrifice signs of some age and distinction that have not yet come back into fashion.<sup>7</sup> Neon serves as an instructive example in this regard: once "in," then "out," then "in" again. Unfortunately, a great number of notable signs were lost because sign controls were drafted in many communities when neon was "out." Increasingly, however, communities are enacting ordinances that recognize older and historic signs and permit them to be kept. The National Park Service encourages this trend.

### Sign as Icon

Signs often become so important to a community that they are valued long after their role as commercial markers has ceased. They become landmarks, loved because they have been visible at certain street corners—or from many vantage points across the city—for a long time (Fig. 9). Such signs are valued for their familiarity, their beauty, their humor, their size, or even their grotesqueness. In these cases, signs transcend their conventional role as vehicles of information, as identifiers of something else. When signs reach this stage, they accumulate rich layers of meaning. They no longer merely advertise, but are valued in and of themselves. They become icons.



9. Signs are often popular neighborhood landmarks. This is one in Butte, Montana. Photo: Jet Lowe, HAER.

## Preserving Historic Signs

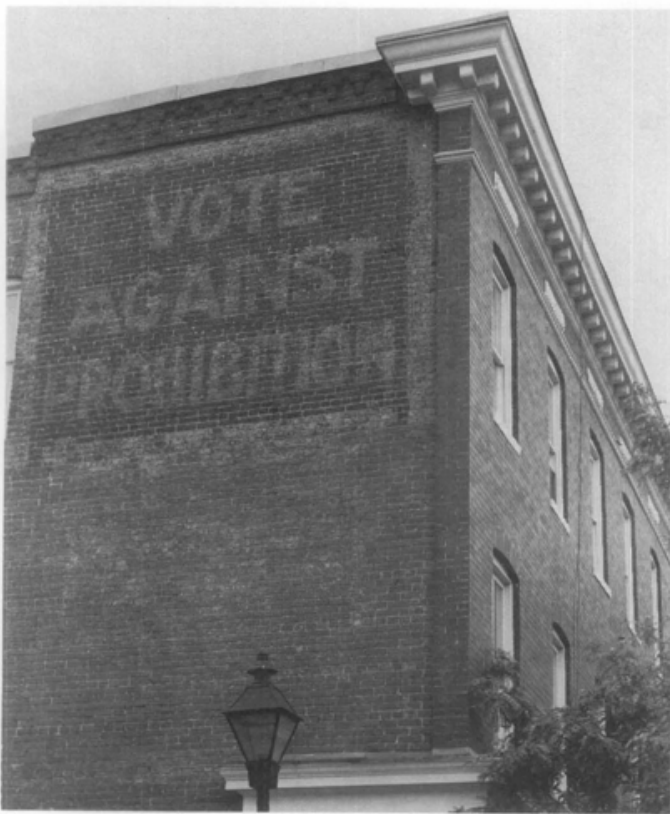
Historic signs can contribute to the character of buildings and districts. They can also be valued in themselves, quite apart from the buildings to which they may be attached. However, any program to preserve historic signs must recognize the challenges they present. These challenges are not for the most part technical. Sign preservation is more likely to involve aesthetic concerns and to generate community debate. Added to these concerns are several community goals that often appear to conflict: retaining diverse elements from the past, encouraging artistic expression in new signs, zoning for aesthetic concerns, and reconciling business requirements with preservation.

Preserving historic signs is not always easy. But the intrinsic merit of many signs, as well as their contribution to the overall character of a place, make the effort worthwhile. Observing the guidelines given below can help preserve both business and history.

### Retaining Historic Signs

Retain historic signs whenever possible, particularly when they are:

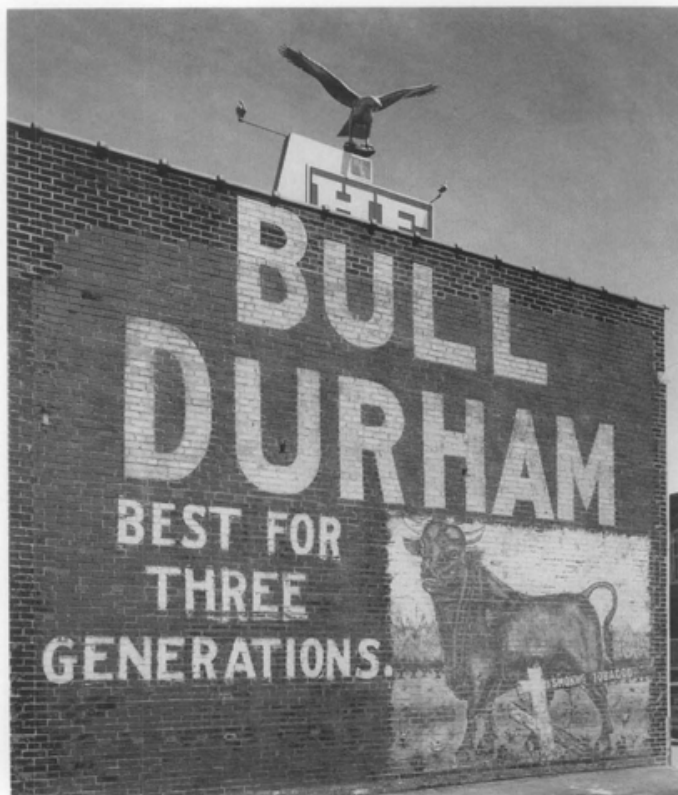
- associated with historic figures, events or places (Fig. 10).
- significant as evidence of the history of the product, business or service advertised (Fig. 11).
- significant as reflecting the history of the building or



10. This fading sign was painted in Baltimore in 1931 or 1932. It survives from the campaign to enact the 21st Amendment to the United States Constitution, which repealed Prohibition. Such fading brick wall signs are known as "ghost signs." Photo: Thomas C. Jester.

the development of the historic district. A sign may be the only indicator of a building's historic use (Fig. 12).

- characteristic of a specific historic period, such as gold leaf on glass, neon, or stainless steel lettering.
- integral to the building's design or physical fabric, as when a sign is part of a storefront made of Carrara glass or enamel panels, or when the name of the historic firm or the date are rendered in stone, metal



a



b

11. (a) Signs for Bull Durham Tobacco once covered walls all over the country. (b) Similarly, Simple Simon and the Pie Man appeared on Howard Johnson signs nationwide. This one has been moved to a shop for repair. Photos: (a) Jack Boucher, HABS; (b) Len Davidson.

or tile (Fig. 13). In such cases, removal can harm the integrity of a historic property's design, or cause significant damage to its materials.

- outstanding examples of the signmaker's art, whether because of their excellent craftsmanship, use of materials, or design (Fig. 14).
- local landmarks, that is, signs recognized as popular focal points in a community (Fig. 15).



12. The sign on this historic building gives important information about its past. Photo: Thomas C. Jester.

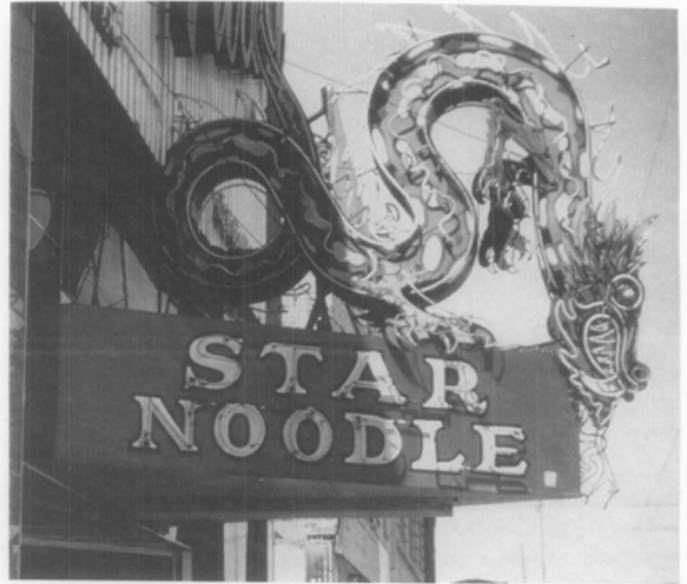


13. Historic signs were often built into a property—and often under foot. Photo: Richard Wagner, National Trust for Historic Preservation.

- elements important in defining the character of a district, such as marquee in a theater district.

### Maintaining and Repairing Historic Signs

Maintenance of historic signs is essential for their long-term preservation. Sign maintenance involves periodic inspections for evidence of damage and deterioration.



14. This Ogden, Utah, sign is a superb example of neon. Photo: deTeel Patterson Tiller.



15. The sign for the Busy Bee Cafe is well-known throughout Dubuque, Iowa. Photo: National Park Service, Rocky Mountain Regional Office.

Lightbulbs may need replacement. Screws and bolts may be weakened, or missing altogether. Dirt and other debris may be accumulating, introduced by birds or insects, and should be cleaned out. Water may be collecting in or on sign cabinets, threatening electrical connections. The source of water penetration should be identified and sealed. Most of these minor repairs are routine maintenance measures, and do not call for special expertise. All repairs, however, require caution. For example, electricity should be turned off when working around electric signs.

More extensive repairs should be undertaken by professionals. The sign industry is a large and active one. Sign designers, fabricators and skilled craftsmen are located throughout the country. Once in danger of being lost altogether, gold leaf on glass and porcelain enamel are undergoing revivals, and the art of bending neon tubes is now widely practiced. Finding help from qualified sources should not be difficult. Before contracting for work on historic signs, however, owners should check references, and view other projects completed by the same company.

Major repairs may require removal of the sign to a workshop. Since signs are sometimes damaged while the building is undergoing repair, work on the building should be scheduled while the sign is in the shop. (If the sign remains in place while work on the building is in progress, the sign should be protected.)

Repair techniques for specific sign materials are discussed below (see "Repairing Historic Sign Materials" on page 10). **The overall goal in repairs such as supplying missing letters, replacing broken neon tubing, or splicing in new members for deteriorated sections is to restore a sign that is otherwise whole.** Recognize, however, that the apparent age of historic signs is one of their major features; do not "over restore" signs so that all evidence of their age is lost, even though the appearance and form may be recaptured.

### Reusing Historic Signs

If a building or business has changed hands, historic signs associated with former enterprises in the building should be reused if possible by:

- keeping the historic sign—unaltered. This is often possible even when the new business is of a different nature from the old. Preferably, the old sign can be left in its historic location; sometimes, however, it may be necessary to move the sign elsewhere on the building to accommodate a new one. Conversely, it may be necessary to relocate new signs to avoid hiding or overwhelming historic ones, or to redesign proposed new signs so that the old ones may remain. (The legitimate advertising needs of current tenants, however, must be recognized.)

Keeping the old sign is often a good marketing strategy. It can exploit the recognition value of the old name and play upon the public's fondness for the old sign. The advertising value of an old sign can be immense. This is especially true when the sign is a community landmark.

- relocating the sign to the interior, such as in the lobby or above the bar in a restaurant. This option is less preferable than keeping the sign outside the

building, but it does preserve the sign, and leaves open the possibility of putting it back in its historic location.

- modifying the sign for use with the new business. This may not be possible without destroying essential features, but in some cases it can be done by changing details only (Fig. 16). In other respects, the sign may be perfectly serviceable as is.

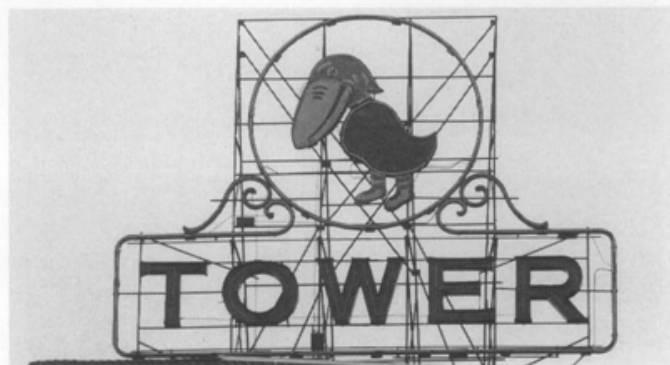
If none of these options is possible, the sign could be donated to a local museum, preservation organization or other group.



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b



c

16. (a) The Jayhawk Hotel in Topeka, Kansas, was built in 1926; (b) Its prominent and popular rooftop signs were deteriorating when the hotel closed; (c) The new owners converted the building to offices, but were able to keep the historic signs by changing "HOTEL" to "TOWER." The new, repaired, signs reuse three of the historic letters: T, O, and E. Photos: (a and b) Kiene and Bradley; Courtesy, Kansas State Historical Society; (c) Kansas State Historical Society.

## Repairing Historic Sign Materials

**Porcelain Enamel.** Porcelain enamel is among the most durable of materials used in signs.<sup>8</sup> Made of glass bonded onto metal (usually steel) at high temperatures, it keeps both its high gloss and its colors for decades. Since the surface of the sign is essentially glass, porcelain enamel is virtually maintenance free; dirt can be washed off with soap and water and other glass cleaners.

Porcelain enamel signs can be damaged by direct blows from stones and other sharp objects. If both the enamel surface and the undercoat are scratched, the metal surface can rust at the impact site. Because the bond between glass and metal is so strong, however, the rust does not "travel" behind the glass, and the rust is normally confined to localized areas. The sign edges can also rust if they were never enamelled. To treat the problem, clean the rust off carefully, and touch-up the area with cold enamel (a type of epoxy used mostly in jewelry), or with enamel paints.

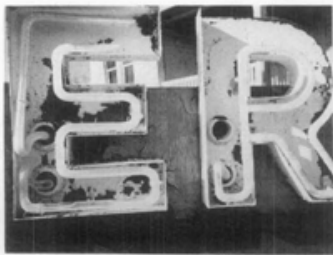
Dents in porcelain enamel signs should be left alone. Attempting to hammer them out risks further damage.

**Goldleaf or gilding.** Goldleaf or gilding is both elegant and durable. These properties made it among the most popular sign materials in the nineteenth and early twentieth centuries. Surface-gilded signs (for example, gilded raised letters or symbols found

on the exterior) typically last about 40 years. Damage to these signs occurs from weather and abrasion. Damage to gilded signs on glass normally occurs when the protective coating applied over the gilding is removed by harsh cleaning chemicals or scratched by scrub brushes. The sign can then flake upon subsequent cleanings.

Historic gilded signs can be repaired, typically by regilding damaged areas. An oil size is painted on the surface. The gold leaf is applied when the surface has become sufficiently "tacky." Similarly, historic "reverse on glass" goldleaf signs can be repaired—by experts. A sample of the flaking sign is first taken to determine its composition. Reverse on glass signs use goldleaf ranging from 12 to 23 karats. The gold is alloyed with copper and silver in varying amounts for differences in color. (Surface gilding—on raised letters, picture frames and statehouse domes—uses 23 karat gold. Pure gold, 24 karat, is too soft to use in such applications.) The damaged portions of the sign are then regilded in the same manner as they were done historically: the inside surface of the glass is coated with a gelatin; gold leaves about three inches square are then spread over the area. The new letter or design is then drawn in reverse on the new leaf, and coated with a backing paint (normally a chrome yellow). With the new design thus sealed, the rest of the leaf is removed. The

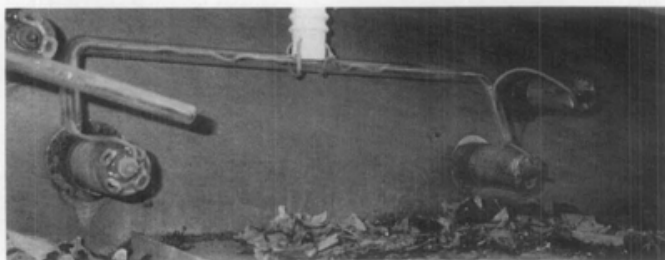
(continued next page)



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g

17. Glen Echo Park near Washington, D.C., is an early 20th century amusement park. (It is the home of the first bumper car ride in the world.) Its neon signs needed repair: (a) tubes were broken and the surrounding "metal cans" needed work also; (b) and (c) removal of the back of "Candy Corner" sign revealed debris from insects and birds; (d) preparing the "metal cans" from the "Pop Corn" sign for remounting; (e) and (f) neon fabricators installing the new tubing in the repaired and remounted cans; (g) repairs finished, the relit signs enliven the park once again. Photos: (a-c) Stan Fowler; (d-f) Larry Kanter; (g) Rebecca Hammel.

sign is then sealed with a clear, water-resistant varnish.

Gilded signs, both surface and reverse on glass, can be cleaned gently with soap and water, using a soft cloth. Additionally, for glass signs, the varnish backing should be replaced every seven years at the latest.

**Neon.** Neon signs can last 50 years, although 20–25 years is more typical. When a neon sign fails, it is not because the gas has “failed,” but because the system surrounding it has broken down. The glass tubes have been broken, for example, thus letting the gas escape, or the electrodes or transformers have failed. If the tube is broken, a new one must be made by a highly skilled “glass bender.” After the hot glass tube has been shaped, it must undergo “purification” before being refilled with gas. The glass and the metal electrode at the end of the tube are heated in turns. As these elements become hot, surface impurities burn off into the tube. The resulting vapor is then removed through “evacuation”—the process of creating a vacuum. Only then is the

“neon” gas (neon or mercury-argon) added. Neon gives red light, mercury-argon produces blue. Other colors are produced by using colored glass and any of dozens of phosphor coatings inside the tube. Green, for example, can be produced by using mercury-argon in yellow glass. **Since color is so important in neon signs, it is vital to determine the original color or colors.** A neon studio can accomplish this using a number of specialized techniques.

A failing transformer can cause the neon sign to flicker intensely, and may have to be replaced. Flickering neon can also indicate a problem with the gas pressure inside the tube. The gas may be at too high or too low a pressure. If so, the gas must be repumped.

Repairs to neon signs also include repairs to the surrounding components of the sign. The “metal cans” that often serve as backdrops to the tubing may need cleaning or, in case of rust, scraping and repainting.

As with gilded signs, repair of neons signs is not a matter for amateurs (Fig. 17).

## New Signs and Historic Buildings

Preserving old signs is one thing. Making new ones is another. Closely related to the preservation of historic signs on historic buildings is the subject of new signs for historic buildings. Determining what new signs are appropriate for historic buildings, however, involves a major paradox: Historic sign practices were not always “sympathetic” to buildings. They were often unsympathetic to the building, or frankly contemptuous of it. Repeating some historic practices, therefore, would definitely not be recommended.

Yet many efforts to control signage lead to bland sameness. For this reason the National Park Service discourages the adoption of local guidelines that are too restrictive, and that effectively dictate uniform signs within commercial districts. Instead, it encourages communities to promote diversity in signs—their sizes, types, colors, lighting, lettering and other qualities. It also encourages business owners to choose signs that reflect their own tastes, values, and personalities. At the same time, tenant sign practices can be stricter than sign ordinances. The National Park Service therefore encourages businesses to fit their sign programs to the building.

The following points should be considered when designing and constructing new signs for historic buildings:

- signs should be viewed as part of an overall graphics system for the building. They do not have to do all the “work” by themselves. The building’s form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- new signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- sign placement is important: new signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the his-

toric signboard, for example.)

- new signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.
- sign materials should be compatible with those of the historic building. Materials characteristic of the building’s period and style, used in contemporary designs, can form effective new signs.
- new signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed.

## Conclusion

Historic signs once allowed buyers and sellers to communicate quickly, using images that were the medium of daily life. Surviving historic signs have not lost their ability to speak. But their message has changed. By communicating names, addresses, prices, products, images and other fragments of daily life, they also bring the past to life (Fig. 18).



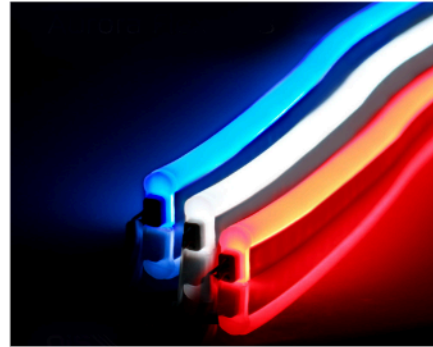
18. Sign painters pausing from their work, 1932. Photo: Courtesy, Cumquat Publishing Co. and Tettaton Sign Co., St. Louis, Missouri.

# Aurora Flex RGB

## Decorative Architectural Lighting

"AURORA Flex RGB" has a continuous smooth light effect and a large spectrum of vibrant colours. It 's available in "Domed" ( bending horizontally ) neon flex construction.

The best alternative to neon lighting.



**IP65**

-   
 UV  
RESISTANT
-   
 AMBIENT  
-20~+45°
-   
 SALTWATER  
RESISTANT
-   
 DIMMABLE
-   
 FLAME  
RESISTANT

### NEON SPECIFICATIONS

<b>Working mode</b>	Constant Voltage Technology
<b>Max Mods (Series)</b>	Full 88W load
<b>Viewing Angle</b>	270°
<b>Model</b>	Aurora Flex
<b>CRI</b>	>70
<b>Operating Temp</b>	-20°C to +45°C
<b>Neon Dimension</b>	0.67"W x 1.06"H
<b>Optical Structure</b>	Eco-friendly flexible LED PVC tube with UV stabilizers.

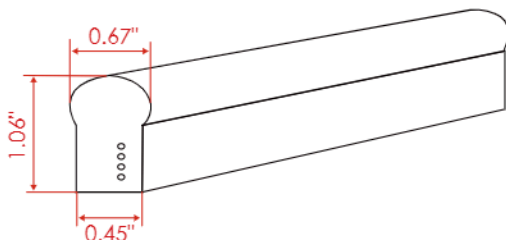
<b>Packaging</b>	20Ft/Tray, 5Trays/Case
<b>Protection Grade</b>	IP65 wet-Location
<b>Certifications</b>	UL and cUL Recognized
<b>Warranty</b>	3 Years

**Vivid, uniform Neon-like lighting without dark spots or gaps in the tube.**  
**For use in place of exterior or interior border tubing, sign lettering, and accent lighting.**

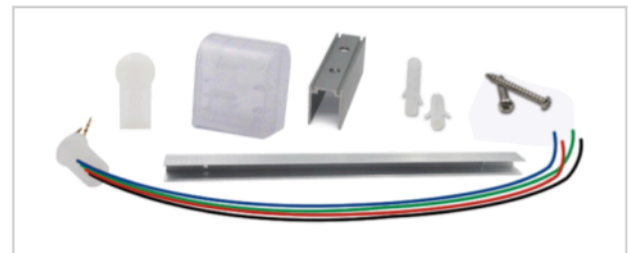
### NEON PRODUCT OPTIONS LIST

Neon	Voltage	Power	Cut Intervals	LED	LED Qty	Viewing Angle
Aurora Flex RGB	24VDC	4.4W/Ft	6.6"	SMD 5050	21LED/Ft	270°

### NEON DIMENSIONS



### ACCESSORIES



## G2G NEON RGB Controller

### RF 20 key LED RGB Controller

Controller adopts the advanced micro control unit, it is used for controlling a variety of LED light. For instance, point source of light, flexible light strip, wall washer lamp and so on. It has many advantages such as good appearance, easy connection and simplicity to use. Adopts RF 20 key remote control to ON/OFF, choose colors, change dynamic modes. Especially, it is designed with synchronization function. It is convenient to use RJ45 connector to connect the multiple controllers together, and achieve the synchronization function of thousands meters led strips. In theory, they can be connected numerous.



### Product Features:

- Designed for RGB constant voltage LED lights, Max.output:3\*8A.
- Working voltage DC12-24V, it can be universal in this range.
- Adopts PWM digital technology, signal frequency: 400Hz.
- Multiple controllers can work synchronically when connected by network cable through the RJ45 connector, the network cable between 2 ports up to 80 meters.
- RF 20-key wireless remote, RF frequency: 433.92MHz.
- 14 modes in total, including 8 static colors and 6 dynamic changes.
- Warranty of this product is 2 year warranty, exclude the artificial situation of damaged or over-load working.

## Technical Parameters

### Controller

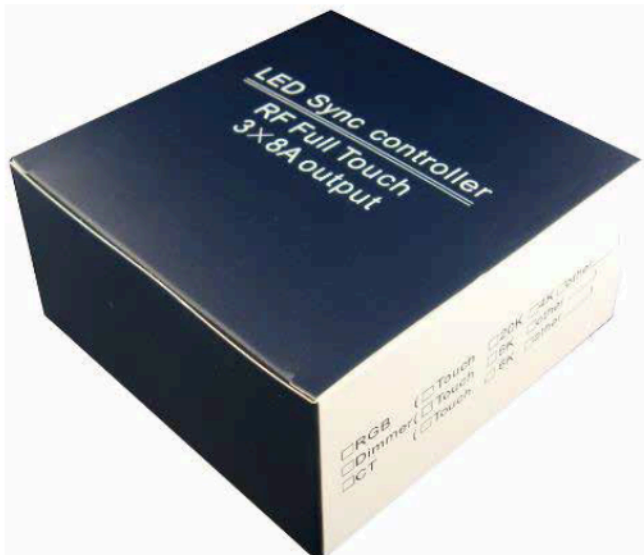
Working temperature	-20-60°C	Supply voltage	DC12V-24V
Static power consumption	<1W	Connecting mode	common anode
Grayscale	256 levels (RGB each)	Speed stage	100 grade
External dimension	L91*W88*H24 mm	Packing size	L108*W108*H50 mm
Net weight	220g	Gross weight	255g
Output	3 channels	Output current	≤8A(each channel)
Mode	14	Remote distance	Up to 20M
PWM frequency	433.92Mhz	Memory function	support
Max. Output power	12V:<288W, 24V:<576W		

### Remote control

Working temperature	-20-60°C	Supply voltage	DC3V(CR2025)
Standby current	<3.3uA	Working current	<12mA
Standby power	9.9uW	Working power	36mW
Net weight	30g	RF frequency	433.92MHz
External dimension	L85 *W51* H6 mm	RF distance	≤20m

### External Dimension

Packing box :L1 08\*W108 \*H50 mm



## Interface Specifications



RGB Connection V+→COM, CH1→R, CH2→G, CH3→B.

## Direction for use

- Connect the load wire and sync-signal cable at first, following by the power wire.
- Ensure short circuit can not occur before you turn on the power.
- Adopt RF wireless remote control, 20 keys in total, function of each button as below



Brightness +	Brightness -	pause	on/off
Static red	Static green	Static blue	Static white
Static orange	Static yellow	Static cyan	Static purple
Auto run	three base color jumpy	Three color gradually change	speed +
Flash	seven base color jumpy	Seven color gradually change	speed-

## RF CODE

Receiver can be controlled by any one the same remote as factory default; remote control delivered with unique RF code as factory default; if unique-control is needed, please matching the code before installation and using.

### Matching code operation

Receiver and Remote Control are coded as default, matching them before using,if unique-control or new-coded-remote is needed, pairing the remote and the receiver as below operation instruction before using:

1. **Step 1:** Pressing key “FLASH”an d hold on, power on the controller, the load LEDs will be 50% brightnesswhite as responding.
2. **Step 2:** Pressing“FLASH” 3times in 3 seconds , corresponding to the operation,the LED’s brightnesswill change as 25%-10%-back to preset level.
- 3.Code learning successfully, the receiver only can be controlled by the remote.
- 4.If not, please re-operate from step 1 to 2.

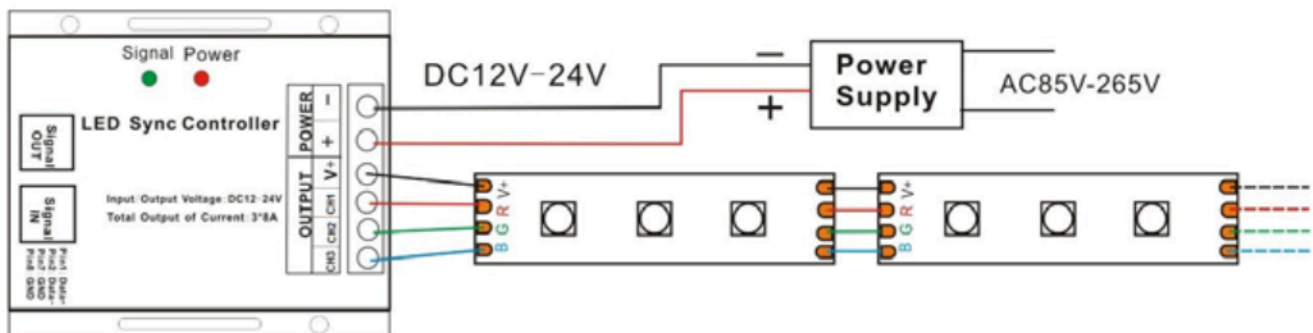
### Clear code operation

Back to factory default, wall-panel can be controlled by any one the same remote control.

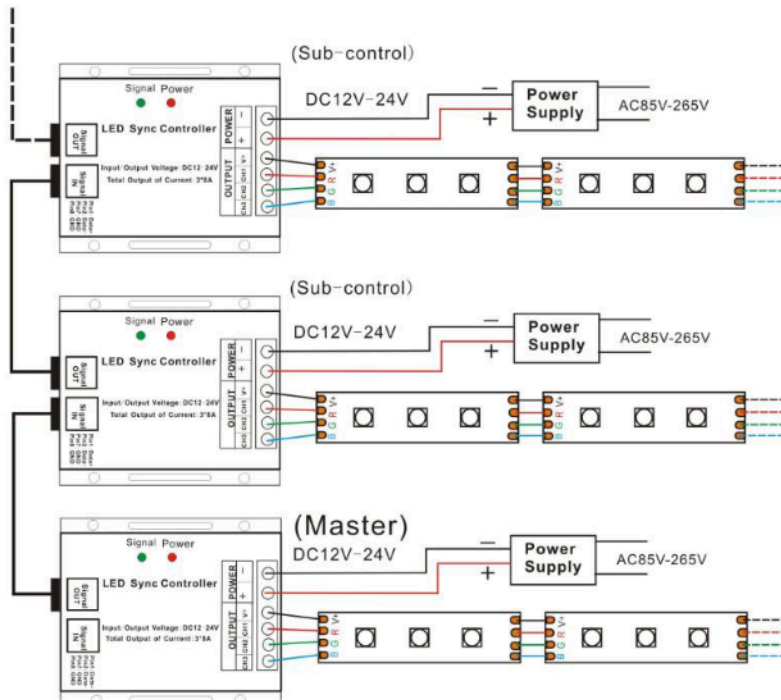
1. **Step 1:** Pressing key“JUMP7” and hold on, power on the controller, the load LEDs will be 50% brightnesswhite as responding.
2. **Step 2:** Pressing “JUMP7” 3times in 3 seconds ,corresponding to the operation, the LED’s brightnesswill change as 25%-10%-back to preset level.
3. Code clearing successfully, the LEDs will be back to the status before the power off, and the receiver canbe controlled by any remote control(any one the same remote control can be used to clear the code).
- 4.If not, please re-operate from step 1 to 2.

## Typical Applications

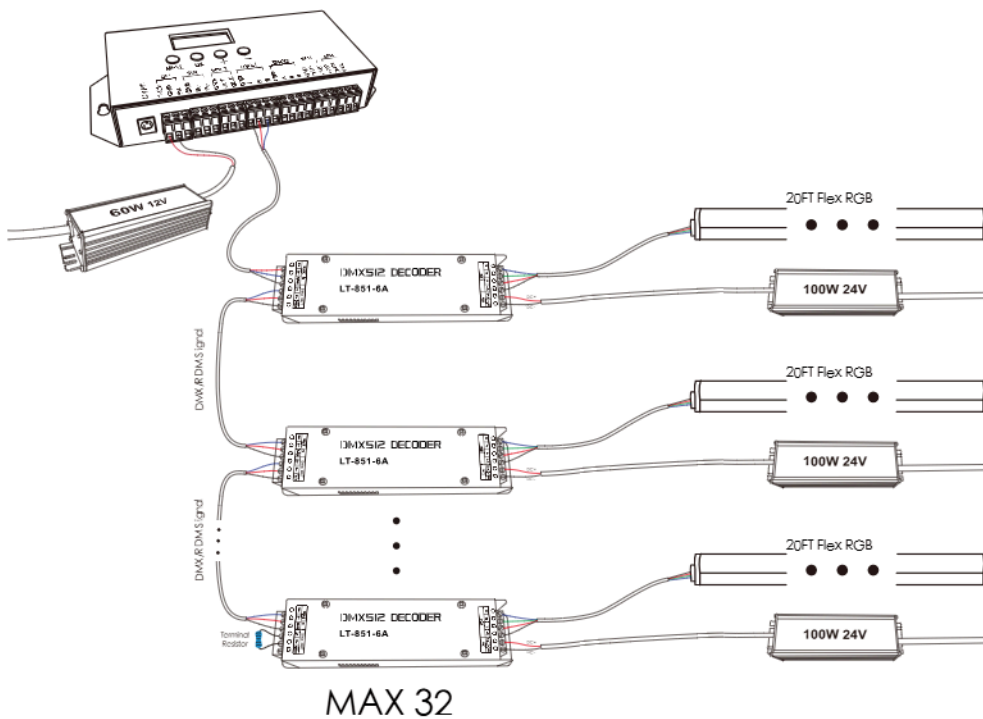
Application Circuit 1:



Application Circuit 2: (Synchronization function with network Line )



Application Circuit (Flex RGB - Talent II Wiring Diagram Overview)





Blue Bonnet

April 22<sup>nd</sup>, 2026

RE: Elms LED retrofit Project

I'm writing to provide additional information regarding the LED retrofit project of the exterior sign "THE ELMS". The existing sign has exposed neon glass to illuminate the letters on the rooftop; naturally the neon is powered by neon transformers. The signage has approximately 90 linear feet of white neon which is approximately 405 watts and has approximate color temperature of 6500k. Of course, today, the current color temperature of the sign is probably little relevance as numerous sections of the sign aren't working to my knowledge. Yesco Kansas City has proposed a RGB retrofit option for this sign. The sign will be converted to G2G lighting faux neon LED tubes and power supplies. The proposed LED system will approximately 390 watts. RGB can create all colors achievable by the mixture of; Red, Green and Blue. Per discussions with the manufacturer technician the achievable color white is approximately 6800 – 7000K. Since this LED system is completely replacing neon no discernable color differences will be present.

I believe there are many reasons that the exposed neon is no longer a suitable lighting source for this large open-faced sign. The neon use had its place and time but due to the development of faux neon LED there simply isn't a time and place for that any longer. Neon replacement tubes have grown increasingly expensive from our supplier over the last 5-7 years, additionally the cost of neon transformers has more than tripled in that time. Exposed neon glass is susceptible to failure from many sources. It can fail naturally with time but in this case the neon can be damaged and broken by water, wind, hail, birds, owls, along with premature failure due to power surges. If these neon failures were on a sign with reasonable access, it may not be an issue for a client who wanted the neon for nostalgia reasons. This exterior sign on the rooftop at the Elms Hotel needs a rented 135' boom for each service. A minimum rental of a week is typically needed because neon glass can't usually be "turned around" in one day. These large lifts are not cheap whether they are rented or owned by a service provider. Often multiple service tickets are needed per year to replace single pieces of neon glass due to the failures mentioned.

The G2G faux neon tubes make incredible sense for this sign at the Elms Hotel because faux neon is not susceptible to damage from most hail, birds and wind, etc. This product alone has the potential to eliminate an incredible amount of maintenance costs associated with a traditional neon sign.

**YESCO Kansas City**

» Phone  
» Fax

326 Choctaw Street  
Leavenworth, Kansas 66048



# Sign & Lighting Service

---

Travis Stafford

Manager

**YESCO Kansas City**

» Phone

» Fax

326 Choctaw Street  
Leavenworth, Kansas 66048

[yesco.com](http://yesco.com)

# Community Development Department Planning & Zoning



May 13, 2026

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

**Re:** Staff Report for Case No. **HPC-26-010** – Certificate of Appropriateness

## **Proposal Summary:**

An application by Jim and Daphne Bowman for Exterior Alterations adjacent to 249 E Broadway Avenue.

## **General Information:**

Applicant: Jim and Daphne Bowman  
Owner: Jim and Daphne Bowman/The City of Excelsior Springs  
Address: 249 E Broadway Avenue/201 E Broadway Avenue  
Historic District: The Hall of Waters  
NRHP Category: Contributing

## **Background and Site History:**

The building located at 249 E Broadway is a smaller, brick, commercial building that has two entrance doors and was historically used as two distinct storefronts. The building was built between 1905 and 1908 and has housed several businesses for more than a century. Such businesses included several restaurants, a doctor's office, tailoring and clothes cleaning, and a candy shop. Several additions have been made to the rear of the property and overall, much of its historic character has not been adequately preserved.

The building is currently owned by Jim and Daphne Bowman, who operate the Willow Springs Mercantile business on both sides of the building. 201 E. Broadway is the City-owned property that houses the Hall of Waters and Paul Craig Park. This property includes the vacant/open area that lies directly west of the building at 249 E Broadway. Currently the space adjacent to the building is occupied by a wooden fence, several flower beds, a gazebo.

The applicants have recently been awarded a grant from American Express for exterior alterations to this adjacent property. The grant proposes re move the existing conditions of the property and replace it with a waiting and seating area. Naturally, this will be used to serve the needs of their business, but as it is located on pubic property, the use of this area will be open and available to the public generally, not solely reserved for the applicant's use. The City has agreed to permit the investment to the property.

### **Project Description:**

The applicants will remove the existing garden beds and level the ground on the property. Gravel is proposed for the ground cover. In addition to new seating to be installed, the applicants seek to install a pergola with planters. A condition of the grant is that a plaque recognizing American Express for funding the project must also be installed on site.

### ***Scope of Work:***

1. Remove existing flower beds. Level area and place gravel.
2. Purchase commercial seating: two six-foot benches, and one eight-foot bench. (Black steel and plastic that emulates woodgrain)
3. Install four 24-inch black flower pots with self-watering liners.
4. A 12-foot by 12-foot black aluminum, hardtop pergola with adjustable roof.
5. 1 plaque sign installed per the conditions of the American Express Grant.

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

#### ***Guidelines for New Construction***

**Note:** New design and construction should not imitate a historic building but should reflect the feel and character of the historic district. The intent of these guidelines is not to limit creativity but to encourage compatible design and construction.

**Analysis:** The proposed pergola, seating, landscaping, and other alterations are certainly contemporary in appearance but generally are compatible with the appearance and design of other accessory features in the district.

**Note:** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Analysis:** The proposed alterations are not permanent structures and may be removed. The character of the district will not be negatively impacted if the proposed alterations are constructed or if they are removed at a future date.

### ***Materials***

**9.15** The materials for new construction should be compatible with the finish, texture, scale, and color of the historic materials used within the streetscape and district. They do not need to exactly replicate the historic materials.

**9.18** New construction is encouraged to have a historically appropriate color scheme.

**Analysis:** The materials and finish of the proposed structures generally match the design and color of other accessory features found elsewhere in the district.

### ***Landscaping Features***

**10.17.a** Do not introduce landscape plantings that do not correspond with other landscaping in the district or that do not follow setbacks and alignments of the block or historic district.

**10.17.d** Do not use tall shrubs or other plantings that close off, obstruct, or block views of the front of the property.

**10.17.f** Vacant lots should be landscaped to soften the appearance of the open lot.

**Analysis:** The proposed structures will certainly help soften the appearance of the vacant lot by making it useable for the community and visitors and improving the overall visual appearance of the lot. The proposed landscaping is appropriately scaled to the nearby buildings and area and will not block or obstruct the view of the building. The proposed landscaping is more modern in its design and aesthetic, but generally compatible with the appearance of the district.

### **Staff Recommendation:**

The proposed alterations will be placed on City-owned property, making it an involved party concerning the proposal. As such, staff does not have a recommendation to the Commission concerning case HPC-26-010.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joshua Garrett", with a long horizontal flourish extending to the right.

**Joshua Garrett, MPA**

Planner

City of Excelsior Springs

**Attachments:**

Exhibit A – COA Application


Exhibit B – Historic Property Survey

Exhibit C – Narrative and Scope of Work

Exhibit D – Product Specifications and Designs



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

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

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. _____ Administrative <input type="checkbox"/> HPC <input type="checkbox"/> (for office use only)
---

Date: 4-22-26 Property Address: 249 E BROADWAY  
 Applicant: JIM/DAPHNE BOWMAN Telephone No.: [REDACTED]  
 Applicant's Mailing Address: 117 GARLAND EXSPR MO 64024  
 Email: [REDACTED]  
 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)

<input checked="" type="checkbox"/> 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



## EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 78

<p>1. Property name, present</p> <p>Property name, historic see "History" 247-249 East Broadway Street Building</p> <p>2. Address/location 247-249 E. Broadway Excelsior Springs, MO 64024</p> <p>4. Owner's name and address David L. &amp; Michelle Kelso 1901 Karlton Way Excelsior Springs, MO 64024</p> <p>5. Building <input checked="" type="checkbox"/> Structure Site <input type="checkbox"/> Object</p> <p>6. Use, present</p> <p>Use, original Commercial <u>ODE</u></p>	<p>7. Location Map</p>
<p>8. Date of construction (or estimate) ca. 1908</p> <p>9. Changes <u>OOOO</u> Altered <input checked="" type="checkbox"/> Addition <input checked="" type="checkbox"/> Moved</p> <p>10. Architect/engineer/designer</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: High Style One-part commercial block Elements Vernacular <input checked="" type="checkbox"/> <u>67</u></p> <p>13. Plan Shape Rectangle <u>RC</u></p>	<p>14. Number of stories 1</p> <p>15. Roof type and material <u>F+</u> Flat/not visible</p> <p>16. Type of construction Masonry <u>UD</u></p> <p>17. Exterior material(s) Brick, stucco <u>30</u></p> <p>18. Foundation material(s) Limestone <u>73</u></p> <p>19. Porch(es) n/a</p>

20. Additional physical description This simple, one-part commercial block is divided into two storefronts, which are mirror images of each other. The front facade has a non-historic veneer of red brick, with no ornamentation. The entry doors are center, and are wood (247 E. Broadway has a aluminum and glass storm door as well). Each storefront has a rectangular, fixed sash windows, with a sill of brick header. There are numerous, one-story, flat-roofed additions to the rear (south). These are at the basement level, as the ground drops off considerably to the south. There are entry doors on the west elevation leading to these rear additions. There are also a few small, one-over-one windows on this side, and the brick here has been covered with stucco.

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21. Description of environment and outbuildings The small commercial building is on the west end of a row of commercial buildings, set within a linear commercial district. There is a vacant lot on the west, which drops off considerably in elevation to the south. A low, dry-laid stone wall leads a short distance to the west. A slant-top, random ashlar limestone retaining wall then follows the grade to the south, along the west side of the building.

---

22. History and significance This small commercial building was constructed between 1905 and 1908, and has always provided space for two business enterprises. For a time, a well house and other smaller buildings were at the rear of the lot, until recent rear additions were constructed. 247 E. Broadway has housed: the doctors' offices of Isley and Musgrave in 1908; the C.L. Williams Fruit Company in 1917, and the Newport Cafe in 1922. It remained a restaurant at least through the early 1940's. 249 E. Broadway housed: the offices of Dr. M.A. Ashley in 1908; the Broadway Tailoring & Cleaning company in 1917; and the Candy Sweetheart Shop in 1922. In 1940, Woods Delivery Service operated out of 249½ E. Broadway. Its present appearance does not reflect its historic associations, however.

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

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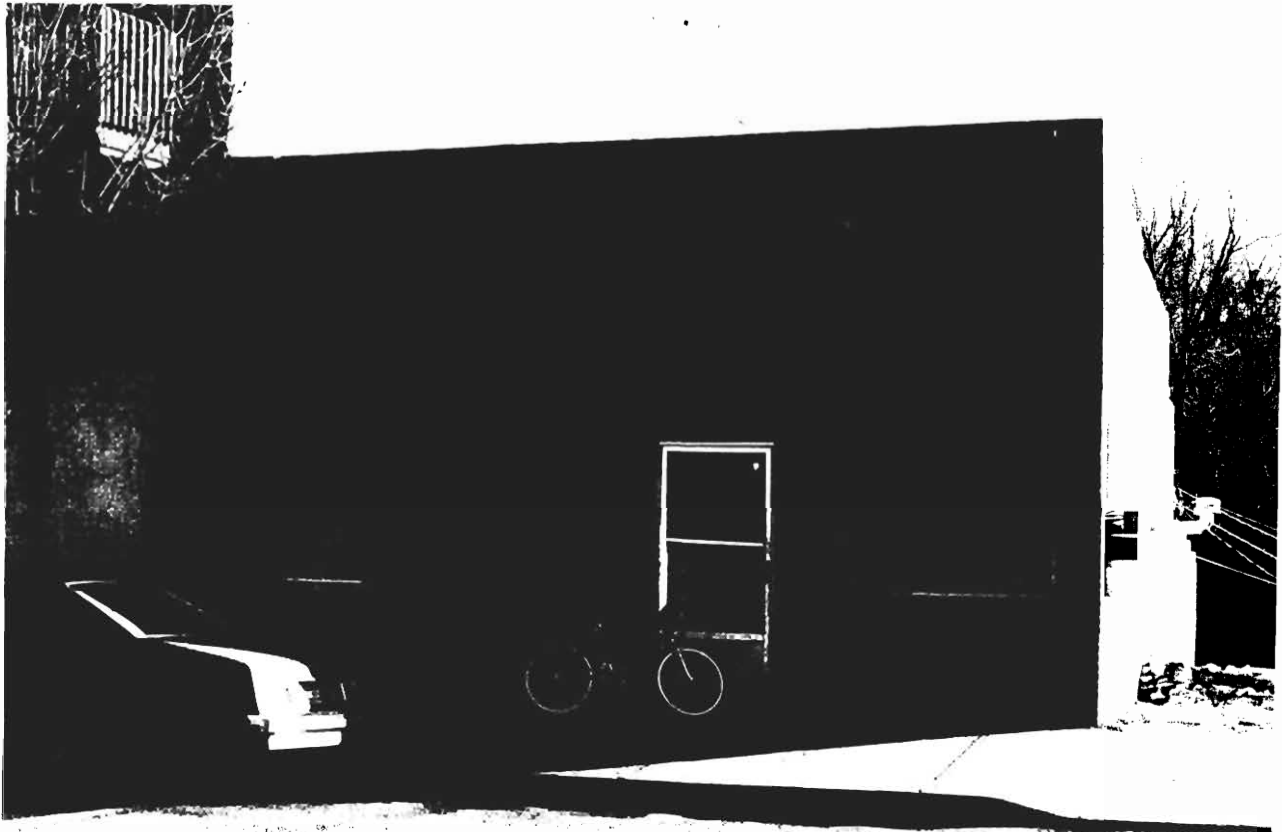
24. Prepared by  
Deon Wolfenbarger  
Three Gables Preservation  
9550 NE Cookingham Drive  
Kansas City, MO 64157

25. Date of survey January, 1993

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

---

27. Negative: roll# D frame# 40





## AMEX GRANT 2026

Public gathering spaces are an important part of a community, especially ours and in our downtown historic district. Just outside our doors is an open garden area. This area is under utilized and in disrepair. It has great potential for public space beautification. We are looking to renovate that space by removing the dilapidated wood beds and gardens and adding seating and planters to create a unified space where visitors/locals can have a place of respite while walking in the downtown, a place to gather and visit while enjoying the outdoors in our historic district. When traveling to Europe, multiple times, the one thing we noticed is how much these small public spaces were small but mighty in what they accomplished. These areas encouraged people to stop, gather, have conversation and take in the environment and culture of the area. This similar area we are proposing is directly off the sidewalk and easy to get to. The side seating area allows a spot to relax for customers waiting for a table in the restaurant or waiting for other guests that are shopping, They can relax and soak in the outside charm of the community. Being a business with retail shopping and a restaurant under one roof, creates congestion during dining hours and on weekends in the retail portion of our business. This renovation would give us an additional waiting area that would open the shopping space in the gift shop. It can be so crowded that it's difficult to shop due to congestion of guests waiting for a dining table. This dual focus of meeting the needs of the community while also adding seating space for our guests will allow us to create a better guest experience.

Our goal is to blend with the downtown district's character, scale, and materials while remaining clearly identifiable as a new addition thus avoiding a false sense of history.

- **Complementary Design:** Our features of this area are in harmony with the surrounding historic structures, regarding the use of metal and wood in the outdoor space. This simple design ensures the area complements, rather than competes with the existing historic architecture around it. Ultimately, we want this to be a "diverse quilt" seating area that feels both contemporary and deeply respectful of its surrounding and historical context in the district.
- **Subtle Distinction:** It is purposeful not to directly mimic the historic design in the district so as not to confuse the area's history. Instead, we chose more modern, high-quality materials that complement the existing, older textures while having durability and long weathering ability.
- **Purposeful:** This seating area is designed with our business needs along with the local community's needs as well, acting as a unique, small-scale seating area for shoppers, guests and locals walking the district. The simple planters with flowers are added to soften and add character to the seating area.

## SCOPE/DESCRIPTION OF PROJECT:

It is a simple straightforward process. Once approved, we will remove the old, dilapidated garden beds and level out the ground. Will bring in gravel as the ground cover. See attached for the outdoor commercial seating, and a simple pergola covering with planters. This west facing seating area gets a large amount of sun daily. By adding the simple pergola it offers shade during hot days and additionally has louvers to shut for light rainy days as well. By having the seating and covering it gives guests and visitors the ability to have nearly 3 seasons of outside seating in the Historic district.

### Willow Spring Mercantile Cost Analysis of Seating Garden Design

1. Tear out of existing flower beds and removal. Level area, tamp and gravel placement. Howerton and Sons, Excelsior Springs, \$4,000.
2. Seating from SITESCAPES. Fuse Seating benches. Two 6 foot benches \$1,800 each and one 8 foot bench \$2,000. Total of \$5,600.00. Style : Fuse in black steel and premium woodgrain brazilian walnut recycled plastic. This ensures longevity and color deterioration due to the heavy sun.
3. Flower planters from SITESCAPES. Four 24 inch metal flower pots with self watering liners \$4,254.00 Style: Tallgrass in black steel
4. 12 x 12 Outdoor louvered aluminum hardtop pergola with adjustable roof, Home Depot with Installation \$4,500.00. Black Steel.
5. Miscellaneous costs of rental equipment, tools, potting soil, fall flowers, and supplies \$1,150.00
6. 1 metal plaque installed with the Amex Grant Verbage for the Grant award

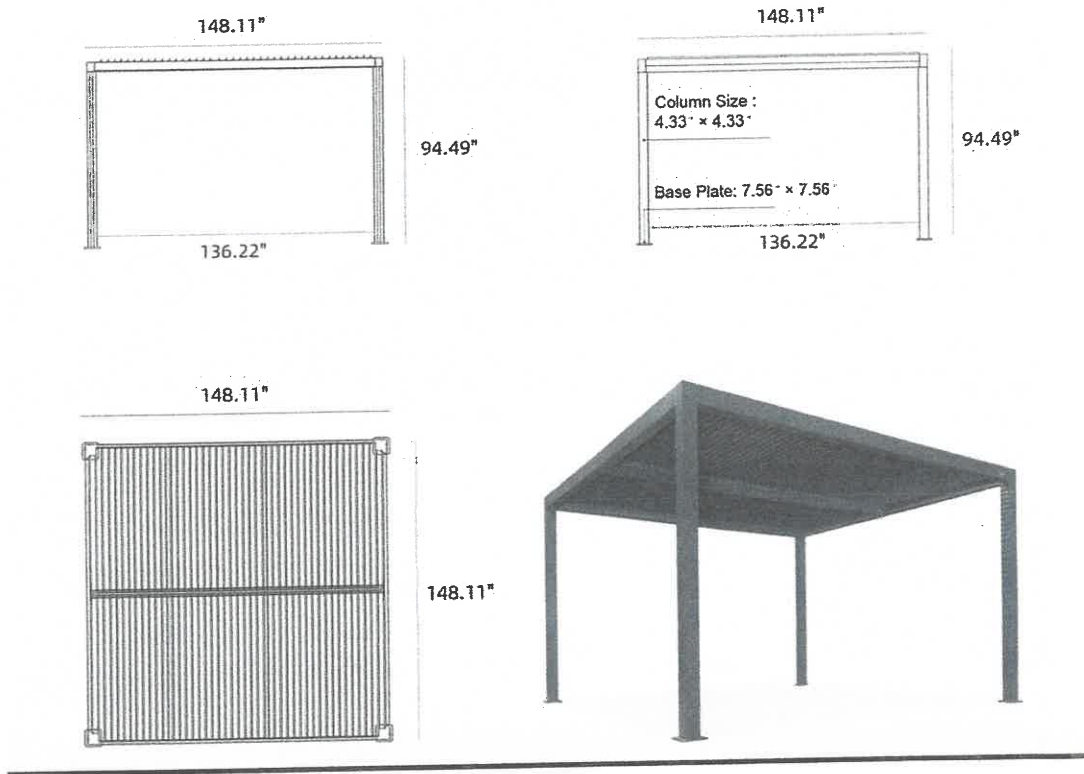
TOTAL ESTIMATED COST

\$19,504.00

# 12 x 12 Aluminum Pergola



## Dimensions



- **Independent Adjustable Aluminum Louvered Roof:** Designed with independent adjustable roofs, equipped with adjustable poles that allow you to adjust it effortlessly from 0° to 90°, offering multiple protection options against sun, rain, and wind.
- **Concealed Drainage System:** The Pergola's drainage system is discretely separated into four corners by a widened and thickened channel, providing uniform distribution. It allows for standing on uneven surfaces without any leakage.
- **Robust Structure:** The crossbeam has undergone an upgrade to dimensions of 4.33"×4.33", reinforcing safety measures and offering wind resistance of up to 72mph.
- **Excellent material:** The Aluminum Pergola is made with premium powder-coated aluminum, featuring a column thickness of 1.5mm to resist rusting, peeling and fading



# SITESCAPES

2401 Production Dr  
Roca, NE 68430

TITLE  
**PROJECT**  
LAYOUT

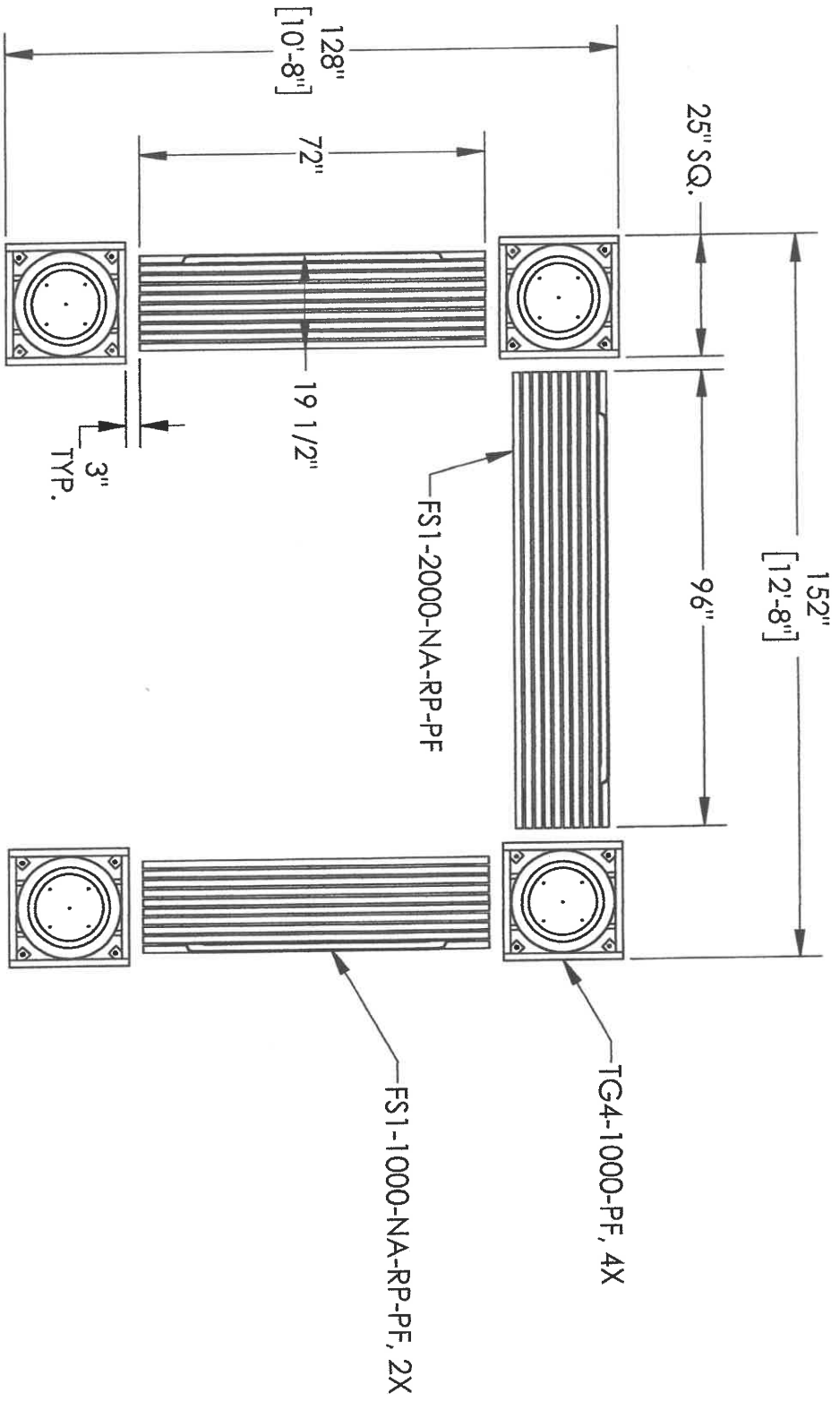
PRODUCT NO.  
88384 - Layout

INCH TOLERANCES U.O.S.  
FRACTION-- $\pm 1/16$ "  
ANG----- $\pm 1^\circ$

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SHEET 1 OF 1









P.O. Box 22326  
Lincoln, NE 68542

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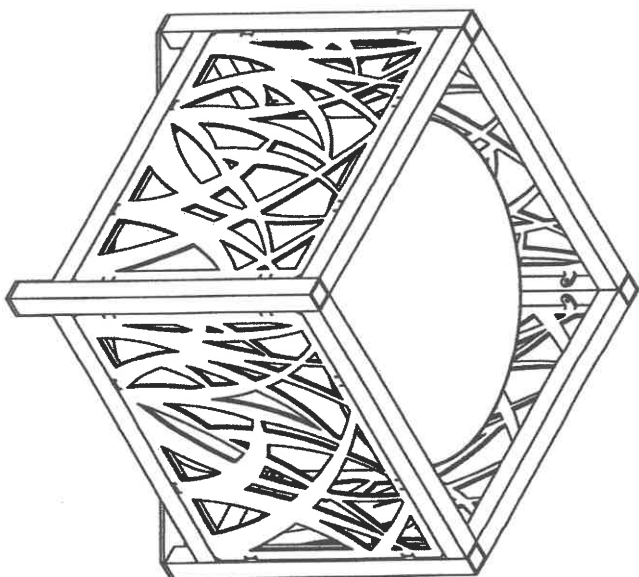
TITLE  
*TALL GRASS  
PLANTER*

PRODUCT NO.  
*TG4-1000*

INCH TOLERANCES U.O.S.  
FRACTION-- $\pm 1/16"$   
ANG----- $\pm 1^\circ$

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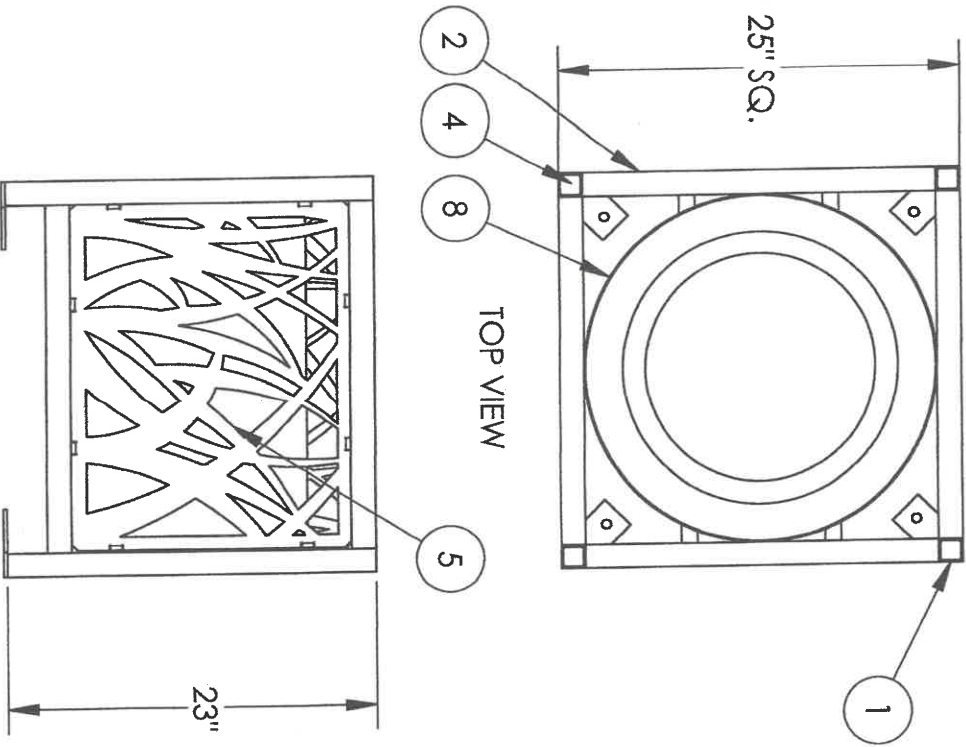
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PLANTER**

PRODUCT NO.  
**TG4-1000**

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FRACTION-- $\pm 1/16"$   
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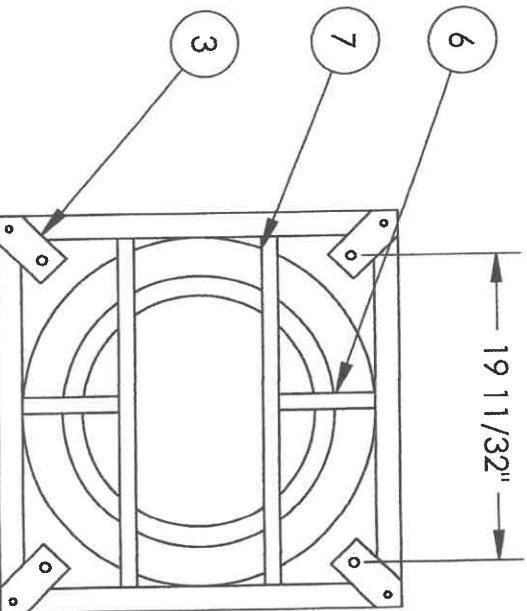
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TOP VIEW

FRONT VIEW



BOTTOM VIEW

**MATERIALS LIST**

- (1) 1 1/2" SQ. Steel Tubing 11 GA. Wall
- (2) 1 1/2" SQ. Steel Tubing 11 GA. Wall
- (3) Foot Plates - 1/4" X 2 1/4" Stainless Steel Flat Bar With  $\phi 9/16"$  Mounting Holes
- (4) 11 GA. X 1 1/4" SQ. Mild Steel
- (5) 7 GA. Mild Steel Plate
- (6) 1/4" X 1" Steel Flat Bar
- (7) 1/4" X 1" Steel Flat Bar
- (8) 20 Gallon Plastic Liner With Handle Included



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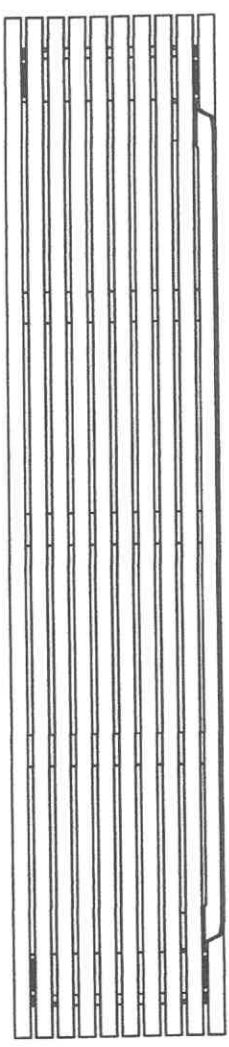
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FX: 402/421-9479 | E-MAIL: [info@sitescapesonline.com](mailto:info@sitescapesonline.com)

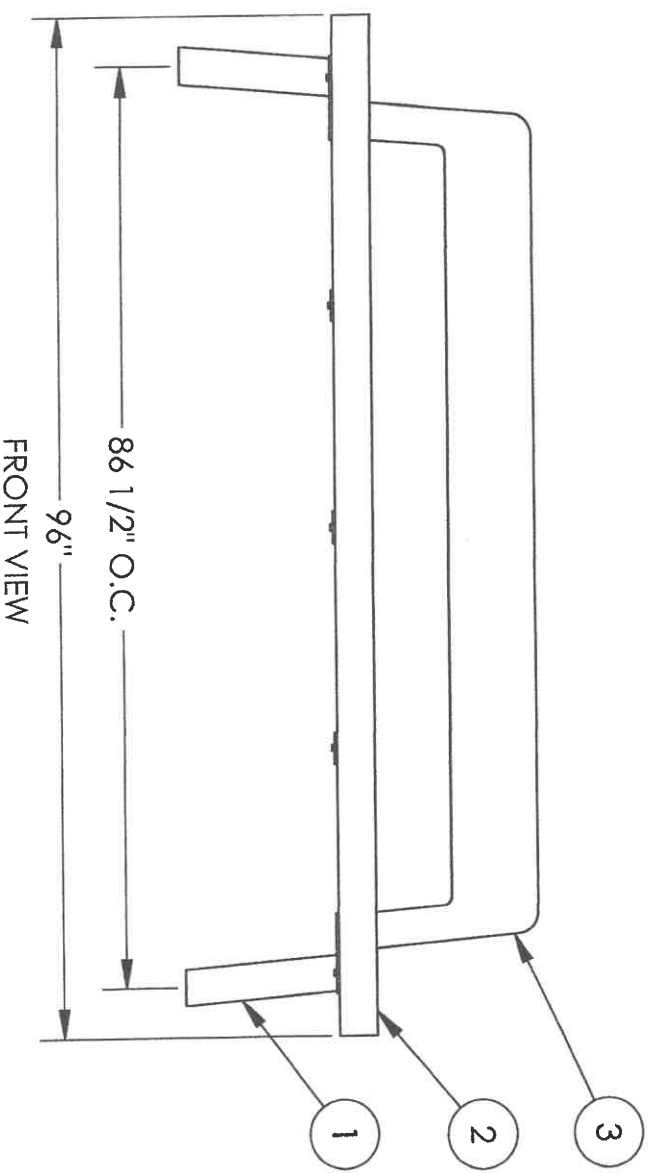
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ANG-----± 1°

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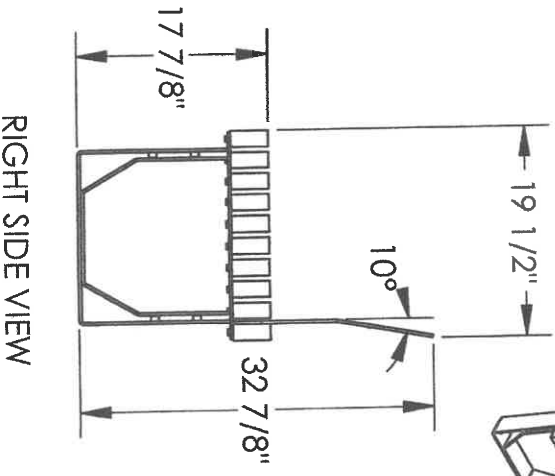
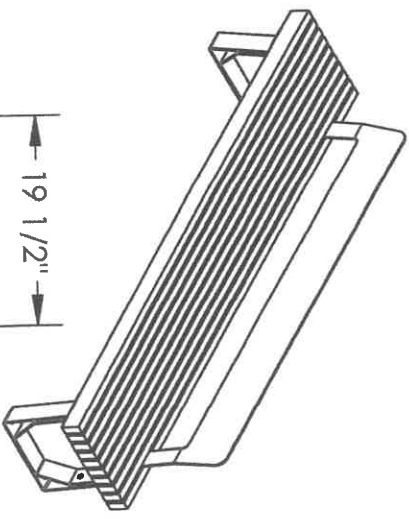
\* Available in powder coat and DuraCoat finishes



TOP VIEW



- MATERIALS LIST:**
- (1) Bench Ends - 1/4" Laser-Cut Steel Plate
  - (2) Seat Slats - 2" x 4" Nominal Ipe Wood
  - (3) Backrest - 1/4" Laser-Cut Steel Plate
  - (4) Mounted with Four  $\phi$ 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)





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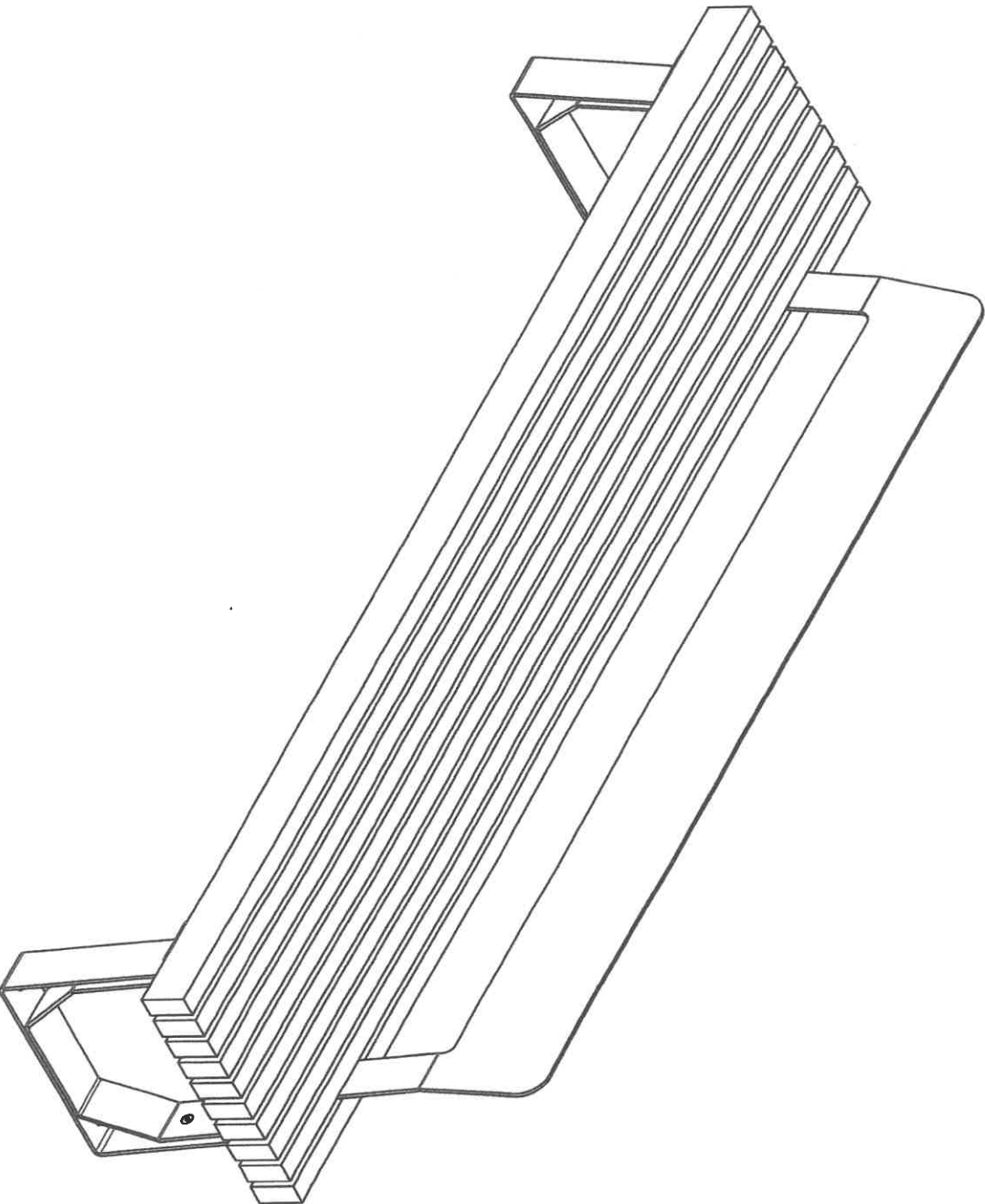
TITLE  
*CUSTOM  
BENCH*

PRODUCT NO.  
*FS1-2000-NA*

INCH TOLERANCES U.O.S.  
FRACTION-- $\pm 1/16"$   
ANG----- $\pm 1^\circ$

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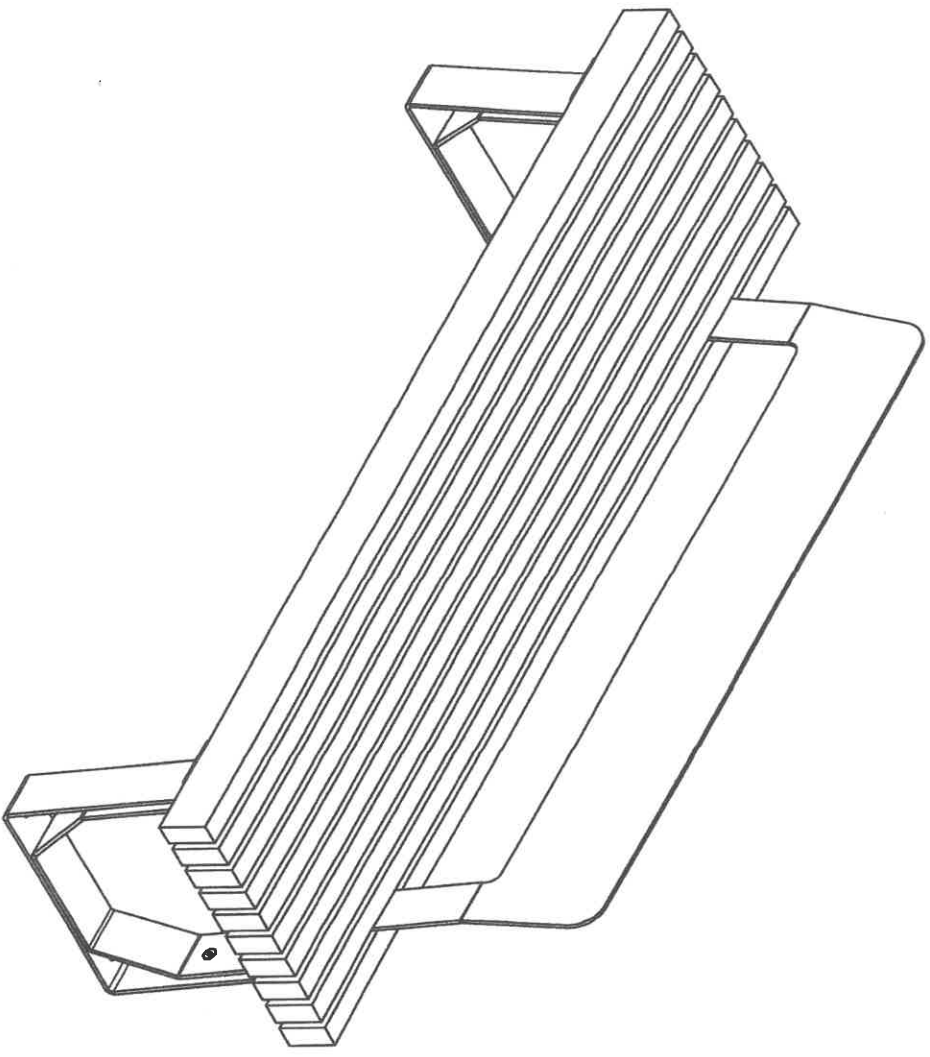
TITLE  
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PRODUCT NO.  
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**Community Development Director**  
201 E Broadway  
Excelsior Springs, MO 64024

Phone:(816) 630-0756  
Fax: (816) 630-9572

May 8, 2026

To: Historic Preservation Commission

From: Mallory Brown, Community Development Director

Re: Resolution of Support – Historic Preservation Fund Construction Grant Application for Hall of Waters Dehumidification Project

The City of Excelsior Springs is preparing to submit an application to the Missouri State Historic Preservation Office for a Historic Preservation Fund (HPF) Construction Grant for the Hall of Waters Dehumidification Preservation Project.

The proposed project includes installation of a desiccant dehumidification system and associated mechanical improvements intended to stabilize interior humidity levels and reduce ongoing moisture-related deterioration within the Hall of Waters. The project is designed to protect historic materials and character-defining features while complying with the Secretary of the Interior's Standards for Rehabilitation.

As part of the grant application requirements, the City is requesting a resolution of support from the Historic Preservation Commission. The resolution demonstrates the Commission's support for the project and acknowledges the importance of preserving the Hall of Waters as a significant historic resource within the community.

Staff recommends approval of the attached resolution of support.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mallory Brown".

Mallory Brown  
Community Development Director, City of Excelsior Springs

**RESOLUTION NO. 2026-01**

**A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, SUPPORTING THE APPLICATION FOR A HISTORIC PRESERVATION FUND CONSTRUCTION GRANT FOR DEHUMIDIFICATION IMPROVEMENTS AT THE HALL OF WATERS**

**WHEREAS**, the Hall of Waters is a landmark historic structure within the City of Excelsior Springs, Missouri, listed on the National Register of Historic Places and recognized for its architectural and cultural significance; and

**WHEREAS**, the Historic Preservation Commission is charged with promoting the preservation, protection, and continued use of historic resources within the community; and

**WHEREAS**, the Hall of Waters is an irreplaceable community asset whose preservation is essential to maintaining the historic identity and heritage of Excelsior Springs; and

**WHEREAS**, ongoing moisture and humidity conditions within the building pose a significant risk to historic materials and character-defining features, including limestone, plaster, terrazzo, and decorative metal elements; and

**WHEREAS**, the proposed project includes the installation of a desiccant dehumidification system and associated components, designed to be located in non-character-defining areas and routed through existing building systems to minimize impacts to historic fabric; and

**WHEREAS**, the proposed work has been developed to meet the Secretary of the Interior's Standards for Rehabilitation and follows best practices for preservation, including reversibility and minimal intervention; and

**WHEREAS**, the City of Excelsior Springs intends to apply to the Missouri State Historic Preservation Office for a Historic Preservation Fund Construction Grant to support the implementation of this project; and

**WHEREAS**, the Historic Preservation Commission finds that the proposed project is necessary and appropriate to ensure the long-term preservation of the Hall of Waters;

**NOW, THEREFORE**, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF EXCELSIOR SPRINGS, MISSOURI AS FOLLOWS:

**Section 1.** The Historic Preservation Commission hereby supports the City of Excelsior Springs' application for a Historic Preservation Fund Construction Grant for dehumidification improvements at the Hall of Waters.

**Section 2.** The Historic Preservation Commission finds that the proposed project is consistent with accepted historic preservation standards and will not adversely affect the character-defining features of the Hall of Waters.

**Section 3.** The Historic Preservation Commission recommends approval of the project and encourages continued coordination with qualified preservation professionals to ensure compliance with all applicable standards and guidelines.

**Section 4.** This Resolution shall be in full force and effect from and after its adoption.

THIS RESOLUTION PASSED AND APPROVED THIS 13TH DAY OF MAY, 2026.

\_\_\_\_\_  
Susan Blaser, Vice-Chairperson

ATTEST:

\_\_\_\_\_  
Joshua Garrett, Staff Liaison



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**Community Development Director**

201 E Broadway

Excelsior Springs, MO 64024

Phone:(816) 630-0756

May 8, 2026

To: Historic Preservation Commission

From: Mallory Brown, Community Development Director

Re: Discussion Item – 708 N. Main Street

The purpose of this memo is to provide background information regarding the vacant structure located at 708 N. Main Street and to facilitate discussion by the Historic Preservation Commission regarding the future of the property.

The property is owned by the City of Excelsior Springs and is located within the floodplain, with a portion of the site also located within the regulatory floodway. The structure is an older stone residence that has experienced significant deterioration over time. Current conditions include a substantial hole in the roof, extensive water intrusion, and major interior floor collapse. Based on staff observations, the structure is unsafe for occupancy and continues to deteriorate.

The attached image of the structure illustrates the significant deterioration that has occurred over time. Visible exterior conditions include a partially collapsed roof, deteriorated porch elements, boarded openings, and signs of prolonged vacancy and water intrusion. Interior conditions are reported to be substantially worse, including major floor collapse and unsafe structural conditions. The structure appears to be beyond ordinary repair without substantial reconstruction and stabilization efforts.

Although the home is older and constructed of stone, staff has not identified any known historic designation or documented historic significance associated with the property. The structure is not listed on the National Register of Historic Places, is not a designated local landmark, and is not located within a historic district.

Recently, members of the community have expressed interest in preserving the structure or salvaging elements of the building. Concepts discussed informally include:

- Relocating the structure to another site;
- Stabilizing and rehabilitating the structure; or
- Repurposing the remaining stone structure as a park shelter or similar public amenity.

City staff also believes it may be appropriate to consider demolition of the structure due to its continued deterioration, unsafe condition, and long-term flood risk. The City recently completed significant flood mitigation improvements associated with the Dry Fork Flood Mitigation Project and is currently working through the Letter of Map Revision (LOMR) process with FEMA. However, even with the anticipated revised floodplain mapping, the structure is still expected to remain within the floodplain, a floodplain map is attached to this memo.

Given the property's continued floodplain location, deteriorated structural condition, and the regulatory limitations associated with floodway and floodplain development, staff has concerns regarding the long-term feasibility and practicality of preserving or rehabilitating the structure. Demolition may ultimately be the most responsible option from a public safety, liability, maintenance, and floodplain management perspective.

There are several considerations associated with potential preservation concepts that should be acknowledged during discussion:

**1. Floodplain and Floodway Constraints**

Development within the floodway is highly regulated due to flood conveyance and public safety concerns. Any proposal to retain, reconstruct, or repurpose the structure would likely require engineering analysis, floodplain permitting, and demonstration that the project would not increase flood elevations.

**2. Structural Condition**

The building has experienced severe deterioration and partial collapse. Significant structural analysis would be necessary to determine whether stabilization or relocation is feasible.

**3. Financial Considerations**

Rehabilitation, relocation, or adaptive reuse of the structure could involve substantial costs, particularly given the floodplain location and current condition of the building. Funding sources and long-term maintenance responsibilities would need to be identified.

**4. Historic Preservation Context**

While the structure does not currently appear to meet local or national historic designation criteria, the Commission may wish to discuss whether the building has contextual, architectural, or community value that merits documentation or preservation efforts.

At this time, no formal action is being requested from the Historic Preservation Commission. Staff is seeking input and discussion regarding the structure, community interest in preservation, and any recommendations the Commission may have concerning documentation, salvage opportunities, preservation feasibility, or future use of the property prior to the City determining next steps.

Respectfully submitted,

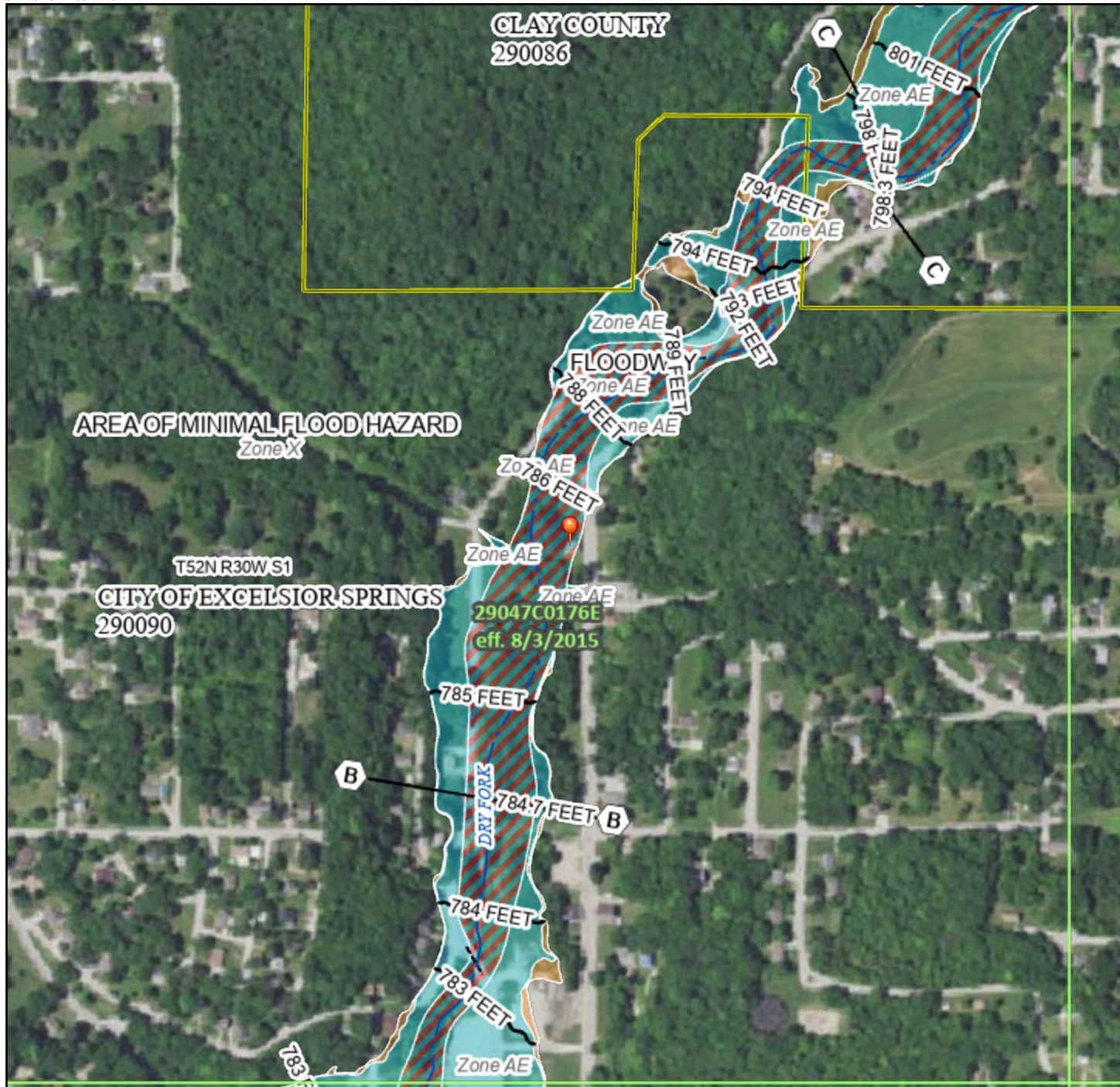
Mallory Brown

Community Development Director, City of Excelsior Springs

# National Flood Hazard Layer FIRMMette



94°13'43"W 39°21'5"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/7/2026 at 6:34 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

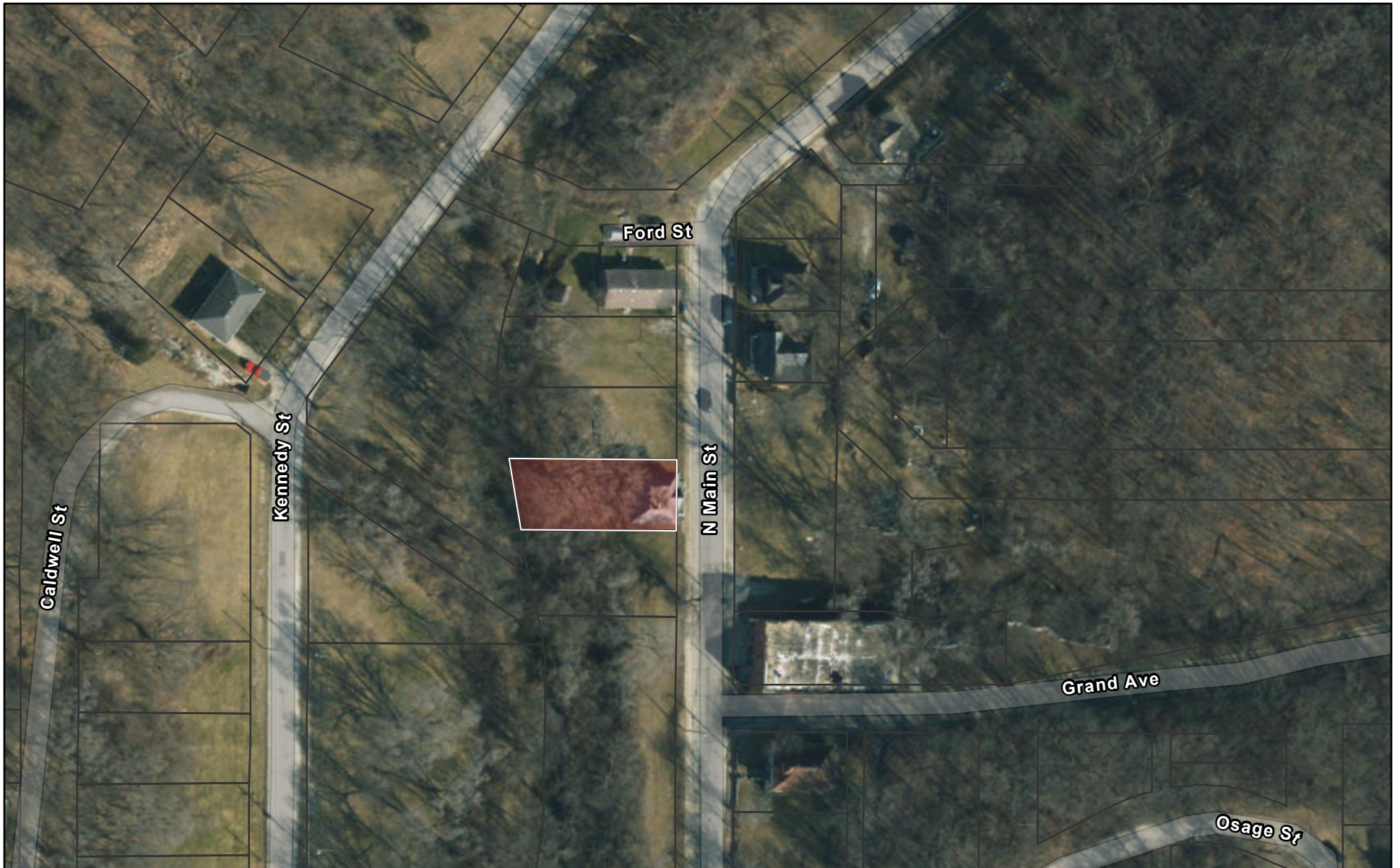
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

94°13'5"W 39°20'37"N

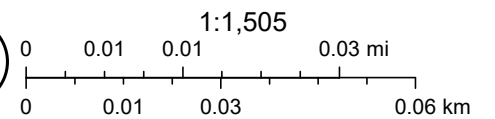
Basemap Imagery Source: USGS National Map 2023

# 708 N Main



5/7/2026

 ClayCountyParcelService



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, MO911ServiceBoard, MDC,