

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, August 12, 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, August 12, 2026
Council Chambers

-
1. CALL TO ORDER
 2. ROLL CALL
 3. APPROVAL OF MEETING SUMMARY
 - A. Approval of Meeting Summary for July 8, 2026
 - B. B. Approval of Meeting Summary of July 27, 2026
 4. COMMENTS OF VISITORS
 5. ADMINISTRATIVELY APPROVED CERTIFICATES OF APPROPRIATENESS
 - A. COA-26-017 - 101 Linden Street, Porch Repair
COA-26-018 - 513 Benton Avenue, Porch Repair
 6. CERTIFICATES OF APPROPRIATENESS APPLICATIONS FOR COMMISSION
 - A. HPC-26-019 An application for exterior alterations at 109 E Broadway
 - B. HPC-26-020 An application for the replacement of two windows at the property at 409 E Broadway Avenue
 7. STAFF COMMENTS
 8. COMMISSION COMMENTS

9. ADJOURN

Representatives of the news media may obtain copies of this notice by contacting the City Manager's office, 201 East Broadway. Phone (816) 630-0752.

If any accommodations are required in order to attend this meeting (i.e. qualified interpreter, large print, reader, hearing assistance), please notify the City Manager's office no later than 48 hours prior to the beginning of the meeting.

Date and Time of Posting: DATE August 7, 2026 AND TIME 5:30 PM

HISTORIC PRESERVATION COMMISSION Meeting Summary

July 8, 2026

Item 1. Call to Order

Vice-Chair Blaser called the meeting to order at 5:00 p.m.

Item 2. Roll Call

PRESENT: Susan Blaser, Darryl Coutts, Rick DeFlon, Jim McCarty, Jody Pasalich, and Anna Sue Spohn

ABSENT: Charlie Boothe

PUBLIC PRESENT: Lyndsey Baxter, Betty Bissell, Charles Fuller

STAFF PRESENT: Joshua Garrett, City Planner; Julia Goldstein, Administrative Assistant, Councilman Mark Spohn, and Keith Winge, Economic Development Director.

Item 3. Approval of meeting Summary of June 10, 2026.

Commissioner DeFlon made a motion to approve the meeting summary.
Commissioner Pasalich seconded the motion. Motion Carried.

Vote: Motion Approved 6-0

Yes: Commissioners Blaser, Coutts, DeFlon, McCarty, Pasalich and Spohn

No: None

Item 4. Certificates of Appropriateness Applications for Commission

A. HPC-26-016 An Application by Randall Kent for several exterior alterations and repairs for building and structures located at 525 E. Kansas City Ave in The Elms District.

Staff report was given by Joshua Garrett. Staff's recommendation was originally to continue the application until more detail could be provided. Mr. Garrett shared an email with additional information and photos provided after the staff report was submitted to the Commission. With this information, it appears that the repairs are generally acceptable; as such, staff now recommends approval of the proposed work.

Council members expressed three concerns/conditions of administrative approval.

1. The stonework around the porch should remain intact.
2. The concrete is not painted, even though the existing concrete was.
3. Railing should retain its historic character while being modified for safety.

Commissioner Spohn made a motion to approve HPC-26-016 with stated conditions.
Commissioner DeFlon seconded the motion. Motion Carried.

Vote: Motion Approved 6-0

Yes: Commissioners: Blaser, Coutts, DeFlon, McCarty, Pasalich and Spohn

No: None

B. HPC-26-017 An application by Betty Bissel for exterior alterations for the building located at 101 Linden Street in the Boarding House District.

Staff report was given by Mr. Garrett, recommending approval. The applicant, Betty Bissel, was available to expound on the need for additional support and showed pictures of the porch at the time she purchased the home and other homes of a similar style.

Commissioner Coutts made a motion to approve HPC-26-017.
Commissioner DeFlon seconded the motion. Motion Carried.

Vote: Motion Approved 6-0

Yes: Commissioners Blaser, Coutts, DeFlon, McCarty, Pasalich and Spohn.

No: None

Item 5. Staff Comments

There was a visitor in the chamber that wished to speak. The council was advised, as we have not been having visitors' comments, it would require a motion by the council.

Commissioner Spohn made a motion to open public comments;
Commissioner Pasalich seconded the motion.

Vote: Motion Approved 6-0

Yes: Commissioners: Blaser, Coutts, DeFlon, McCarty, Pasalich and Spohn

No: None

David Fuller, owner of 110 E Broadway, discussed his desire to replace the wooden windows, that are deteriorating, with vinyl windows. He was told that a COA is required to go through the process just like the two cases that were heard this evening. He then stated that he isn't comfortable waiting that long as he is afraid one of the windows that is bowing might fall and hurt someone. He was then advised, by Mr. Garrett, to come to the Community Development Department and complete the COA application to be reviewed by staff. If the work is emergent in nature and must be completed as soon as possible to preserve the integrity of the structure, staff may administratively approve the COA and follow up with the Commission at the next held meeting.

There was a situation where a porch was in danger of collapse and that COA was approved for immediate repair, just this past month. Mr. Garrett indicated that he or Director Brown will

bring that information to the next meeting.

Per the Municipal Code of Ordinances, the time has come for the Commission to elect its officers. The Commission elected to postpone elections until the regular August meeting.

Item 6. Commission Comments

Item 7. Adjourn. The meeting was adjourned at 5:35 p.m.

The next meeting of the Commission is currently scheduled for August 12, 2026, at 5:00 p.m.

Meeting Summary prepared by Julia Goldstein, Administrative Assistant.

HISTORIC PRESERVATION COMMISSION Meeting Summary

July 27, 2026

Item 1. Call to Order

Susan Blaser presided over the meeting and called it to order at 5:00 p.m.

Item 2. Roll Call

PRESENT: Darryl Coutts, Jody Pasalich, Susan Blaser, Jim McCarty and Charlie Boothe

ABSENT: Rick DeFlon, and Anna Sue Spohn

PUBLIC PRESENT: Sonya Morgan, Mayor

STAFF PRESENT: Mallory Brown, Community Development Director; Laura Mise, Neighborhood Specialist; Melinda Mehaffy, City Manager

Also present: Jenny Wolfe, Planning2Preserve

Item 3. Isley Boulevard Preservation Plan and Discussion

Jenny Wolfe presented a draft plan to the commission. Discussion ensued.

Item 4. Adjourn. The meeting was adjourned at 5:34 p.m.

Meeting Summary prepared by Mallory Brown, Community Development Director

Community Development Department Planning & Zoning



August 7, 2026

To: Chairman and Commissioners
Historic Preservation Commission

Re: Staff Report for Case No. **HPC-26-019** – Certificate of Appropriateness

Proposal Summary:

An application for exterior alterations at 109 E Broadway

General Information:

Applicant: James McCarty
Owner: MCPARTY'S BASEMENT LLC
Address: 109 E Broadway
Historic District: The Hall of Waters Historic District
NRHP Category: Contributing

Background and Site History:

This two-part commercial block structure is a later, simpler version of typical, small-town Victorian commercial structures. It retains the original storefront configuration. There are two entrances, both of which are recessed. The main entry is flanked by large display windows. The bulkhead area is brick. The storefront cornice or signboard area has been covered with vertical panels of wood. The second story has two windows, which are one-over-one, double-hung sash. Above the windows is a decorative band of recessed bricks with a stone inset panel with the words "Huey 1908". The projecting cornice features corbelled brick brackets.

The Huey Building was constructed in 1908, along with the nearly identical buildings at 111 and 113 E. Broadway. This particular building housed the jewelry business of S.J. Huey from 1908 to at least the early 1920s. Offices were located on the second floor. Although somewhat altered on the ground level, it still retains its integrity from the historic period.

Project Description:

The applicant is proposing to replace the 2nd story deck with composite decking and aluminum railings supported by pressure-treated lumber. The new balcony will be larger and span the entire length of the building. The posts to support the deck will be cedar. They are also proposing to replace a 2nd story window on the east façade that appears to already have been replaced some time ago. The applicant will also be making window repairs which are exempt from the Certificate of Appropriateness process.

The applicant has also applied to relocate some mechanical equipment to the roof and for signage. Both of these items are administratively approvable and do not need to be considered by the Historic Preservation Commission.

Porches, Balconies, and Decks

7.74 Original porches and balconies should be maintained and preserved.

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

7.76 Original porches, balconies, elements, or materials that are beyond repair should be replaced in-kind.

7.77 Do not alter character-defining elements such as replacing turned spindles with a straight spindle or replacing wood railings with decorative metal railings.

7.78 Do not replace elements of porches and balconies with new elements that do not match the size, proportion, or materials of the original elements.

7.81 New porches, balconies, and decks should be located on the rear of the building and not visible from the public right-of-way.

7.82 New porches, balconies, and decks should be designed to be compatible with the historic building's style and materials, but it should not copy the historic building.

7.83 New porches, balconies, and decks should be constructed in a way that is independently structured and reversible.

7.84 All exterior porches, balconies, and decks must be painted. Raw wood is not permitted.

7.85 Composite porch floors and decks may be permitted with appropriate detailing and concealed fasteners.

Analysis: The balcony is not original to the building and is in a state of disrepair. The new balcony will be located at the rear of the building as suggested by the Guidelines. The Design Guidelines allow for substitute material on a case-by-case basis. Composite porch

floors and decks with appropriate detail and edge termination can be considered. All fasteners should be concealed. No exposed hex screws are allowed.

Windows

7.53 New windows should maintain the size, shape, placement, and configuration of the original windows.

Analysis: The new window on the east façade will be replaced with a window of the same size and configuration.

Staff Recommendation:

The application generally meets the review standards and adheres the intent of the design guidelines; therefore, staff recommends approval of HPC-26-019 with the following conditions:

1. The applicant shall obtain all required construction permits prior to any work on the upper deck.
2. All wood on the deck shall be painted. Exposed wood is not permitted

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	☒
Date Received:	7-14-26

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. 20-019
Administrative ☐ HPC ☐
(for office use only)

Date: 7-14-26 Property Address: 109 E BROADWAY AVE
Applicant: James McCarly Telephone No.: 608-436-4852
Applicant's Mailing Address: 1004 SOUTHWIND DR
Email: MRMcCarly@gmail.com
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


Applicant Signature


Reviewed, Planning & Zoning

Approved, HPC Chairman

Disapproved, HPC Chairman

Approved Building Official

Disapproved Building Official

07-14-26

ADDENDUM TO APPLICATION FOR 109 E BROADWAY AVE.

The AC unit for the second floor rental is on the deck that is to be replaced.

We are going to attempt to have that unit moved to the roof along with the unit that cools the first floor bar. If that's not feasible it will be put back on the deck.

I am seeking approval to move the AC to the roof, if feasible.

REPLACE 2nd STORY DECK

The current state of the deck and railing need replacing before it becomes a serious safety issue.

Remove the wood structure deck and replace it with “wood look” composite decking and black aluminum railing supported by treated lumber framing. We will be adding to the length of the deck to span the entire width of the building. We will also extend the deck out from the building to eight feet. This will require a post at the two front corners to help support the deck. The posts will be cedar to emulate the composite deck and will also blend nicely with the posts on the roof extension behind the museum.

REPLACE 2nd STORY WINDOW

The east facing double pane window at the south end of the building has moisture collecting between the panes. Remove and replace with the same type window.

REPAIR/REPLACE 2nd STORY WINDOW SILLS AND JAMS

The West facing windows at the south end of the building have severe wood rot and peeling paint on the sills, jams and sashes(7 total). None of these windows are visible from the ground as they face the east wall of the museum.

Remove/repair/replace/paint all rotted wood on sills and jams. Scrape and repaint sashes. Windows are not being replaced at this time.

REPAIR/REPLACE 2nd STORY WINDOW SILLS AND JAMS

The south facing windows also have extensive wood rot and peeling paint.

Remove/repair/replace/paint rotted wood on sills and jams.

Scrape and repaint sashes. Windows are not being replaced at this time.

SIGNAGE

Install brand/logo signage to front windows of the main floor.

They will be made of vinyl, stick-on material and affixed to the interior or exterior of the glass.

Building

8

New Deck

14

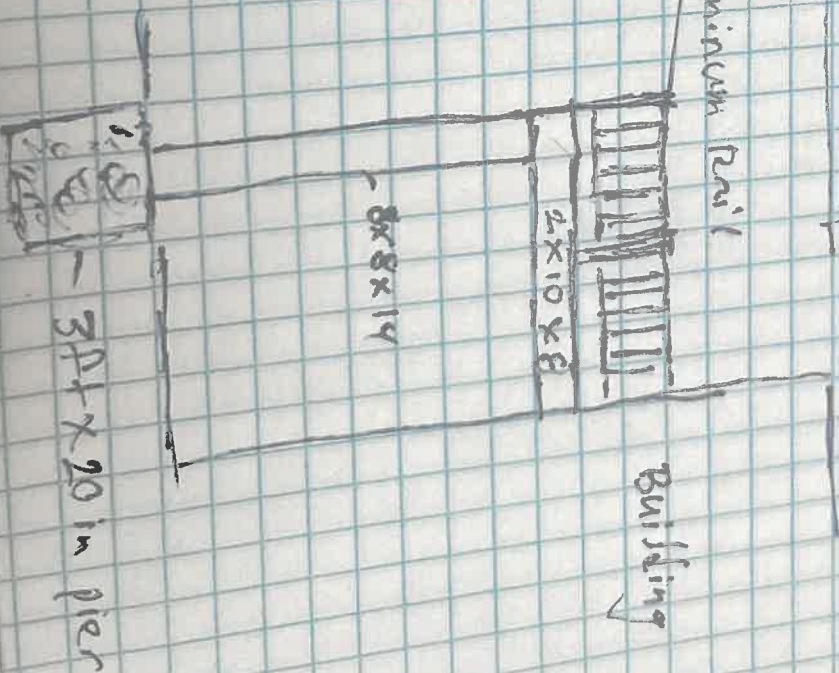
Aluminum Rail

2x10x8

8x8x14

Building

3ft x 20 in pier









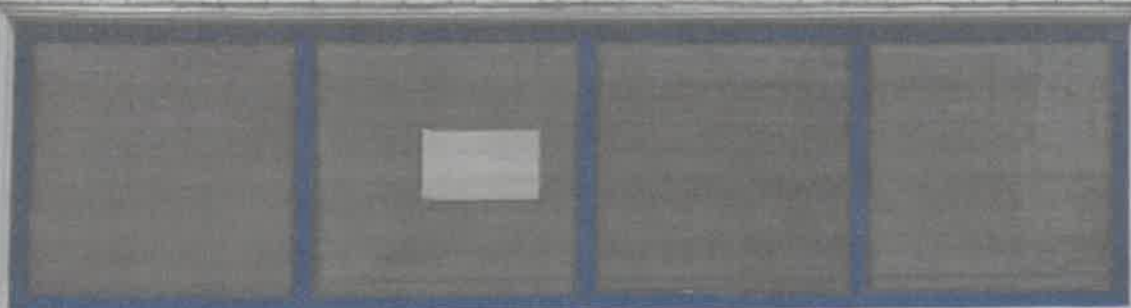


West facing
windows
Between
Buildings





WILEY
1000



MR. MCPARTY'S
WHISKEY
Slps
AND CRAFT COCKTAILS
RAISE A GLASS & ENJOY



AFFIX PROJECT RELATED
PICTURE HERE

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

EXCELSIOR SPRINGS HISTORIC RESOURCES

Resource No. 66

1. Property name, present	7. Location Map
Property name, historic Huey Building	
2. Address/location 109 E. Broadway Excelsior Springs, MO 64024	
4. Owner's name and address Vivian L. Burdick RR 1, Box 408 Camden, MO 64107	
5. Building ☒ Structure Site Object	
6. Use, present Commercial	
Use, original Residential OFE OIE	
8. Date of construction (or estimate) 1908	14. Number of stories 2
9. Changes ☒ ☐ ☐ Altered Addition Moved	15. Roof type and material ☒ Flat/not visible ☒
10. Architect/engineer/designer	16. Type of construction Masonry ☒
11. Contractor/builder/craftsman	17. Exterior material(s) ☒ Brick other 30 99 40
12. Style: High Style Two-part commercial block Elements ☒ Victorian Commercial 40 64 Vernacular	18. Foundation material(s) OI
13. Plan Shape Rectangle ☒	19. Porch(es) n/a ☒

20. Additional physical description This two-part commercial block structure is a later, simpler version of typical, small-town Victorian commercial structures. It retains its original storefront configuration. There are two entrances--one on the east end of the front (north) elevation which leads to the upper stories, and one slightly off-center leading to the ground level. Both entrances are recessed. The east entrance is a simple wood door, with transom area above closed down with wood. The main ground level entrance is glass, with a aluminum screen door and air conditioning unit in the transom area. The main entry is flanked by large display windows. The bulkhead area is of brick. The storefront cornice or signboard area has been covered with vertical panels of wood. The second story has two windows, which are one-over-one, double-hung sash. They have simple stone lugsills. Above the windows is a decorative band of recessed bricks with a stone inset panel with the words "Huey 1908". The projecting brick cornice features corbelled brick brackets. The front elevation is enframed with brick pilasters, which run the entire height of the building, and extend slightly above the roof with stone caps. Although nearly identical to the two buildings to the east, this structure is slightly taller; consequently, the second story windows, and the storefront cornice area is higher.

21. Description of environment and outbuildings 109 E. Broadway is in a row of commercial buildings which are adjacent to the Hall of Waters. Commercial buildings are also across E. Broadway to the north.

22. History and significance The Huey Building was constructed in 1908, along with the nearly identical buildings at 111 and 113 E. Broadway. This particular building housed the jewelry business of S.J. Huey from 1908 to at least the early 1920's. Offices were located on the second floor, including a dentist in 1917. Although somewhat altered on the ground level, it still retains its integrity from the historic period.

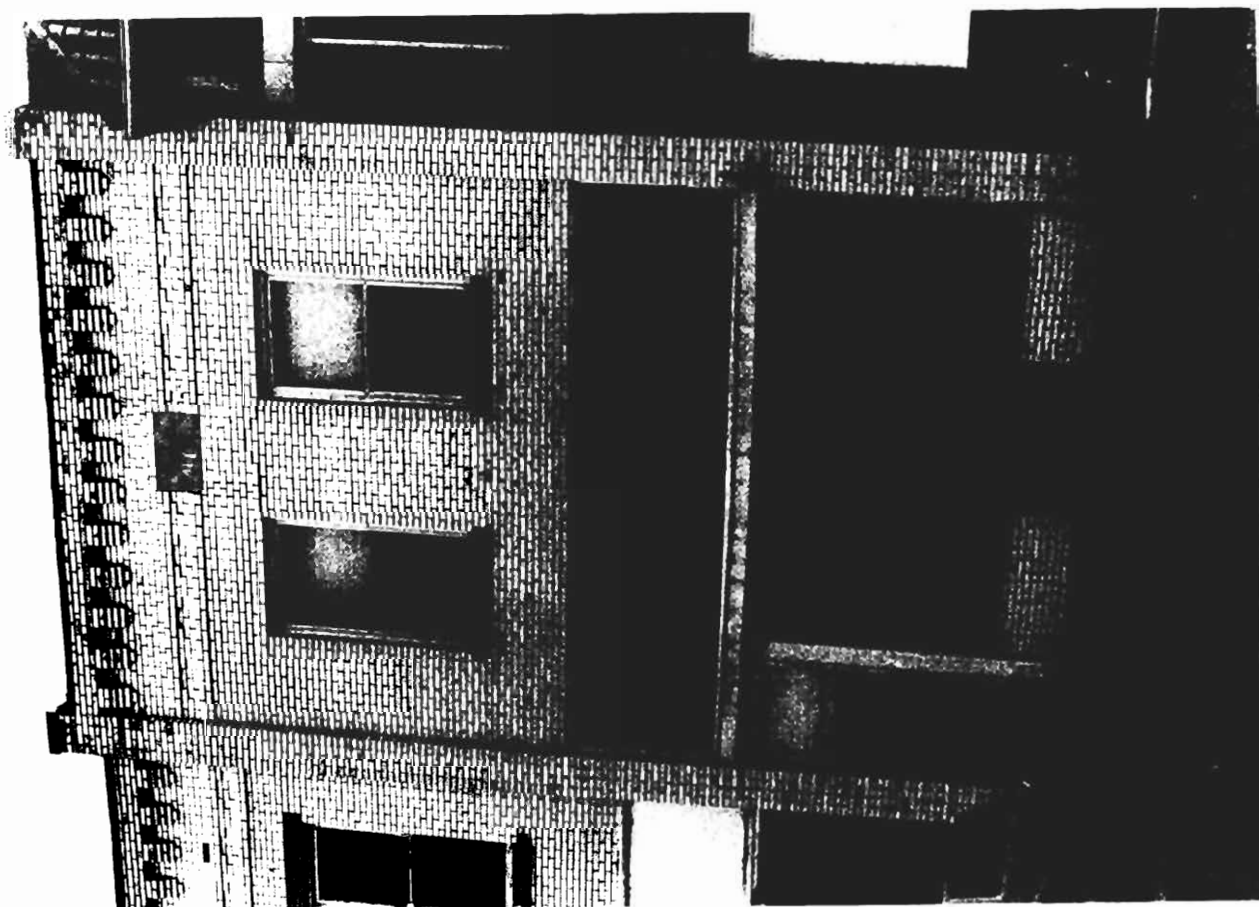
23. Sources of information Sanborn maps; city directories.

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# B frame# 38





Community Development Department Planning & Zoning



April 8, 2026

To: Chairman and Commissioners
Historic Preservation Commission

Re: Staff Report for Case No. **HPC-26-020** – Certificate of Appropriateness

Proposal Summary:

An application by Jake Osborn for the replacement of two windows at the property at 409 E Broadway Avenue.

General Information:

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

Background and Site History:

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

Project Description:

The applicant is proposing to replace two windows on the west side of the home with the same size vinyl windows. The windows will not be seen from the street. The two windows are rotting and are beyond what the applicant considers repairable.

Design Guidelines and Staff Analysis:

Windows

7.49 Original windows should be maintained and preserved.

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

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

7.53 New windows should maintain the size, shape, placement, and configuration of the original windows. New windows should match the original glass lite and muntin configuration and visible glass size.

7.54 New wood, aluminum-clad wood, fiberglass, fiberglass-clad wood, and some vinyl windows that replicate the original windows and are compatible with the architectural style of the building may be permitted on a case-by-case basis

Analysis: The applicant has indicated that the windows are beyond repair. The proposed vinyl windows replicate the original windows and are compatible with the architectural style of the building. The Design Guidelines allow vinyl windows to be considered on a case-by-case basis.

Staff Recommendation:

The application generally meets the review standards and adheres to the intent of the design guidelines; therefore, staff recommends approval of HPC-26-020.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Mallory Brown', with a stylized, flowing script.

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: _____

Accounting Code (PP)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Case No. 26-620
Administrative ☐ HPC ☐
(for office use only)

Date: 07/15/2026 Property Address: 409 Broadway Ave Excelsior Springs MO 64024
Applicant: Jake Osborn Telephone No.: 816-809-8430
Applicant's Mailing Address: 19810 N US 69 HWY Lawson MO 64062
Email: Jakeosborn3@gmail.com
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

Jake Osborn

dotloop verified
07/15/26 7:52 AM CDT
WIS0-9DUH-8VZE-LE2P

Applicant Signature

[Signature]
Reviewed, Planning & Zoning

Approved, HPC Chairman

Disapproved, HPC Chairman

Approved Building Official

Disapproved Building Official

**AFFIX PROJECT RELATED
PICTURE HERE**

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

Replace 2 windows on the west side of home with same size vinyl replacement windows. Windows will not be seen from road, or alley in back and will easily blend in with the painted white trim. The 2 windows needing replacement are rotted beyond repair







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

HISTORICAL INFORMATION

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

ARCHITECTURAL INFORMATION

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

OTHER

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

FOR SHPO USE

DATE ENTERED IN INVENTORY:	LEVEL OF SURVEY ☒ RECONNAISSANCE ☐ INTENSIVE	ADDITIONAL RESEARCH NEEDED? ☐ YES ☐ NO
NATIONAL REGISTER STATUS: ☐ LISTED ☐ IN LISTED DISTRICT NAME: ☐ PENDING LISTING ☐ ELIGIBLE (INDIVIDUALLY) ☒ ELIGIBLE (DISTRICT) ☐ NOT ELIGIBLE ☐ NOT DETERMINED		OTHER:

PHOTOGRAPHS

PHOTOGRAPHER Brad Finch, F-Stop Photography

DATE 8/21/2014

DESCRIPTION: North elevation, view south.

**ADDITIONAL INFORMATION**

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

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

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

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

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

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

ELIGIBILITY STATEMENT:

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

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

PREVIOUS SURVEY NAME: Boardinghouse Historic District Survey, 1994; CL-AS-007-043

Sanborn Fire Insurance Maps, 1894-1940--Kansas City, MO Public Library, Missouri Valley Special Collections; Excelsior Springs City Directories and Phone Books--Excelsior Springs Museum: Plats and Additions files--City Planning Department, City of Excelsior Springs, MO; Miscellaneous files and reference materials--Excelsior Springs Museum.

LOCAL REGISTER DISTRICT NAME: Boardinghouse Historic District

LOCAL REGISTER DESIGNATION DATE: 2010

LOCAL REGISTER DISTRICT C OR NC: