

## NOTICE OF OPEN MEETING

Public Notice is hereby given that the Historic Preservation Commission of the City of Excelsior Springs Historic Preservation Commission Meeting at **5:00 PM, June 10, 2026** to consider and act upon the matters on the following agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at the time.

The tentative agenda of this meeting is as follows.

### Historic Preservation Commission City of Excelsior Springs

### AGENDA



Historic Preservation Commission Meeting  
5:00 PM  
Wednesday, June 10, 2026  
**Council Chambers**

- 
1. CALL TO ORDER
  2. ROLL CALL
  3. APPROVAL OF MEETING SUMMARY
    - A. Approval of meeting summary for May 13, 2026
  4. CERTIFICATES OF APPROPRIATENESS APPLICATIONS FOR COMMISSION
    - A. Case no. **HPC-26-013** - An application by James Sturm for several exterior alterations and repairs for the existing structure at 111 E Broadway, which is currently a jewelry store.
    - B. Case No. **HPC-26-014** — An application for a wall sign located at 461 Thompson Avenue.
  5. STAFF COMMENTS
  6. COMMISSION COMMENTS
  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: June 3, 2026, 11:30AM**

**HISTORIC PRESERVATION COMMISSION  
Meeting Summary**

May 13, 2026

**Item 1. Call to Order**

Mallory Brown presided over the meeting. Anna Sue Spohn called to order at 5:01 p.m.

**Item 2. Roll Call**

PRESENT: Darryl Coutts, Rick DeFlon, Jody Pasalich, and Anna Sue Spohn

ABSENT: Susan Blaser and Charlie Boothe.

PUBLIC PRESENT: Betty Bissell, Jim and Daphne Bowman, Brian Gunn (arriving later Jason Cole and Mayor Sonya Morgan)

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

**Item 3. Approval of meeting Summary from April 8, 2026.**

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

Vote: Motion Approved 4-0

Yes: Commissioners Coutts, DeFlon, Pasalich and Spohn

No: None

**Item 4. New Business**

**A. HPC-26-005 An Application by Elvis Rivera for a Façade sign at 244 E. Broadway Ave.**

Staff report was given by Joshua Garrett, recommending approval of new sign. This is for the new mini market; the item was previously tabled.

Commissioner Coutts made a motion to approve HPC-26-005.  
Commissioner Spohn seconded the motion. Motion Carried.

Vote: Motion Approved 4-0

Yes: Commissioners: Coutts, DeFlon, Pasalich and Spohn

No: None

**B. HPC-26-008 An application by Brian Gunn on behalf of the Elms Hotel, to replace the neon tubing in the historic sign with new LED lighting that emulates the neon.**

Staff report was given by Joshua Garrett, recommending approval.

Commissioner Coutts asked if there was any guidance from the National Historic Preservation. Mr. Garrett shared that the last reference was from 1991. With the advancements in lighting, neon is not as commonly used as it was in the past, fewer people are working with it.

Commissioner Pasalich made a motion to approve HPC-26-008.  
Commissioner Spohn seconded the motion. Motion Carried.

Vote: Motion Tabled 4-0

Yes: Commissioners Coutts, DeFlon, Pasalich and Spohn.

No: None

**C. HPC-26-010 An application by Jim and Daphne Bowman for approval of exterior alterations at 249 E. Broadway Avenue.**

Staff report was given by Joshua Garrett.

The property beside Willow Springs is part of the Hall of Waters and belongs to the city. With permission of the city, Bowman's have been awarded a grant to create a seating area and make improvements to the city property that will not only benefit their business but be available for all to use.

Commissioner Spohn made a motion to approve HPC-26-010 as presented.  
Commissioner DeFlon seconded the motion.

Vote: Motion Approved 4-0

Yes: Commissioners Coutts, DeFlon, Pasalich and Spohn.

No: None

**D. Resolution of Support- A resolution supporting the City's grant application to address humidity in the Hall of Waters Building.**

Mallory Brown explained that this is the first year in many that there have been federal grant funds available for construction. The City's expense will be near 50%, which exceeds the required match amount. The humidity issue has been considered in the budget for years. The equipment will be in the basement and will not be visible to visitors; there will not be any cuts in the exterior of building, no impact on the historic value of the building.

Commissioner Pasalich made a motion to approve the resolution of support.  
Commissioner Spohn seconded the motion.

Vote: Motion Approved 4-0

Yes: Commissioners Coutts, DeFlon, Pasalich and Spohn.  
No: None

**Item 5. Discussion concerning the rock house at 708 N Main Street.**

Mallory Brown reported that the rock house is still in the flood plain, it is directly in the middle of the “dry fork project” that has just been completed. Though it is not historically significant, there is a great deal of interest in the house and trying to figure out an option other than demolition. The city doesn’t have funding to do anything with the house. FEMA would not allow any improvements that exceed 50% of the current value, regardless of the source of the funds.

**Item 6. Recognition of historic preservation month.**

Bob Yapp is in Excelsior Springs, last night he provided conversation about why preservation matters. He will be providing hands on instructions on restoring historic windows and masonry repair at the Colonial on Broadway. Betty Bissell was presented with a certificate of appreciation for years of dedication to Historic Preservation in the city of Excelsior Springs. Dennis Hartman was also to be honored but was not present.

**Item 7. Adjourn. The meeting was adjourned at 5:54 p.m.**

The next meeting of the Commission is currently scheduled for June 10, 2026, at 5:00 p.m.

Meeting Summary prepared by Julia Goldstein, Administrative Assistant.

## Community Development Department Planning & Zoning



June 2, 2026

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

**Re:** Staff Report for Case No. **HPC-26-013** – Certificate of Appropriateness

### **Proposal Summary:**

An application by James Sturm for several exterior alterations and repairs for the existing structure at 111 E Broadway, which is currently a jewelry store.

### **General Information:**

Applicant/Owner: James Sturm  
Address: 111 E Broadway  
Historic District: Hall of Waters  
NRHP Category: Contributing

### **Background and Site History:**

This two-part commercial block is a later, simpler version of the typical Victorian commercial buildings often found in the small towns of the Midwest. It retains its original storefront configuration. The building was constructed in 1908.

### **Project Description:**

The proposed work on the property includes the following:

#### **Masonry Repair and Painting**

- Touch up masonry disrepair and repaint the upper and lower levels of the building in white.

#### **Upper-Level Window Replacement with Door**

- Remove the middle upper-level window and replace it with a custom-sized white steel door installed within the existing window opening.
- The door will match adjacent windows and provide easier roof access.

### **Roof Replacement**

- Replace the rear roof with the same or matching material and color.

### **Roof Railing Installation**

- Install a black aluminum railing around the edges of the rear roof.
- The railing is intended to improve safety and provide an anchor point for a collapsible fire escape ladder if needed.

### **Replacement of Lower Rear Windows, Transom, and Door**

- Replace deteriorated rear windows, transom, and door.
- New windows will be white vinyl to match existing upper-level vinyl windows.
- New door will be white steel and will swing outward to comply with current building codes.
- All replacements will remain within the existing openings and be of matching size.

### **Basement Stairwell and Door Installation**

- Install a concrete stairwell and steel door providing access to the basement.
- The proposed location previously contained a basement window that was covered from the exterior.
- The project is intended to address water infiltration issues and provide a second means of egress for future basement use.

### **Drainage and Grading Improvements**

- Extend the downspout discharge farther away from the building.
- Regrade the rear yard to direct stormwater away from the structure and prevent flooding of the jewelry shop and basement.
- The grading changes will also allow the rear door to swing outward.

### **Fence Relocation**

- Relocate the existing privacy fence to align with the newly adjusted property lines.
- The fence will remain the same material and style as the existing fence.
- The relocation will allow use of the entire rear yard while maintaining security and privacy for the business.

- A concrete sidewalk will be installed from the privacy fence entrance to the back door of the building.

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

The applicant is requesting approval for several exterior improvements to the rear of the building, including masonry repairs and repainting, replacement of windows and doors, installation of a roof access door and safety railing, construction of a basement stairwell and entrance, drainage improvements, roof replacement, and relocation of an existing privacy fence.

The subject property is located within the Hall of Waters Historic District and is therefore subject to review under the Historic Preservation Design Guidelines and Section 402 of the Excelsior Springs Code.

#### **Masonry Repair and Painting**

The applicant proposes to repair deteriorated masonry and repaint previously painted masonry surfaces. The guidelines encourage repair and maintenance of historic masonry and allow repainting of previously painted surfaces. Staff finds this request appropriate, provided repairs are completed in a manner that does not damage the historic masonry.

#### **Upper-Level Window Replacement with Roof Access Door**

The applicant proposes removing an existing upper-level window and replacing it with a custom-sized steel door installed within the existing opening to provide roof access. While the proposal alters a window opening, the existing opening will remain intact and no enlargement of the opening is proposed. Because the modification is located on the rear elevation and appears to be driven by operational and life-safety considerations, staff finds the request generally compatible with the historic character of the building. The proposed door should be sized to fit within the existing opening and installed in a manner that minimizes impacts to surrounding historic materials.

#### **Roof Replacement**

The applicant proposes replacing the rear roof with matching material and color. The guidelines encourage in-kind replacement of deteriorated roofing materials. Staff finds this request appropriate.

#### **Roof Railing**

The applicant proposes a black aluminum safety railing around the perimeter of the rear roof. The railing is intended to improve safety and provide an anchor point for emergency egress equipment. Because the railing will be located on the rear elevation and is primarily a safety feature, staff finds the request appropriate, provided the railing is installed in a manner that minimizes damage to historic materials and remains subordinate to the building.

### **Rear Windows, Transom, and Door Replacement**

The applicant proposes replacing deteriorated rear windows, transom, and door with new white vinyl windows and a white steel door installed within the existing openings.

The Historic Preservation Design Guidelines generally encourage repair of historic windows whenever feasible and recommend replacement materials that match the appearance and character of the original features. The proposed vinyl windows are not the preferred material under preservation standards. However, staff notes that the work is limited to the rear elevation, the existing openings will remain unchanged, and vinyl windows already exist on portions of the building. Given the deteriorated condition described by the applicant and the location of the work on a non-primary elevation, staff finds the request acceptable.

### **Basement Stairwell and Entrance**

The applicant proposes constructing a new exterior concrete stairwell and installing a steel door to provide direct basement access. According to the application, a basement window previously existed in this location and has been covered over. The stairwell and entrance are intended to address water infiltration concerns and provide a secondary means of access and egress for future basement occupancy.

While the proposal introduces a new exterior feature, it is located on the rear elevation and appears compatible with the functional use of the building. Staff finds the request appropriate, subject to compliance with all applicable building, drainage, and life-safety requirements.

### **Drainage and Grading Improvements**

The applicant proposes extending downspouts and regrading the rear yard to direct stormwater away from the building. These improvements are intended to reduce water infiltration into the building and basement. The Historic Preservation Design Guidelines encourage maintenance practices that protect historic structures from deterioration. Staff supports these improvements.

### **Fence Relocation**

The applicant proposes relocating an existing privacy fence to align with newly adjusted property lines while maintaining the same material and design. Because the proposal involves relocation rather than installation of a new fence design and is located at the rear of the property, staff finds the request compatible with the historic district.

**Staff Recommendation:**

Staff finds that the proposed improvements are primarily located on the rear elevation of the building, address maintenance, drainage, safety, and operational concerns, and generally preserve the existing form and character of the structure. While the use of vinyl replacement windows is not the preferred preservation treatment, staff finds the overall project compatible with the Historic Preservation Design Guidelines due to the location of the work, retention of existing openings, and existing alterations on the rear façade.

The application generally meets the review standards and adheres the intent of the design guidelines; therefore, staff recommends **approval** of HPC-26-013 with the following conditions:

**1. Building Permit Required**

Approval of the Certificate of Appropriateness does not relieve the applicant from obtaining all required permits. The applicant shall obtain all required building, electrical, plumbing, mechanical, grading, and other applicable permits from the City of Excelsior Springs prior to commencement of construction.

**2. Compliance with Building and Fire Codes**

All work shall comply with the currently adopted International Building Code, International Existing Building Code, International Fire Code, and all other applicable local, state, and federal regulations. Any modifications required by the Building Official or Fire Official to achieve code compliance shall be incorporated into the final construction plans.

**3. Separate Review for Occupancy Changes**

Approval of this Certificate of Appropriateness does not constitute approval of any change of occupancy, expansion of occupancy, or use of the basement for occupied space. Any future occupancy or use of the basement shall be subject to separate review and approval for compliance with applicable building, fire, accessibility, and life-safety requirements.

**4. Inspections Required**

All required inspections shall be completed and approved by the City prior to occupancy or use of any improvements requiring permits.

5. **Substantial Changes**

Any substantial changes to the approved plans, materials, design, or scope of work shall be returned to the Historic Preservation Commission or reviewed by City staff, as applicable, prior to installation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mallory Brown". The signature is fluid and cursive, with a prominent initial "M" and "B".

**Mallory Brown, MPA**

Community Development Director  
City of Excelsior Springs

**Attachments:**

Exhibit A – COA Application

Exhibit B – Historic Property Survey



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

FOR OFFICE USE ONLY  
 Fee: \$25.00 \_\_\_\_\_  
 Date Received: 5/14/20

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. HPC-26-013  
 Administrative  HPC   
 (for office use only)

Date: 5/13/26 Property Address: 111 E. Broadway Excelsior Springs  
 Applicant: James Sturm Telephone No.: \_\_\_\_\_  
 Applicant's Mailing Address: James 111 E. Broadway Excelsior Springs MO, 64024  
 Email: \_\_\_\_\_  
 Owner (if different from Applicant): TJ Sturm

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

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

Historic Preservation Commission meetings are held on the second Wednesday of each month at 5:00 P.M. in the Council Chambers, second floor of the Hall of Waters, 201 E. Broadway. **Completed COA applications should be received no later than 10 days prior to the meeting (please refer to attached schedule), to be placed on the agenda and included in Commission packets. While late submittals are not encouraged, we recognize that occasionally circumstances may necessitate, however, any COAs received after 12:00 PM on the Monday, the week prior to a Commission meeting, will not be considered until the next scheduled HPC meeting.**

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

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

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

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

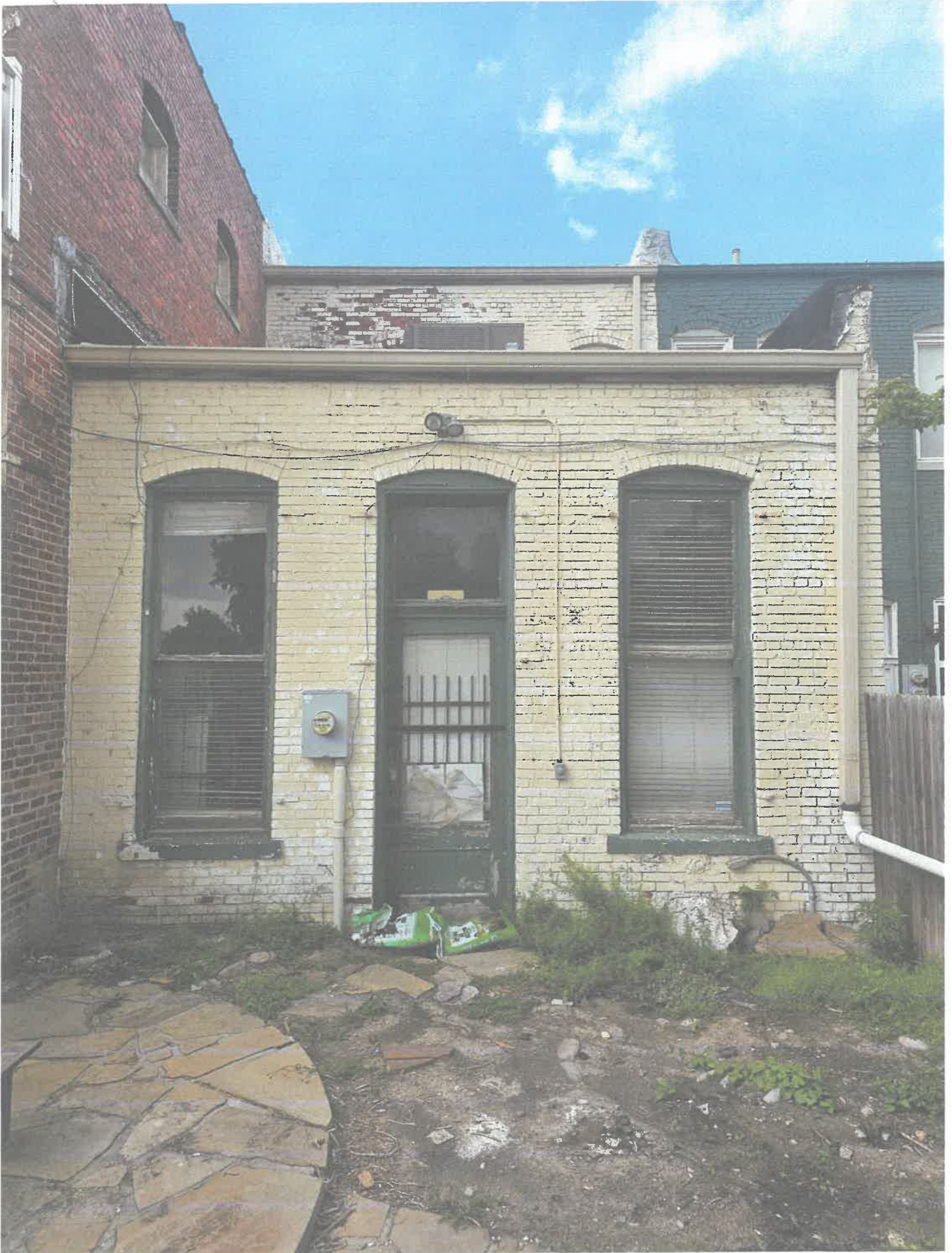
All applications must include a written PROJECT DESCRIPTION. In the space provided or on additional sheets, describe the nature and extent of the proposed work. Include a listing of materials, colors, and dimensions when applicable. Provide sufficient detail to allow the Historic Preservation Commission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

# Sturm Brothers' Proposed Exterior Renovations

We are requesting approval for the following renovations to the back of our building:

- Touching up masonry disrepair and repainting in white on the upper and lower levels of the building
- Remove the middle window in our upper level and replace with a door that will be custom sized to fit within the existing window hole. The door will be white steel to match the color of the windows beside it. This door will allow easier roof access.
- Replace the back roof with same/matching material and color
- A black aluminum railing around the edges of the back roof. This railing will make it safer on the roof and allow for a collapsible fire escape ladder to have a place to anchor if needed.
- Replacing the lower rear windows, transom, and door. The current windows and doors have extremely deteriorated and are becoming a security issue. The new windows will be made of white vinyl to match the white vinyl windows already installed in the upper level. The new door will be white steel and will swing out to meet updated building codes. All of these items will be put within the existing holes and be of matching size.
- Install a concrete stairwell and steel door going to the basement. Previously the building had a window in the basement in this space and the window was kept intact and covered over from the outside. This window is now giving way and allowing water and mud to come into our basement during rains. This door and stair well will fix this issue and allow us to have two exits in and out of the basement for our possible future plans to use our basement for our jewelry shop and office spaces.
- Run our downspout away from our building further and adjust the grade of our back lawn to make water run off properly. Currently during heavy rains water is running back towards the building coming in under our back door and flooding the jewelry shop and basement. This will also allow the back door to swing out currently that would not be possible.
- Move our privacy fence out to the newly moved property lines. The privacy fence would be in the same material and style as is currently there. This fence moving will allow us to use our entire back lawn. A privacy fence is the best option for our store because of the nature of our business we do not want easy accessibility and visibility during hours when we are closed.

- A concrete sidewalk to run from the door in the privacy fence to the back door of the building.
- Grass will be planted in the back on top of freshly moved dirt.



Doors & windows are extremely deteriorated and have become a security issue. Replace windows, door frame, and transom with white vinyl to match the windows on the top floor. Replace the door with existing a white ~~not~~ steel door. All items will remain the same size.

Touch up masonry and repaint in white

There is an old window in basement of this. Best that is allowing dirt & water in during rains we would like to use base ment for work space and a second exit would be needed.

Door

Stairs

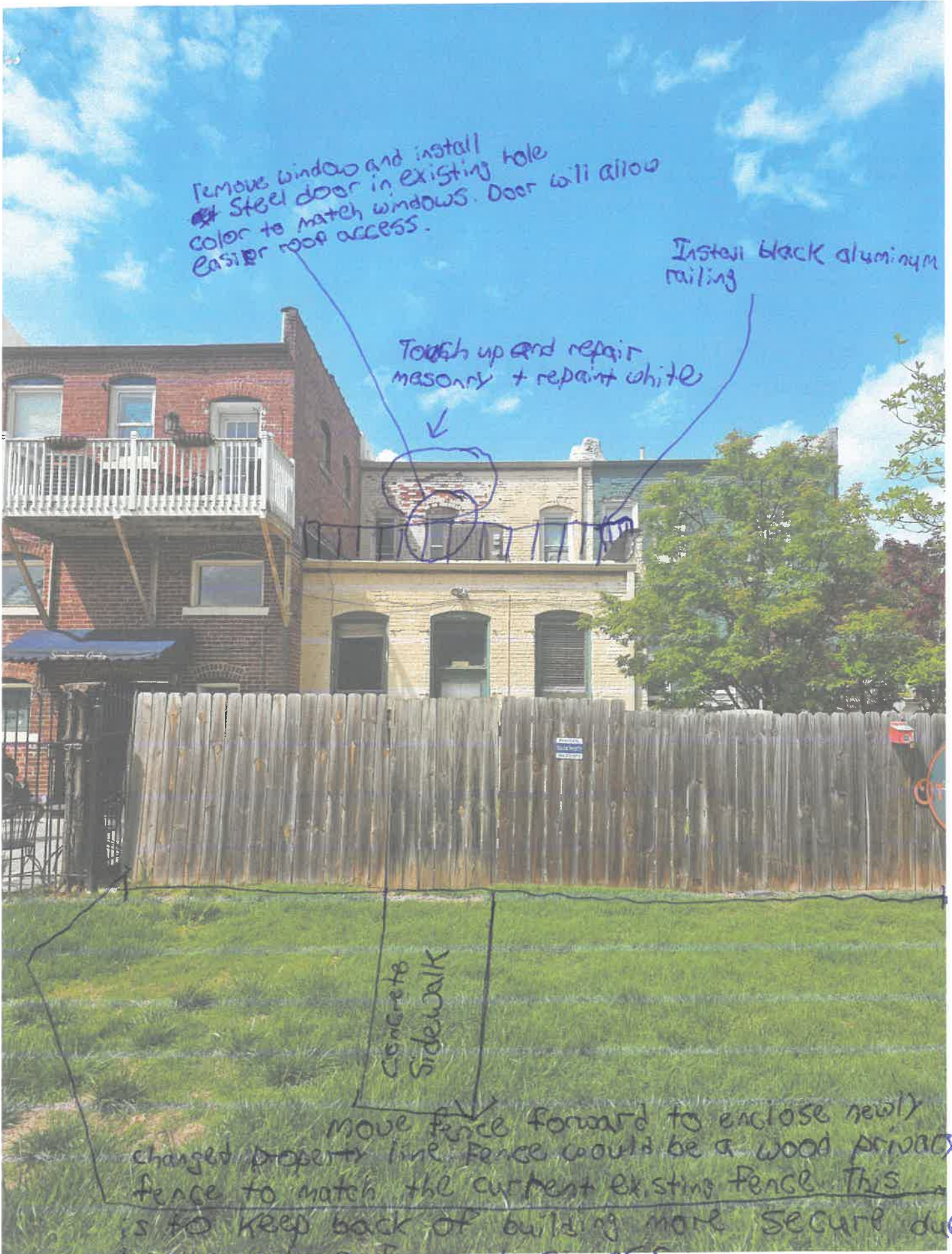
Steel Door and concrete  
stump stairs to basement

concrete  
Sill blocks

residual  
to allow water to  
drain further from  
the building. currently  
water is coming back  
and going under the door.

Ground in the back will be re-graded to also allow water to run away from the building.





Remove window and install  
 steel door in existing hole  
 color to match windows. Door will allow  
 easier roof access.

Install black aluminum  
 railing

Touch up and repair  
 masonry + repaint white

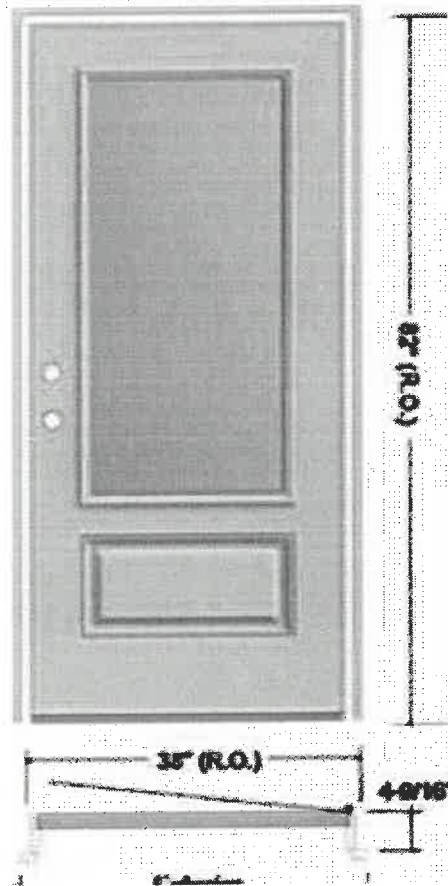
Concrete  
 Sidewalk

move fence forward to enclose newly  
 changed property line. Fence would be a wood privacy  
 fence to match the current existing fence. This  
 is to keep back of building more secure due  
 to the nature of our business,

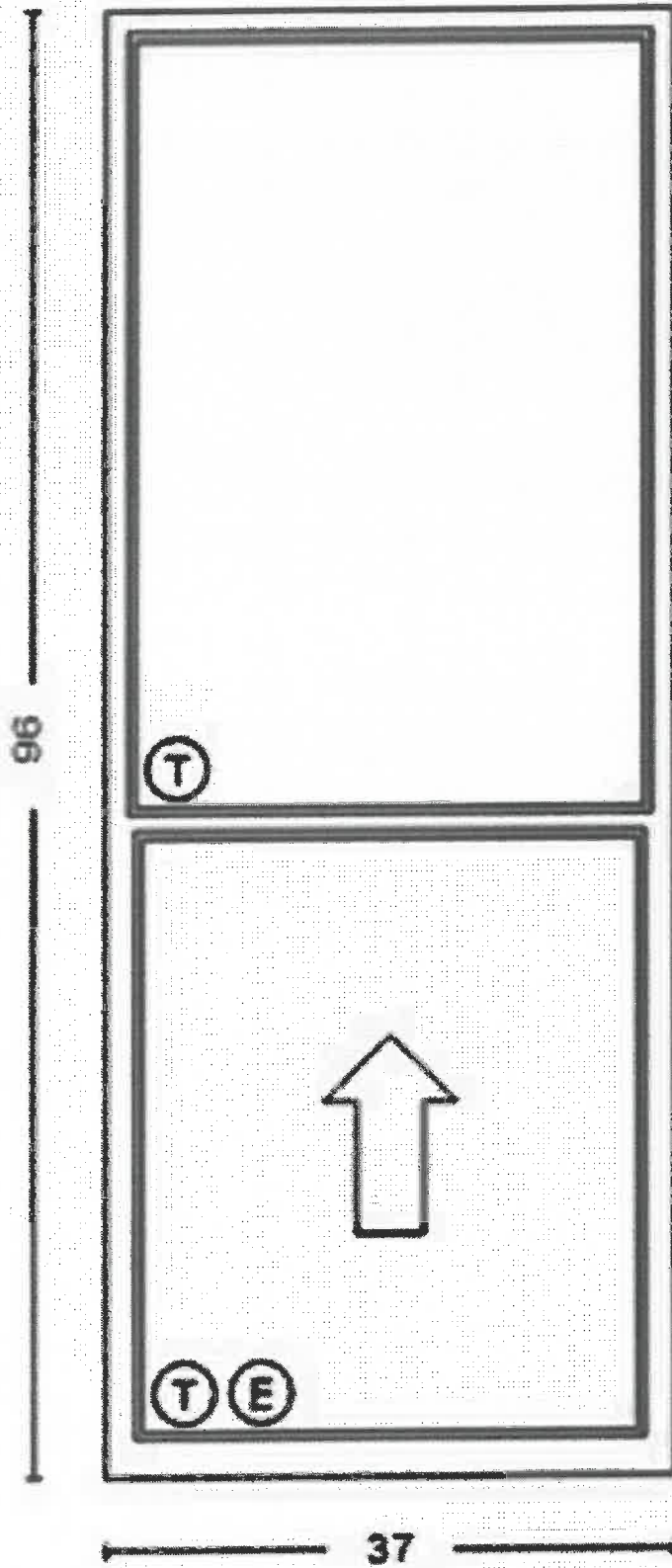
Example of the door it will be  
white steel

umber: 648

erson: JOSH MAGGART



Example of widow it will be white link.



Q-AS-004-015

EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 67

<p>1. Property name, present</p> <p>Property name, historic <b>Excelsior Springs Candy Kitchen; A.M Howard, Druggist</b> <i>other name</i></p> <p>2. Address/location 111 E. Broadway Excelsior Springs, MO 64024</p> <p>4. Owner's name and address C. Edgar &amp; Alice Swetnam 315 Waller Excelsior Springs, MO 64024</p> <p>5. Building <input checked="" type="checkbox"/> Structure Site <input type="checkbox"/> Object</p> <p>6. Use, present <b>Commercial</b></p> <p>Use, original <b>Commercial</b> <i>CEE</i></p>	<p>7. Location Map</p> <p>11 East Broadway Street Building</p>
<p>8. Date of construction (or estimate) <b>1908</b></p> <p>9. Changes <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Altered Addition Moved</p> <p>10. Architect/engineer/designer</p> <p>11. Contractor/builder/craftsman</p> <p>12. Style: <b>High Style Two-part commercial block</b> Elements <input checked="" type="checkbox"/> Victorian commercial <i>40 6-7</i> Vernacular</p> <p>13. Plan Shape <b>Rectangle</b> <i>RC</i></p>	<p>14. Number of stories <b>2</b></p> <p>15. Roof type and material <b>Flat/not visible</b> <i>st</i></p> <p>16. Type of construction <b>Masonry</b> <i>LD</i></p> <p>17. Exterior material(s) <b>Brick</b> <i>30</i> <i>also 30 99 10</i></p> <p>18. Foundation material(s) <b>SI</b></p> <p>19. Porch(es) <b>n/a</b> <i>RI</i></p>

20. Additional physical description This two-part commercial block is a later, simpler version of the typical, Victorian commercial buildings found in small towns around the turn of the century. It retains its original storefront configuration. There are two entrances. One, leading to the upper story, is on the east end of the front (north) facade. This entry is slightly recessed, and features a wood screen door and small fixed transom. The main entry to the first floor is slightly off center. There is a paneled wood door with large glass sash, and a wood screen door. The transom area has an air conditioning unit. This entry, which is recessed as well, is flanked by large display windows. The bulkhead area is brick, and the signboard or cornice area of the ground level has been covered with plywood. The second story has three windows. These are tall, narrow, one-over-one, double-hung, wood sash. There are simple stone lugsills and lintels. Above the windows is a decorative band of recessed brick. The projecting cornice has corbelled brick brackets. The front elevation is enframed with brick pilasters, which run the entire height of the building. These extend slightly above the roofline and are capped in stone.

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21. Description of environment and outbuildings 111 E. Broadway is located within a block of commercial buildings which are adjacent to the Hall of Waters, located within a linear commercial district. Commercial buildings are across the street to the north.

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22. History and significance 111 E. Broadway was constructed in 1908, at the same time as the nearly identical buildings on either side--109 and 113 E. Broadway. It had a rear addition, constructed before 1913, which housed the candy factory for the Excelsior Springs Candy Kitchen, which operated out of the front commercial space. The Candy Kitchen was located here through at least the 1920's. By 1940, however, the A.M. Howard Drug store had moved here (from previous locations on Broadway). Although somewhat altered on the ground level, the building retains its integrity from the historic period.

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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 ✓

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27. Negative: roll# B frame# 39





## Community Development Department Planning & Zoning



June 2, 2026

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

**Re:** Staff Report for Case No. **HPC-26-014** – Certificate of Appropriateness

### **Proposal Summary:**

An application for a wall sign located at 461 Thompson Avenue

### **General Information:**

Applicant: Alissa Szczygiel, Lindie Sue's  
Owner: RHODUS DAVID K & DOREEN A  
Address: 461 S Thompson Ave  
Historic District: The Hall of Waters Historic District  
NRHP Category: Contributing

### **Background and Site History:**

This long, one-story building is a multiple entry with display windows commercial building. There are seven storefronts with recessed entries. The entry doors are flanked by large display windows with brick bulkheads. The transom areas on this portion of the building have been boarded over, and previous tenants have used this space for business signage.

The commercial building was constructed between 1922 and 1926. The storefront alterations are minor, and the building has retained its architectural integrity.

### **Project Description:**

The applicant is proposing a metal wall sign that is 8' long by 36" high. The sign will have gold trim with a pink base that is inset. The letters on the sign will be a darker shade of pink, contrasting the background, and will be backlit with industrial lighting, only lighting the lettering.

### ***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 obscure character-defining features.

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

**10.24** Signage should be attached to the building in a way that is reversible without resulting in damage to the historic building and materials.

**Analysis:** Staff finds that the proposed sign is compatible with the historic commercial storefront, is appropriately scaled for pedestrian visibility, does not obscure character-defining architectural features, and utilizes a permitted sign type under the Historic Preservation Design Guidelines. The bright pink background is certainly unique. While the guidelines do not prohibit bright colors, they do state that colors should coordinate with the historic district. The door and decorative trim pink paint was administratively approved by staff last month. Staff recommends approval of the Certificate of Appropriateness subject to compliance with all applicable sign ordinance requirements and issuance of any required permits.

**Staff Recommendation:**

The application generally meets the review standards and adheres the intent of the design guidelines; therefore, staff recommends **approval** of HPC-26-014 with the following conditions:

1. The applicant shall apply for a sign permit prior to installation.

Respectfully submitted,



**Mallory Brown, MPA**

Community Development Director  
City of Excelsior Springs

**Attachments:**

Exhibit A – COA Application

Exhibit B – Historic Property Survey



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

FOR OFFICE USE ONLY  
 Fee: \$25.00 46  
 Date Received: 5-27-2026

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. HPC-26-014  
 Administrative  HPC   
 (for office use only)

Date: 5/21/2026 Property Address: 461 S THOMPSON AVE.  
 Applicant: Missa Szzygiel Telephone No.: [REDACTED]  
 Applicant's Mailing Address: [REDACTED]  
 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)

EXTERIOR ALTERATION  NEW CONSTRUCTION  
 SIGNAGE  DEMOLITION  
 BUILDING RELOCATION  REGRADING/FILL

Missa Szzygiel  
 Applicant Signature

\_\_\_\_\_  
 Reviewed, Planning & Zoning

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

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

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

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

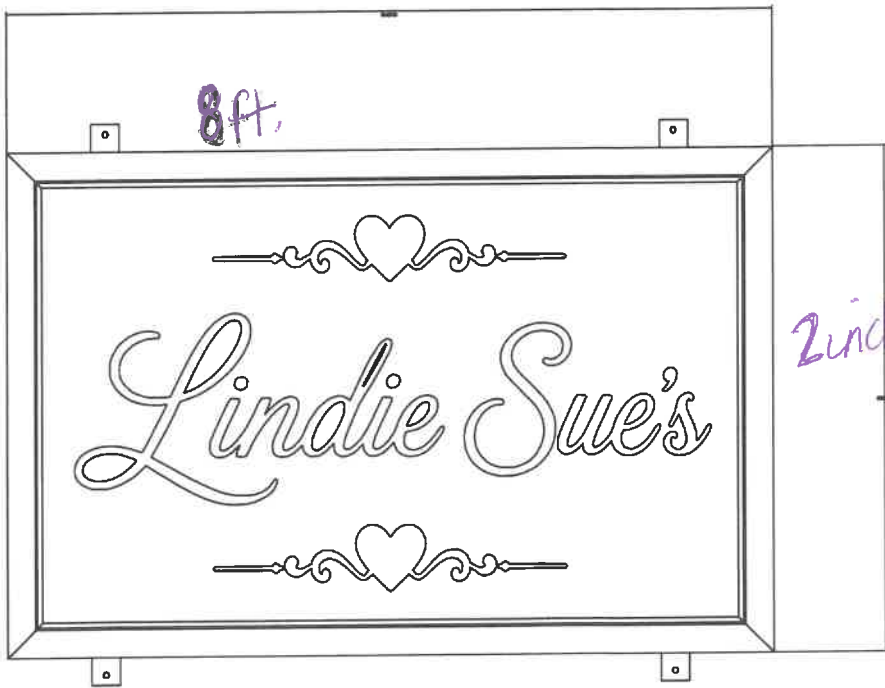
AFFIX PROJECT RELATED  
PICTURE HERE

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

A metal sign with the dimensions of 8 foot long, 0 by 36 inches in height. the width of the sign will be 2 inches. It will have gold trim with the pink base being inset. It will have industrial, exterior lighting only lighting the letters, spelling "LINDIE SUES."

The current white backing on the building will stay in place. which is 13 foot 7 inches in length and 39.5 inches in height.

36 in



8 ft.

2 inches





FONT NAME:

*SignPainter HouseScript*

REGULAR

CHARACTER SET:

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

a b c d e f g h i j k l m n o p q r s t u v w x y z

0 1 2 3 4 5 6 7 8 9 ! @ # \$ % & ' ( )



EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 107

<p>1. Property name, present <b>Little Caesars, et.al.</b></p> <p>Property name, historic (see "History")</p> <p>2. Address/location 449-463 Thompson Ave. Excelsior Springs, MO 64024</p> <p>4. Owner's name and address</p> <p>5. Building <input checked="" type="checkbox"/> Structure Site Object</p> <p>6. Use, present <b>Commercial</b></p> <p>Use, original <b>Commercial</b></p>	<p>7. Location Map</p> <p><i>enclod DOE C. 1926-1927</i></p>
<p>8. Date of construction (or estimate) <b>ca. 1926</b></p> <p>9. Changes 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 Elements Vernacular <input checked="" type="checkbox"/> Multiple entry w/display windows</p> <p>13. Plan Shape <b>Irregular</b></p>	<p>14. Number of stories <b>1</b></p> <p>15. Roof type and material <b>Flat/not visible</b></p> <p>16. Type of construction <b>Masonry</b></p> <p>17. Exterior material(s) <b>Brick</b></p> <p>18. Foundation material(s) <b>not visible</b></p> <p>19. Porch(es) <b>n/a</b></p>

20. Additional physical description **This long, one-story building is a "multiple entry with display windows" commercial building. There are seven storefronts with recessed entries. The central storefront, however, has two entry doors for separate shops, making a total of eight shops. The entry doors are flanked by large display windows with brick bulkheads. The transom window openings remain in a few stores, although the glass sashes themselves have been boarded over. Most of the transom areas, however, have been closed down and contain the signage for the commercial enterprise within. Two stores use the brick area above the transoms for signage. The cornice area of the roof projects outward, and has corbelled brick "brackets". Beneath these brackets are recessed brick panels in a cross shape.**

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21. Description of environment and outbuildings 449-463 Thompson Ave. is located at the junction of Thompson, St. Louis Ave., Elms Blvd., and Isley Blvd. Directly west is the former McCleary Clinic building, south is the former post office, and just west of the southern end of the building, in the junction of the four roads, is a recreated well gazebo.

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22. History and significance This "multiple entry with display windows" commercial building was constructed between 1922 and 1926. The 1940 telephone book lists the following companies (from north to south): Courtney Electric Company, Opal Barger Beauty Shop; Bewley's Beauty Shop; Adams Drug Sundries; and Wagonner's Lunch. The current businesses, again from north to south, are: Country Lane Carpet & Rug; Tri-Sports Bike Shop; Academy of Ryuku Kempo; Furniture & More; an antiques store; Family Video; and Little Caesars pizza. The storefront alterations are minor, and the building has retained its architectural integrity.

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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 May, 1993

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

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27. Negative: roll# 1 frame# 6

*(attach black and white photograph here)*



 **Little Caesars**

**PHOTO GALLERY**

**FAMILY VIDEO**

Little Caesars **2 for 1** PIZZA PIZZA

**BIG  
BIG  
CHEESE  
IS  
HERE**

**10**

