

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, September 9, 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, September 9, 2026
Council Chambers

1. CALL TO ORDER

Opening

Pledge of Allegiance

Roll Call

Visitors

This time is reserved for public comment addressed to the City Council. Each speaker is limited to 5 minutes. Any agenda item which has a Public Hearing should be reserved until the Public Hearing is opened and comments on such item will be taken at that time.

2. ROLL CALL

3. COMMENTS OF VISITORS

4. ELECTION OF OFFICERS

A.

- Nomination and election of Chairperson

B.

- Nomination and election of Vice-Chairperson

5. ADOPTION OF THE ISLEY NEIGHBORHOOD PRESERVATION PLAN
 - A. Isley Neighborhood Preservation Plan
Resolution of Adoption
6. ADMINISTRATIVELY APPROVED CERTIFICATES OF APPROPRIATENESS
107 W Excelsior Street- COA for Roof Replacement - Emergency Administrative Approval
7. CERTIFICATES OF APPROPRIATENESS APPLICATIONS FOR COMMISSION
HPC-26-022 - 414 Benton - COA for Roof Replacement
HPC-26-023 - 416 Benton - COA for Roof Replacement
8. STAFF COMMENTS
9. COMMISSION COMMENTS
10. 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.

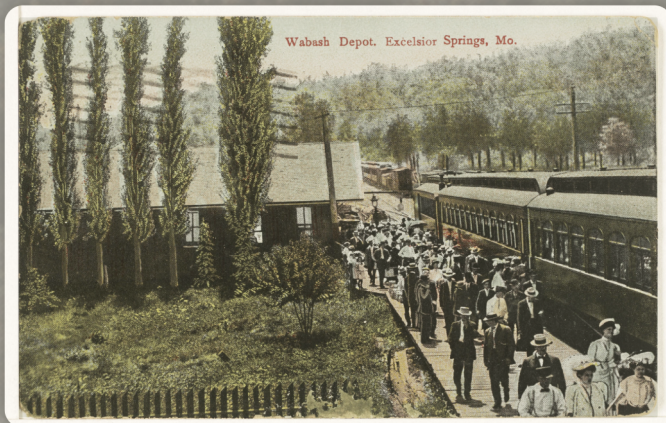
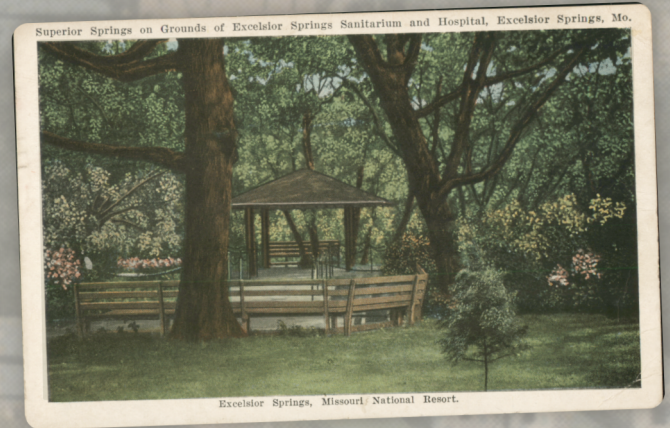
If any accommodations are required in order to attend this meeting (i.e. qualified interpreter, large print, reader, hearing assistance), please notify the City Manager's office no later than 48 hours prior to the beginning of the meeting.

Date and Time of Posting: DATE AND TIME

ISLEY

NEIGHBORHOOD

PRESERVATION PLAN



Cover Images are historic postcards. Background "Birds Eye View, Excelsior Springs, Missouri." nd. Published by Smith Syndicate, Postcard. CardCow, 944729. Clockwise from top left: "Lovers Lane, Excelsior Springs, Missouri." nd. Published in Germany, Postcard. CardCow, 922192; "Superior Springs on Grounds of Excelsior Springs Sanitarium and Hospital, Excelsior Springs, MO, Excelsior Springs, Missouri National Resort." Published by E.C. Kropp Co., Milwaukee, Postcard. CardCow, 92915; "Isley School, Excelsior Springs, MO," n.d. Published by the Elite Postcard Co., Kansas City, MO. Postcard. CardCow, 428194; "Wabash Depot, Excelsior Springs, MO," n.d. Missouri Valley Special Collections, Kansas City Public Library, 20000245; "Excelsior Springs, Missouri National Park, Superior Park," nd. Published by The Albertype Co. Postcard. CardCow, 937053.

1	EXECUTIVE SUMMARY Project Overview
3	INTRODUCTION Value of Historic Preservation Plans and the Historic Context of Isley Neighborhood
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ACKNOWLEDGMENTS

PLANNING 2 PRESERVE, LLC (P2P) EXTENDS SINCERE GRATITUDE FOR THE FOLLOWING INDIVIDUALS, ORGANIZATIONS, AND INSTITUTIONS FOR THEIR GENEROUS CONTRIBUTIONS OF TIME, EXPERTISE, AND ACCESS TO ARCHIVAL MATERIALS THAT CONTRIBUTED TO THIS PUBLICATION:

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EXECUTIVE SUMMARY

The Isley Boulevard Neighborhood is an important part of Excelsior Springs' historic development and its continuing identity as a distinctive Missouri community. Platted by J. C. Isley in 1887, the neighborhood developed during the city's period of rapid growth associated with the mineral-water industry. Its modest single-family homes, front porches, historic street patterns, mature trees, walkable blocks, and relationship to Isley Boulevard and the city's natural landscape continue to reflect this period of growth.

Importantly, the historic significance of Isley is not an entirely new finding. A 2012 Historic Resources of Excelsior Springs, Missouri Multiple Property Documentation Form (MPDF), approved as a National Register framework, specifically identifies Isley Boulevard and adjoining streets as areas containing turn-of-the-century

residences reflecting Victorian and American Movement influences. The subsequent 2017 Isley Boulevard Neighborhood Architectural Survey evaluated the neighborhood using this framework but concluded that the survey area did not meet National Register standards for designation as a historic district. The preservation challenge today is therefore to retain and strengthen the historic resources and neighborhood characteristics that remain, while using practical incentives and guidance to manage change.

A FRAMEWORK FOR PRESERVATION AND INVESTMENT

This plan builds on that existing National Register framework while recognizing that preservation must work alongside reinvestment, housing needs, property maintenance, and neighborhood change. Its purpose is not to freeze the neighborhood in time, but to guide change in ways that retain the characteristics that make Isley distinctive.

NPS Form 10-900-a (Rev. 8/2002) OMB No. 1024-0018

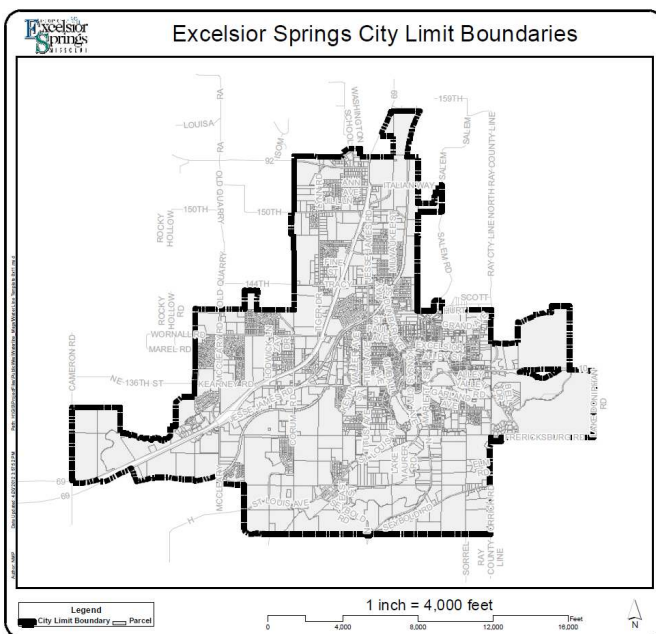
(Expires 5-31-2012)

United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form
Continuation Sheet

Section number F Page 26

Historic Resources of Excelsior Springs, Missouri



Historic Resources of Excelsior Springs, Missouri, National Register of Historic Places Multiple Property Documentation Form, Section E, "Statement of Historic Contexts." The MPDF establishes single-family residences as a recognized historic property type that may be eligible for National Register listing based on their association with the physical development of Excelsior Springs, important individuals, or architectural significance. The MPDF also documents the historic development of Isley Avenue—now Isley Boulevard—through early Sanborn maps, which show single-family residences spreading along the corridor by 1909. J. C. Isley's 1887 addition extended across a substantial portion of the eastern city and south to Isley Boulevard, establishing a residential pattern that remains legible today.



Subtle improvements to individual buildings, complemented by historically inspired streetscape features, could reinforce Isley Boulevard as a distinctive and significant part of Excelsior Springs' heritage.

The plan recognizes the five goals established city-wide in 2010:

- ▷ Protect Historic Character — Recognize and preserve the neighborhood's distinctive architectural resources and historic patterns.
- ▷ Guide Reinvestment — Encourage rehabilitation and investment while maintaining historic integrity.
- ▷ Strengthen Community Identity — Celebrate the neighborhood's history, architecture, landscape, and stories.
- ▷ Manage Change — Provide clear, practical guidance for compatible alterations, additions, infill, and redevelopment.
- ▷ Support Revitalization — Use preservation as a tool for neighborhood stability, livability, and long-term investment.

PRIORITIES FOR ACTION

Document and Evaluate

- Document historic landscapes, trees, streetscapes, and other character-defining features.
- With that information, re-evaluate the potential for local or national designation.

Encourage Rehabilitation

- Provide accessible guidance for maintenance and rehabilitation.
- Explore preservation grants, loans, weatherization assistance, and other financial incentives.
- Reduce unnecessary demolition by addressing maintenance and reinvestment barriers.

Guide Compatible Change

- Develop neighborhood-specific design guidance emphasizing compatibility rather than overly restrictive requirements.
- Encourage context-sensitive infill on vacant and underutilized properties.
- Consider an appropriate conservation or overlay approach for Isley Boulevard and the neighborhood.

Strengthen Identity

- Reinforce neighborhood gateways and the Isley Boulevard corridor.
- Interpret the neighborhood's architectural, cultural, and natural history.
- Recognize significant features such as Superior Spring and mature trees.

The Isley Neighborhood already possesses an important foundation for preservation: a documented history, a recognizable historic pattern, surviving historic buildings and landscapes, and a community that values its character. The next step is to translate that foundation into practical preservation and reinvestment tools. This plan provides a roadmap for doing so while allowing the neighborhood to evolve.

INTRODUCTION

What is a Historic Preservation Plan?

A historic preservation plan is a roadmap that helps a city protect its historic buildings, neighborhoods, and landmarks for future generations.

The National Alliance of Preservation Commissions (NAPC) recognizes historic preservation planning as a forward-thinking approach to safeguarding a community's historic places and distinctive identity. When a city makes preservation part of its long-term planning process, it demonstrates that local history and historic buildings matter.

In 2010, Excelsior Springs adopted the Historic Preservation and Revitalization Plan, a city-wide strategy built around the community's exceptional historic assets — its mineral water springs, historic hotels and boarding houses, and the Hall of Waters Historic District. Rather than treating preservation as simply maintaining old buildings, the plan positions Excelsior Springs' history as an active resource for downtown revitalization, job creation, and heritage tourism.

In general, a preservation plan can do several important things:

- Clarifies what the community wants to preserve and why
- Shows property owners how the city plans development strategies
- Clears up confusion about local preservation rules
- Teaches residents about their community's past
- Sets priorities for future preservation work
- Provides a way to track success



Tangible connections to the past exist in local landmarks and other designated cultural resources that should be visually highlighted in the community.

These plans also support local business growth and help elected officials better understand why historic preservation policies are valuable. The plans can identify how to keep historic properties occupied and in good repair, attract investment and new residents downtown, reuse existing structures in environmentally responsible ways, and engage residents and local organizations as partners in preservation.

Building on that city-wide foundation, the next step is to bring that same vision the Historic Preservation Plan for the Isley Neighborhood. These principles will be applied at the neighborhood scale — identifying what makes Isley distinctive, what needs protection, and how preservation can strengthen the lives of the people who live or own property there.

Project Purpose

This preservation plan is intended to recognize the historic homes and architectural character of the Isley Neighborhood, which took shape during Excelsior Springs' mineral-water boom. The plan provides a framework for preserving the neighborhood's defining characteristics while guiding appropriate change and reinvestment. It also recommends steps toward future historic preservation ordinances, identifies priority areas for research and survey work, and includes maps and photographs to support its goal.

Background and Funding

The City of Excelsior Springs received a grant from the Missouri State Historic Preservation Office to develop this plan—an effort that directly supports one of the State's core preservation goals: embedding preservation strategies into routine government planning. The grant established specific requirements that shaped the plan's development, with the intent that it serve as both a forward-looking vision and a practical community tool.

Why the Isley Neighborhood Matters

The Isley Neighborhood is central to understanding Excelsior Springs' history. It traces the city's evolution from a mineral-springs resort economy to a stable residential community. The neighborhood's historic resources are documented within the National Register framework established for Excelsior Springs, although the neighborhood itself is not listed as a National Register Historic District.

The 2012 Multiple Property Documentation Form (MPDF) identifies "Isley Boulevard and adjoining streets" as locations where turn-of-the-century homes reflecting Victorian and American Movement influences survive (p. 18) and establishes Single Family Residences as a significant property type associated with the city's historic development. A subsequent 2017 architectural survey evaluated the Isley Boulevard Neighborhood using this National Register framework and concluded that the survey area did not meet the standards for National Register Historic District designation. However, the survey identified 36 contributing buildings and two contributing structures and concluded that the neighborhood represents an important aspect of Excelsior Springs' growth and development.

Today, the neighborhood's modest single-family homes, walkable streets, and proximity to the historic springs and commercial core continue to reflect patterns established in the late 19th and early 20th centuries. This plan builds on that documented history by seeking to retain and strengthen the neighborhood's defining characteristics while allowing for appropriate change.

Preservation Goals

Goals were developed through public forums and a review of existing ordinances, and previous studies resulting in a long-range vision for the neighborhood. The plan pairs that vision with strategies and identifies priorities to help the City plan next steps.

Ultimately, this plan positions historic preservation as a means of establishing and strengthening an identity for the Isley Neighborhood—one that recognizes its history while supporting its continued evolution as a living community.

Isley Neighborhood and the Built Environment: Then and Now



The Superior Spring Pagoda, historic image from the historic inventory form.

The history of the Isley Neighborhood is rooted in the late 19th-century development of Excelsior Springs around its mineral waters. **The springs shaped the city's identity and influenced its physical development, as hotels, boarding houses, bathhouses, commercial businesses, and other facilities emerged to serve visitors seeking the therapeutic benefits associated with the waters.** The 2012 Historic Resources of Excelsior Springs, Missouri Multiple Property Documentation Form (MPDF) identifies this period, from 1880 to 1914, as a primary historic context for understanding the city's development.

As the resort economy developed, permanent residential areas expanded beyond the commercial and resort core. The Isley Addition, platted by J. C. Isley in 1887, became part of this residential expansion. The MPDF identifies Isley Boulevard and adjoining streets as locations



The materials, design, and setting remain largely unchanged today.

where turn-of-the-century single-family residences reflecting Victorian and American Movement influences survive. The 1909 Sanborn Fire Insurance Map also documents the spread of single-family residences along Isley Avenue, now Isley Boulevard.

The neighborhood's significance is therefore not based solely on the architectural quality of individual houses, but also on its relationship to the larger pattern of Excelsior Springs' physical growth. Its modest single-family homes, streets, lots, and relationship to the historic commercial and resort areas provide evidence of the residential community that developed alongside the city's mineral-water economy.

A key feature within this landscape is Superior Spring No. 1 and its surviving spring pagoda, which provides a tangible connection to the mineral-water resources that shaped Excelsior Springs. The relationship between natural

resources, public spaces, transportation routes, and residential development is an important part of understanding the neighborhood's historic setting.

During the early 20th century, Excelsior Springs continued to mature as a health resort. The city's parks and boulevards system, street improvements, public infrastructure, and civic projects reflected increasing municipal involvement in shaping the community. After 1915, government involvement in the mineral-water industry became an increasingly important part of the city's development, culminating in major projects such as the Hall of Waters during the 1930s.

Today, the Isley Neighborhood remains a living historic landscape, where historic buildings, streets, mature trees, and other features coexist with alterations, redevelopment, and changing patterns of use. Its historic character does not depend on every building remaining unchanged. Rather, the neighborhood's value lies in the surviving combination of buildings, streets, lots, landscape, and setting that continues to illustrate how Excelsior Springs grew from a mineral-water resort into a permanent residential community.

This history provides the foundation for the preservation plan: to recognize what remains, understand what makes it significant, and guide future investment and change in ways that retain the neighborhood's historic character.

Context Timeline

Pre-1830s

Indigenous Era

Osage Nation uses natural mineral springs

1830s - 1880

Early Settlement

Settlers arrive; springs rediscovered for healing

1880

Founding

Excelsior Springs established around mineral waters

1880 - 1910

Resort Boom

Hotels, bathhouses, rail access; national destination

1910 - 1930s

Peak Resort Era

Elms Hotel, downtown growth, mineral water industry

1930s

New Deal Era

Hall of Waters constructed (WPA investment)

1940s

World War II

Hotels used for military; tourism declines

Late 40s - 1950s

Post-War Transition

Decline of spa industry; shift to local economy

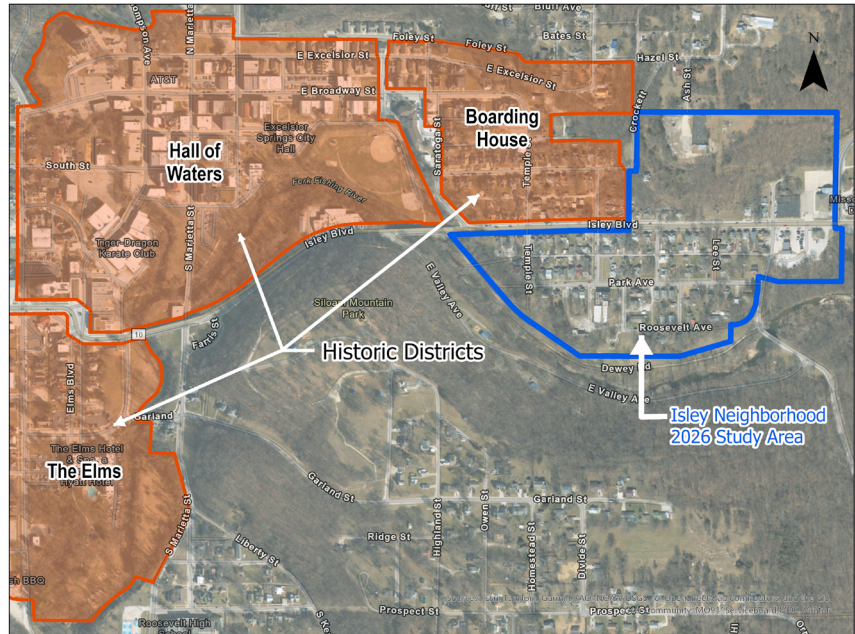
References for Contextual History: Historic Resources of Excelsior Springs, Missouri, National Register Multiple Property Documentation Form (2012); Isley Boulevard Neighborhood Architectural Survey (2017); Sanborn Fire Insurance Maps for Excelsior Springs (1909 and subsequent editions); and Deon Wolfenbarger, Excelsior Springs Park & Driveway System: Landscape Architectural Historic Survey (1994).

PRESERVATION EFFORTS

Excelsior Springs Historic Preservation Ordinance

Excelsior Springs protects its designated historic resources through a Historic Preservation Overlay District within the City's zoning framework. A seven-member Historic Preservation Commission (HPC) administers the preservation ordinance, including historic resource surveys, designations, and design review through a Certificate of Appropriateness (COA) process. For properties within designated historic districts or individually designated landmarks, exterior alterations, demolition, and new construction are subject to the applicable review requirements. Decisions are guided by the Secretary of the Interior's Standards and the City's Historic Preservation Design Guidelines.

Because the Isley Neighborhood is not currently a locally designated historic district or landmark, these regulatory provisions do not currently apply to properties within the neighborhood. The 2017 Isley Boulevard Neighborhood Architectural Survey evaluated the neighborhood using the National Register framework established for Excelsior Springs and concluded that the surveyed area did not meet the standards for National Register Historic District designation. At the same time, the survey identified 36 contributing buildings and two contributing structures and recognized the neighborhood as an important aspect of the city's growth and development.



Excelsior Springs has three National Register Historic Districts, each representing a significant turning point in the city's history. They are also locally designated in addition to nine individual local landmarks.

This preservation plan provides an opportunity to consider what level and type of preservation protection is appropriate for Isley. The existing ordinance gives the City an established framework for historic designation and review, while the 2012 MPDF provides historic contexts and property types for evaluating resources throughout the city. The HPC's broader responsibilities also include education, preservation planning, and periodic review of the ordinance. Consistent with the Missouri SHPO grant award agreement, an analysis of the historic preservation ordinance was conducted as part of this planning effort.



New development provides an opportunity to support compatible infill that reinforces the neighborhood's existing character while accommodating growth and reinvestment.

Opportunities to Strengthen the Preservation Framework

The City's existing ordinance provides a substantive foundation for preservation, including provisions addressing local government projects, public improvement impacts, minimum maintenance of significant architectural features, restoration of altered facades, and documentation associated with removal of historic doors and windows. These provisions provide useful models as the City considers how its preservation program might address resources outside currently designated districts.

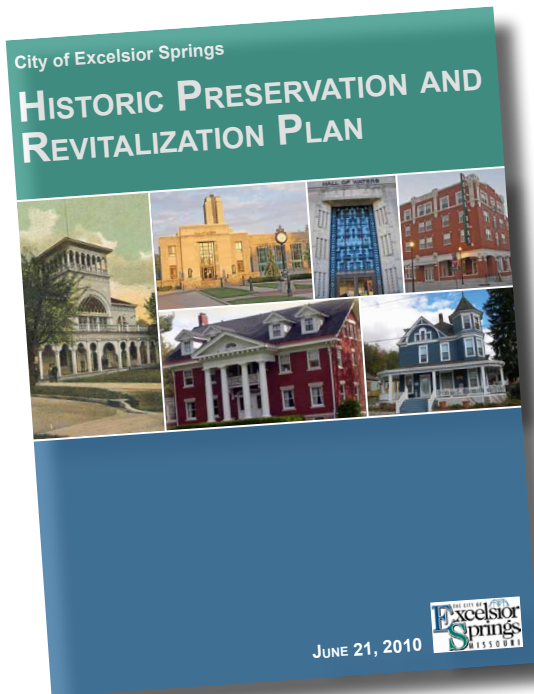
Several potential enhancements could strengthen the City's preservation framework:

- ▷ Expand the range of resource types addressed by the ordinance to include sites, landscapes, objects, natural features, archaeological resources, and other cultural resources.
- ▷ Establish clear criteria for evaluating historic integrity and determining which resources warrant recognition or protection.
- ▷ Consider interim protection measures for properties being evaluated for historic designation, where appropriate.
- ▷ Consider an economic hardship

provision that provides a clear process for evaluating preservation requirements when they create a documented financial hardship.

- ▷ Evaluate demolition review procedures for potentially significant properties, particularly properties identified through historic resource surveys or meeting specified age or significance thresholds.
- ▷ Evaluate whether additional preservation tools are appropriate for neighborhoods such as Isley, including voluntary design guidance, conservation overlays, or other approaches that provide a level of protection consistent with community priorities.

These potential changes should be considered in conjunction with additional documentation and community input, rather than assuming that the same regulatory approach used in designated historic districts is appropriate for Isley. The goal should be to establish a preservation framework that recognizes the neighborhood's documented historic resources while providing practical and predictable tools for rehabilitation, compatible change, and reinvestment.



16-900-5 (Rev. 04/2009) OMB No. 1028-0115 (Expires 5/31/2012)

U.S. Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin How to Use the Multiple Property Documentation Form (January 1988). Complete each item by entering the requested information. For additional space, attach sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

☐ New Submission ☐ Amended Submission

Name of Multiple Property Listing
 KC Resources of Excelsior Springs, Missouri

Associated Historic Contexts
 Each associated historic context, identifying theme, geographical area, and chronological period for each.
 Discovery and Development of Excelsior Springs' Mineral Waters Industry: 1880 - 1914
 "Missouri's National Health Resort:" the Public Health Years in Excelsior Springs: 1915 - 1963

Form Prepared by
 Title: Deon Wollenberger
 Institution: Three Gables Preservation date: June 17, 2012
 & number: 320 Pine Glade Road telephone: 303-258-3136
 Town: Nederland state: CO zip code: 80466

Justification
 I, the undersigned, being a federal agency or a state or local government official, hereby certify that this documentation form meets the National Register documentation standards and meets the requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedure and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.
 (See continuation sheet for additional comments.)

Mark A. Miles Date: *Sept 17, 2012*
 Signature and title of certifying official: Mark A. Miles/Deputy State Historic Preservation Officer

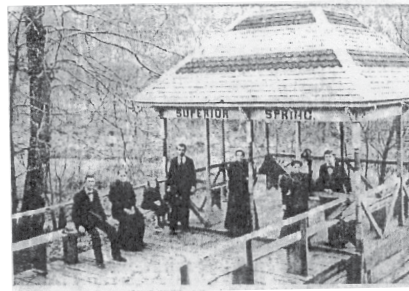
Official Department or Natural Resources
 or Federal Agency or Local Government

I certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper Date of Action

Isley Boulevard Neighborhood Excelsior Springs, Missouri Architectural Survey

CL-AS-016



Rhonda Chalfant, Ph. D.
July 2017

Multiple resources are available to chart the progress of historic preservation in Excelsior Springs, particularly related to Isley Boulevard Neighborhood.

1

UNDERSTAND

2

3



2010 HISTORIC PRESERVATION PLAN CITY OF EXCELSIOR SPRINGS

*Established the City's
Preservation Vision*



EVALUATE ISLEY THROUGH THE 2010 VISION

*Recognize opportunities
for improvement to
address challenges*



DEVELOP A SHARED COMMUNITY VISION

*Collaborate on a
vision that is shared
by residents, property
owners, the HPC and City*

COMMUNITY ENGAGEMENT



A variety of residential buildings are concentrated in the Isley neighborhood and along the entry corridor of Isley Boulevard into and out of



ESTABLISH NEIGHBORHOOD OBJECTIVES

*Specific, measurable
outcomes that advance
each goal*



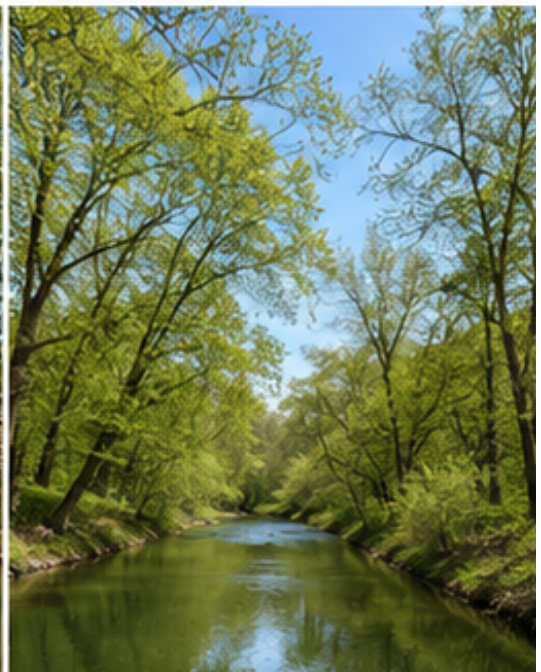
SELECT PRESERVATION TOOLS & STRATEGIES

*The approaches that will
be used to accomplish
each objective*



MONITOR PROGRESS & UPDATE THE PLAN

*Conduct a cyclical
evaluation of each
benchmark and update
plan*



of the city. Natural features border the southern edge.

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COMMUNITY VISION

Introduction



A gathering at the Super Spring Pagoda, documented in the Library of Congress.

The community vision is intended to reflect the aspirations of residents, property owners, stakeholders, and city leaders. It recognizes that successful preservation is not achieved through regulation alone, but through a combination of education, incentives, thoughtful planning, and community stewardship.

In 2010, the City of Excelsior Springs adopted the Historic Preservation and Revitalization Plan, establishing a long-range vision for preserving the community's historic resources while supporting economic development, tourism, neighborhood revitalization, and community identity. The plan recognized that preservation is not simply about protecting individual buildings—it is a planning strategy that strengthens neighborhoods, encourages reinvestment, promotes sustainability, and preserves the qualities that make Excelsior Springs unique.

More than fifteen years later, many of those citywide goals remain relevant. However,

successful preservation depends on how those goals are implemented within individual neighborhoods. Each historic area possesses its own architectural character, development history, opportunities, and challenges that require a more localized approach.

The Isley Neighborhood Historic Preservation Plan serves as the next step in implementing the City's preservation vision. Rather than replacing the 2010 plan, it translates its broad goals into neighborhood-specific objectives and implementation

strategies that reflect the values, priorities, and aspirations of the Isley community.

The recommendations in this chapter are informed by:

- ▷ Goals established in the 2010 Historic Preservation and Revitalization Plan
- ▷ Analysis of existing conditions within the Isley Neighborhood
- ▷ Evaluation of the City's current preservation program
- ▷ Public engagement and community input; and
- ▷ Opportunities for future preservation, reinvestment, and neighborhood enhancement.

Together, these elements create a preservation framework that balances stewardship of historic resources with neighborhood livability, housing investment, and long-term community resilience.

EVALUATING THE 2010 VISION IN ISLEY

Goal 1: Preserve Historic Resources

2010 Vision

Protect buildings, sites, landscapes, and neighborhoods that contribute to Excelsior Springs' history and identity.

How This Applies to Isley

The Isley Neighborhood contains one of the city's earliest residential areas, reflecting development associated with the mineral-water era. Its historic homes, streets, lot patterns, mature trees, and relationship to Superior Spring collectively create a historic landscape that contributes to Excelsior Springs' identity.



The Isley Neighborhood exhibits many of the same architectural qualities and historic development patterns found in the locally designated Boarding House Historic District (top). These shared characteristics suggest that the neighborhood possesses significant historic resources worthy of continued documentation, stewardship, and preservation planning.

Community Priorities

- ▷ Historic homes
- ▷ Mature trees
- ▷ Front porches
- ▷ Walkability
- ▷ Neighborhood character
- ▷ Historic streets

Objectives

- A. Identify contributing resources and evaluate local designation
- B. Preserve neighborhood character including walkability, front porches, lot/block/street patterns
- C. Encourage rehabilitation
- D. Reduce unnecessary demolition
- E. Recognize important landscape features such as trees

Although the north side of Isley Boulevard (top) is locally designated as a historic district, the facing block on the south side (below) remains outside preservation protections. Thoughtful redevelopment can help preserve the historic setting, reinforce neighborhood character, and maintain the boulevard's role as a distinctive gateway to Excelsior Springs.



EVALUATING THE 2010 VISION IN ISLEY

Goal 2: Encourage Reinvestment

2010 Vision

Historic preservation should encourage private investment and neighborhood revitalization.

How This Applies to Isley

Many homes remain occupied and retain historic character, but aging housing stock and deferred maintenance present ongoing challenges.

Private investment is essential to neighborhood revitalization. Federal Historic Preservation Tax Credits, together with available state and local incentives, can help owners of eligible income-producing historic properties—including rental housing—rehabilitate aging buildings and encourage long-term reinvestment.



Investment in the rehabilitation of historic properties can have a ripple effect throughout a neighborhood. As buildings are restored and maintained, neighboring property owners are often encouraged to make similar improvements, creating a pattern of reinvestment that enhances neighborhood character and supports long-term growth in property values.

Community Priorities

- ▷ Grants
- ▷ Technical assistance
- ▷ Affordable rehabilitation
- ▷ Homeowner education

Objectives

- A. Encourage reinvestment
- B. Improve awareness of funding assistance beyond local government
- C. Promote maintenance before deterioration occurs
- D. Support owner-occupied housing



As historic homes age, routine maintenance becomes increasingly important. Addressing roofs, paint, wood deterioration, drainage, and landscaping before problems worsen helps preserve historic character and avoid more costly repairs. This property demonstrates the level of stewardship encouraged throughout the Isley Neighborhood.

EVALUATING THE 2010 VISION IN ISLEY

Goal 3: Increase Public Awareness

2010 Vision

Educate residents about local history and preservation.

How This Applies to Isley

Although Isley is closely connected to Excelsior Springs' early development, its history is not widely interpreted or promoted

The Hotel Oaks was completed in 1906.



The Hall of Waters was completed in 1938.



This building was originally a bank, constructed in 1965.

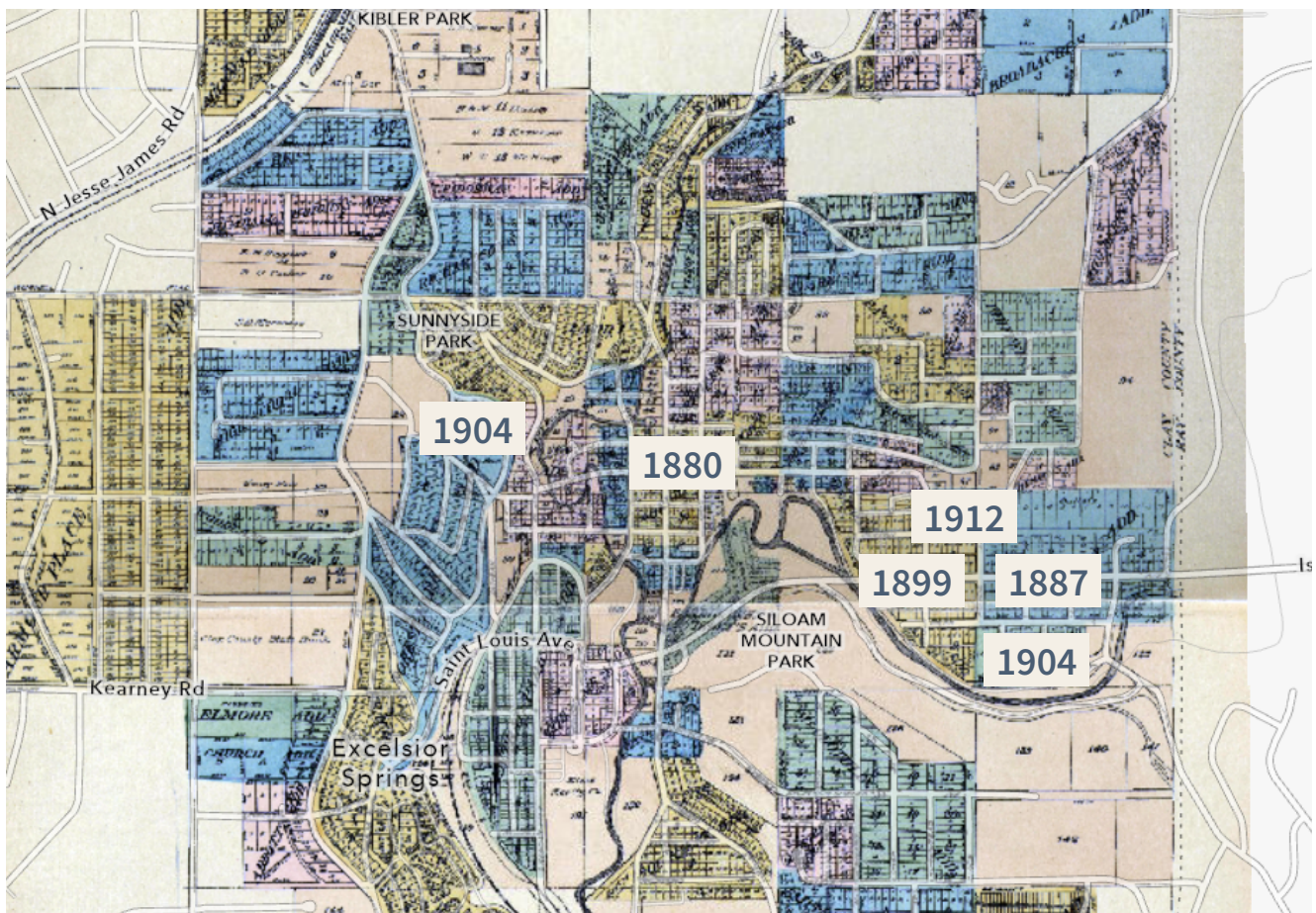


Community Priorities

- ▷ Historic walking tour
- ▷ Neighborhood signs
- ▷ Historic plaque
- ▷ Digital StoryMap
- ▷ Educational workshops
- ▷ Neighborhood history booklet

Objectives

- A. Increase awareness of Isley's history through interpretation, education, and community events



This 1914 plat map illustrates how Excelsior Springs expanded through a series of additions radiating from the downtown core. The Isley Neighborhood was platted and largely developed during this formative period, creating a historic pattern of streets, blocks, and residential lots that remains evident today. Although additional construction occurred during the mid-century and contemporary periods, these later buildings were integrated into the original neighborhood framework, reflecting the community's continued growth over time.

EVALUATING THE 2010 VISION IN ISLEY

Goal 4: Strengthen Preservation Program

2010 Vision

Maintain an effective preservation ordinance and strengthen local preservation tools.

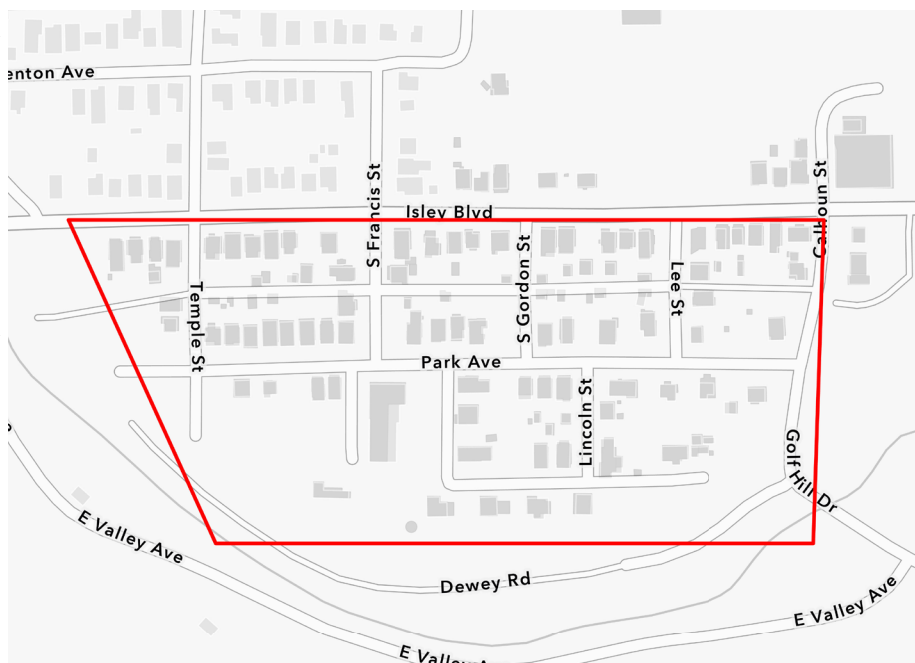
How This Applies to Isley

The Isley Neighborhood lies outside the City's locally designated historic districts and is not subject to design review under the existing preservation ordinance. The 2017 survey provides a baseline for understanding its historic resources. This presents an opportunity to evaluate preservation tools appropriate to Isley's historic resources, community priorities, and desired level of protection.



Preservation tools extend beyond regulation to include opportunities for awareness and recognition. Historic resource documentation can support programs such as neighborhood markers, plaques, and interpretive signage. Street markers could also identify the historic extent of the Isley Addition and strengthen neighborhood identity.

In 2017, the area south of Isley Boulevard was surveyed to document and evaluate its historic architectural resources. The survey examined 78 resources, identifying 36 contributing buildings and two contributing structures, while also evaluating the neighborhood's historic character and integrity. Although the survey concluded that the study area did not meet National Register standards as a historic district, it recognized the neighborhood as an important aspect of Excelsior Springs' growth and development and identified individual resources with potential historic significance.



Community Priorities

- Empower preservation programs to occur outside of local government
- Encourage incentives before considering additional regulations

Objectives

- A. Develop preservation tools that:
- reflect community values;
 - encourage voluntary participation whenever possible;
 - provide incentives before regulation;
 - support long-term stewardship.



This map reflects the approximate build dates as recorded by the Clay County Property Assessor. Out of the 98 parcels with buildings, most of them can be considered historic. Map provided for visualization purposes only.

EVALUATING THE 2010 VISION IN ISLEY

Goal 5: Strengthen Community Stewardship and Partnerships

2010 Vision

Historic preservation succeeds through collaboration.

How This Applies to Isley

Although the City has established a strong preservation program, the Isley Neighborhood currently lacks an organized neighborhood preservation network that connects residents, property owners, community organizations, and preservation partners around a shared vision for stewardship and reinvestment.



Community Priorities

- Build stronger connections among neighbors and community organizations
- Expand opportunities for residents to participate in preservation activities
- Improve communication between residents, the City, and the Historic Preservation Commission
- Encourage neighborhood pride through events, volunteer projects, and recognition programs
- Connect homeowners with preservation resources, funding opportunities, and technical assistance

Objectives

- A. Foster partnerships among residents, City staff, the Historic Preservation Commission, and community organizations.
- B. Expand outreach and educational opportunities related to historic preservation.
- C. Empower existing volunteer programs and neighborhood stewardship initiatives.
- D. Pursue collaborative funding opportunities and preservation grants.
- E. Support neighborhood events that celebrate Isley's history and identity.
- F. Establish ongoing communication to encourage resident participation and long-term stewardship





The implementation actions that follow identify specific projects, responsible parties, potential funding sources, and recommended timeframes to move these policies from vision to reality.



Strategy	Frequency (Dots)
Education about historic home maintenance	10
Financial incentives for historically designated buildings	10
Historic markers for individual homes/buildings	10
Educational markers along walkways	8
Adding design regulations for the Isley Neighborhood	7
Creating design guidelines that are voluntary only	6
Host preservation awards ceremony	5
Develop historic walking tours or handouts	4
Restrict demolition	3
Create zoning code incentives to preserve homes	3
Regulate new construction only	2
Add Isley Neighborhood to existing overlay district	4

A public workshop provided an opportunity for participants to share their ideas and priorities for preservation in the Isley Neighborhood. More details are provided in the appendix.

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1. DOCUMENT AND UPDATE HISTORIC AND CULTURAL RESOURCES

A current and comprehensive understanding of the Isley Neighborhood's historic resources is essential for making informed preservation decisions. Maintaining an accurate inventory of buildings, structures, sites, and landscapes will help guide rehabilitation efforts, identify preservation priorities, and support future planning, funding, and designation opportunities.

- A. Use the existing National Register Multiple Property Designation Form (MPDF) as the foundation for an Isley Boulevard reconnaissance survey.
- B. Consider potential for cultural/archaeological resources and landscapes



The Superior Spring Pagoda was recommended for individual listing to the National Register.



This Craftsman residence was recommended for individual listing to the National Register.



Original brick paved streets may be considered as a contributing resource to a local or national district.



The East Fork Fishing River Bridge may be an eligible resource which was not included in the previous boundary.



2. GUIDE COMPATIBLE CHANGE

Clear and accessible design guidance can help property owners make informed decisions that preserve the historic character of the neighborhood while accommodating appropriate change. Neighborhood-specific guidance promotes compatible rehabilitation, additions, infill development, and public improvements that reinforce Isley's unique identity.

- A. Develop a brief and illustrative pamphlet with general design recommendations for rehabilitation and new construction within the Isley Neighborhood.
- B. Consider incorporating the Isley Boulevard Neighborhood into the current Design Guidelines with lesser restrictions
- C. Redevelop vacant or blighted sites with context sensitive in-fill that prioritizes the traditional building character of the neighborhood



Best practices for building rehabilitation and additions can be tailored for the Isley Boulevard area.



The community can weigh in on what types of in-fill construction would be appropriate.



Design Guidelines for the designated historic districts were produced in 2020 and include relevant information to the Isley Boulevard Neighborhood including:

- Building types
- Architectural styles
- Character-defining features
- Guidelines for alterations

An updated version, or new guide for the Isley Boulevard Neighborhood -could use 'general compatibility' rather than strict compliance. The neighborhood could be exempted from certain types of review if the community determines types of activities are not a threat to preservation of the neighborhood character. Preservation priorities could include general compatibility with porches, windows, siding, roofs, additions, fences, garages and in-fill.



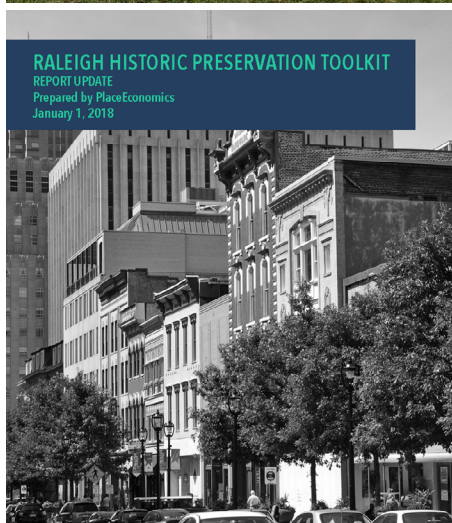
3. PROVIDE FINANCIAL TOOLS

Preservation is most successful when property owners have access to practical resources that encourage investment. Expanding financial incentives, technical assistance, and grant opportunities can reduce barriers to rehabilitation while promoting the long-term preservation of historic homes and neighborhood character.

- A. Research potential financial incentives that could develop with public/private partnership such as mitigation bank funding for demolition projects and community benefits agreements for new development
- B. Seek small seed funds to help establish training opportunities and technical assistance, such as the National Trust Hart Family Fund for Small Towns
- C. Continue partnerships with Clay County for CDBG Home Repair Program and Clay County Senior Services for opportunities

Potential types of financial incentives:

- Preservation Mini-Grants
- Larger Historic Rehabilitation Grants
- Deferred/Low-Interest Rehabilitation Loans
- Preservation Revolving Loan Fund
- Preservation Fund / public-private capitalization
- Historic Rental Rehabilitation + affordability requirement
- Older-home weatherization/energy assistance
- Façade improvement grants



Published studies connecting economic incentives with historic preservation are plentiful, although examples focused specifically on smaller communities are less common. The PlaceEconomics studies of San Antonio and Raleigh provide useful models despite their larger urban contexts, particularly because they identify flexible financial, regulatory, and housing-rehabilitation tools that can be adapted to local conditions. Rather than replicating these programs wholesale, Excelsior Springs could evaluate individual strategies that could strengthen housing affordability, encourage reinvestment, and support the preservation of older housing stock. Several of these approaches have particular potential for the Isley Boulevard Neighborhood.



4. IMPROVE THE CONDITION OF HISTORIC PROPERTIES

The continued care and rehabilitation of historic buildings is fundamental to preserving the Isley Neighborhood. Encouraging regular maintenance, sensitive repairs, and adaptive reuse will help extend the life of historic resources while supporting neighborhood stability and reinvestment. Programs to support increased owner-occupancy may also improve conditions.

- A. Encourage rehabilitation over demolition
- B. Reduce vacancy and building deterioration
- C. Stabilize deteriorated historic structures
- D. Promote adaptive reuse of vacant historic buildings



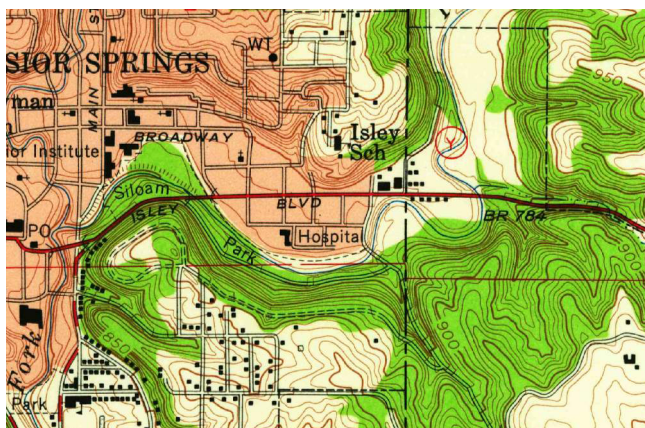
Many homes in the Isley Boulevard Neighborhood share similar building heights, widths, footprints, roof forms, and front porches, creating a cohesive neighborhood character. Although alterations over time may have obscured historic features—such as fish-scale shingles in front gables, divided-light windows, and enclosed porches—these features can often be restored or sensitively altered to more closely reflect the building’s original character without diminishing its historic value.



5. RECOGNIZE AND PROTECT HISTORIC LANDSCAPES AND STREETSCAPES

Historic character is defined not only by buildings but also by the surrounding landscape, streets, sidewalks, mature trees, open spaces, and natural features. Preserving these elements will help maintain the visual identity, walkability, and environmental quality that contribute to the neighborhood's sense of place.

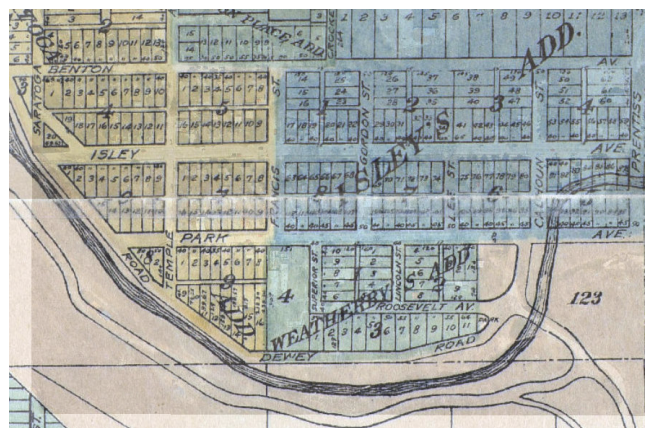
- A. Conduct an inventory of heritage or landmark trees
- B. Consider a conservation overlay area that would include Isley Boulevard to guide redevelopment and promote improvement
- C. Create synergy in public investment projects to improve access to parks while celebrating the historic significance of sites like Superior Spring



Isley Boulevard, Missouri Highway 10, has been an important transportation corridor for over 100 years. (1957 USGS Map)



An old postcard of "Superior Park" provides an example of a traditional streetscape setting in the neighborhood. (Excelsior Springs, Missouri, nd. Published by The Albortype Co. Postcard. CardCow, 937053.)



The 1914 plat map with underlying aerial map confirms that the Isley Boulevard Neighborhood retains the original streetgrid with the outer ring of natural features.



A similar vantage point today.



6. STRENGTHEN NEIGHBORHOOD IDENTITY AND SENSE OF PLACE

Sharing the stories of the Isley Neighborhood strengthens community identity and builds appreciation for its historic significance. Interpretation, educational programming, and heritage tourism initiatives can celebrate the neighborhood's architectural, cultural, and natural history while fostering neighborhood pride.

- A. Reinforce neighborhood gateways and branding at the neighborhood entry and along the Isley Boulevard corridor
- B. Maintain existing landmarks and defining features
- C. Consider interpretive signage, public art, traditional-styled streetlights in new public projects



The residential area of Excelsior Springs begins at the eastern entrance to the city along Isley Boulevard, transitioning quickly from a small cluster of commercial buildings to a predominantly residential area.



As vacant properties are redeveloped, reinforcing the neighborhood's identity should be a key consideration. Where appropriate, the City could use Community Benefit Agreements with private developers to encourage neighborhood-compatible design and other community benefits where such requirements are not otherwise established.



7. STRENGTHEN COMMUNITY PARTNERSHIPS

Long-term preservation depends on active collaboration among residents, property owners, City staff, the Historic Preservation Commission, community organizations, and preservation partners. Building these relationships will strengthen stewardship, expand resources, and create shared responsibility for preserving the neighborhood's future.

- A. Incorporate the Isley Neighborhood into existing neighborhood association meetings and programs
- B. Encourage private organizations to lead tours, awards programs, and student research projects
- C. Plan neighborhood clean-up days
- D. Pair code enforcement activities with educational opportunities with the tax abatement program



The Excelsior Springs Historical Society and neighborhood associations may provide good partnership opportunities.



Awards or historic markers can improve neighborhood pride and engage students in research during the process.



A 1961 article in the Daily Standard reports on beautification efforts of the city that organizes volunteers in the community. (The Daily Standard, June 4, 1961 via Newspapers.com.)

Many preservation challenges can be addressed through education and access to reliable information. Providing homeowners, contractors, and community members with practical guidance and technical assistance will encourage informed decision-making and improve preservation outcomes throughout the neighborhood.

- A. Support preservation workshops with local trades and technical schools such as the carpentry program at ESACC
- B. Develop a library of design and maintenance resources
- C. Promote success stories and project examples utilizing the existing tax abatement program



Developing maintenance checklists and seasonal disaster-preparedness guidance specifically for Excelsior Springs can provide accessible, user-friendly information to help property owners care for and protect their homes. (City of St. Augustine publication excerpt from Flood Guidance for Historic Properties, 2021)



Priorities and Implementation Matrix

Timing: Short-term = 0–2 years | Mid-term = 2–5 years | Long-term = 5+ years

Priority	Strategy	Timing	Funding / Policy	
1	Document & Update Historic and Cultural Resources	Short-term / ongoing	Primarily existing resources; pursue grants as appropriate	
1	Guide Compatible Change	Short-term guidance; mid-term policy	Policy action; limited funding	
1	Strengthen Community Partnerships	Short-term / ongoing	Little or no new funding initially	
1	Provide Preservation Education & Technical Assistance	Short-term / ongoing	Small funding desirable; partnerships can reduce cost	
2	Provide Financial Tools	Short-term research; mid-/long-term implementation	Funding for feasibility study and policy implementation if applicable	
2	Improve Condition of Historic Properties	Short-term / ongoing	Potential new funding unless funding/grant source established	
3	Recognize & Protect Historic Landscapes and Streetscapes	Short-term inventory; mid-/long-term policy & investment	Potential policy action and capital funding	
3	Strengthen Neighborhood Identity & Sense of Place	Short-term interpretation/branding; long-term redevelopment	Some funding; possible policy action	

Implementation approach: Begin with actions requiring relatively little new funding—documentation, design guidance, partnerships, education, and technical assistance—while developing the funding and policy tools needed for longer-term rehabilitation, landscape protection, and neighborhood investment.

	First Steps	Lead Responsibility	Key Partners
	Confirm gaps and priority resources; scope a reconnaissance survey/update; coordinate with SHPO and property owners.	HPC / City Planning	Missouri SHPO; consultants; Historical Society; property owners
	Use 2020 Design Guidelines as foundation; prepare illustrated Isley guidance; seek neighborhood input on compatibility and review.	HPC / Planning & Zoning	Residents; property owners; City staff
	Identify community partners; establish regular communication; schedule an initial cleanup, event, or preservation activity.	HPC / City staff	Historical Society; neighborhood organizations; residents; volunteers
	Develop first-year workshop schedule; contact ESACC, trades, nonprofits, and specialists; create homeowner resource library.	HPC / City staff	ESACC; trades; nonprofits; preservation specialists
	Inventory existing assistance and gaps; meet with Clay County and potential partners; select one feasible pilot program.	City Administration / Economic Development / HPC	Clay County; nonprofits; foundations; financial institutions; preservation partners
	Identify properties at risk; connect owners to existing repair resources; prioritize maintenance and early intervention.	City / Code Enforcement / HPC	Property owners; housing/ community partners
	Complete tree/landscape inventory; identify significant streetscape features; coordinate with public improvements; evaluate conservation overlay.	Public Works / Parks / Planning / HPC	Residents; property owners; community organizations
	Identify gateways; develop neighborhood identity/interpretation concept; incorporate preservation into public projects; establish community-benefit framework.	City / Economic Development / HPC	Neighborhood organizations; residents; developers

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APPENDIX

Contents

- A KEY PRESERVATION TERMS**
- B PRESERVATION ORDINANCE**
- C RESOURCES**
- D PUBLIC ENGAGEMENT SUMMARY**

A

Key Terms

<i>Phrase</i>	<i>Definition</i>
<i>Adaptive Reuse</i>	<i>The process of rehabilitating a historic building for a new or continued use while preserving significant historic features.</i>
<i>Archaeological Resource</i>	<i>Physical evidence of past human activity found below or above ground, including artifacts, foundations, burial sites, or historic landscapes.</i>
<i>Building Integrity</i>	<i>The degree to which a historic building retains its original location, design, materials, workmanship, feeling, and association.</i>
<i>Certificate of Appropriateness (COA)</i>	<i>Official approval issued by a Historic Preservation Commission for pro-posed changes to a designated historic property or district.</i>
<i>Character-Defining Features</i>	<i>Distinctive materials, architectural details, spaces, and design elements that contribute to a property's historic identity.</i>
<i>Conservation</i>	<i>The protection and careful management of historic resources to prevent deterioration or loss.</i>
<i>Contributing Structure</i>	<i>A building, site, or object that adds to the historic significance of a historic district or property.</i>
<i>Cultural Landscape</i>	<i>A geographic area shaped by human activity that reflects cultural values, traditions, or historical significance.</i>
<i>Demolition by Neglect</i>	<i>The gradual deterioration of a historic property caused by intentional or prolonged failure to maintain it.</i>
<i>Façade</i>	<i>The exterior face or front elevation of a building.</i>
<i>Historic Context</i>	<i>A framework that explains how historic resources relate to broader historical themes, events, or patterns.</i>
<i>Historic District</i>	<i>A geographically defined area containing buildings, structures, or landscapes united by historical or architectural significance.</i>
<i>Historic Landmark</i>	<i>An individual property officially recognized for its historical, architectural, cultural, or archaeological importance.</i>
<i>Historic Resource Survey</i>	<i>A systematic process of identifying, documenting, and evaluating historic buildings, sites, structures, and landscapes.</i>

Phrase	Definition
<i>Infill Development</i>	<i>New construction within an already developed area, often on vacant or underused land.</i>
<i>Local Landmark</i>	<i>A property designated by a local government as historically or culturally significant and subject to local preservation protections.</i>
<i>Mitigation</i>	<i>Actions taken to reduce or offset the loss of a historic resource, such as documentation, relocation, salvage, or interpretation.</i>
<i>National Register of Historic Places</i>	<i>The official federal list of properties recognized for historical, architectural, archaeological, or cultural significance.</i>
<i>Period of Significance</i>	<i>The span of years during which a property or district gained the historical importance for which it is recognized.</i>
<i>Preservation</i>	<i>The act of protecting and maintaining historic resources in their existing condition.</i>
<i>Reconstruction</i>	<i>Re-creating a vanished or missing historic building or feature based on documented evidence.</i>
<i>Rehabilitation</i>	<i>Repairing or altering a historic property to allow continued or new use while retaining important historic features.</i>
<i>Restoration</i>	<i>Returning a historic property to the appearance it had during a particular period in history.</i>
<i>Streetscape</i>	<i>The visual character of a street created by buildings, sidewalks, landscaping, lighting, signage, and public spaces.</i>

*Terms referenced here are for information only and do not supersede local, state, or national codes adopted by law.
Contact local government officials to better understand how this term is applied for regulatory purposes.*

B

Preservation Ordinance

City of Excelsior Springs, MO

Chapter 402**HISTORIC PRESERVATION OVERLAY DISTRICT****Section 402.010. Establishment.****Section 402.020. Purpose.****Section 402.030. Definitions.****Section 402.040. Composition of Historic Preservation Commission.****Section 402.050. Terms.****Section 402.060. Officers.****Section 402.070. Meetings.****Section 402.080. Powers and Duties.****Section 402.090. Surveys and Research.****Section 402.100. Nomination of Landmarks and Historic Districts.****Section 402.110. Criteria for Consideration of Nomination.****Section 402.120. Application of This Chapter to Historic District or Landmark.****Section 402.130. Notification of Nomination.****Section 402.140. Certificate of Appropriateness.****Section 402.150. Application for Certificates of Appropriateness.****Section 402.160. Determination by Building Inspector.****Section 402.170. Denial of a Certificate of Appropriateness.****Section 402.180. Review of Public Improvement and Land Acquisition Projects.****Section 402.190. Design Guidelines.****Section 402.200. Standards for Review.**

Editor's Note: Ord. no. 08-9-2 has established terms for this board of historic preservation to be uniform with the terms of other boards and commissions with terms commencing September 30, 2009.

Note — Ord. no. 10-06-07 §1, adopted June 21, 2010, sets out the Excelsior Springs Historic Preservation and Revitalization Plan ("Plan"), which is on file in the city offices and incorporated herein and is hereby adopted and approved for use as a planning tool for city staff, boards and commissions, the city council, and other groups and organizations engaged in community-based initiatives with interests in protecting and experiencing cultural resources.

Section 402.010. Establishment. [R.O. 2012 §402.010; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]

There is hereby established a Historic Preservation District which shall consist of all that area designated as such by the Official Zoning Map of the City of Excelsior Springs. Areas in a Historic Preservation District shall be subject to the zoning regulations of the zoning assigned to those areas, and, in addition, those areas, including landmarks, shall also be subject to the rules established by this Chapter.

Section 402.020. Purpose. [R.O. 2012 §402.020; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]

- A. The purpose of this Chapter is to promote the educational, cultural, economic and general welfare of the community by:
1. Providing a mechanism to identify and preserve the distinctive historic and architectural characteristics of Excelsior Springs which represent elements of the City's cultural, social, economic, political and architectural history;
 2. Fostering civic pride in the beauty and noble accomplishments of the past as represented in Excelsior Springs Landmarks and Historic Districts;

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3. Conversing and improving the value of property designated as landmarks or within Historic Districts;
4. Protecting and enhancing the attractiveness of the City to homebuyers, tourists, visitors, and shoppers, and thereby supporting and promoting business, commerce, industry, and providing economic benefit to the City.
5. Fostering and encouraging preservation, restoration and rehabilitation of structures, areas, and neighborhoods and thereby preventing future urban blight.

Section 402.030. Definitions. [R.O. 2012 §402.030; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]

Unless specifically defined below, words or phrases in this Section shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this Section its most reasonable application.

ALTERATION — Any act or process that changes one (1) or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure.

AREA — A specific geographic division of the City of Excelsior Springs.

CERTIFICATE OF APPROPRIATENESS — A design permit issued by the Building Inspector, indicating approval of the plans for alteration, construction, removal or demolition of a Landmark or of a structure within a Historic District. A Certificate will be denied for any work on a building that would destroy, alter, or remove significant exterior architectural features or construction element.

COMMISSIONERS — Members of the Excelsior Springs Historic Preservation Commission (ESHPC).

CONSTRUCTION — The act of adding an addition to an existing structure or the erection of a new principal or accessory structure on a lot of property.

COUNCIL — The City Council of the City of Excelsior Springs.

DEMOLITION — Any act or process which destroys in part or in whole a Landmark or structure within a Historic District, or which threatens to destroy a Landmark or a structure within a Historic District by failure to maintain it in a good condition of good repair and maintenance.

DESIGN GUIDELINE — A general guide of appropriate activity that will preserve the historic and architectural character of a structure or areas.

ESHPC COMMISSION — The Excelsior Springs Historic Preservation Commission.

EXTERIOR ARCHITECTURAL APPEARANCE — The architectural character and general composition of the exterior of a structure, including but not limited to the kind, color and texture of the building materials and the type, design and character of all windows, doors, light fixtures, signs and appurtenant elements.

HISTORIC DISTRICT — An area designated as a "Historic District" by the City Council and which may contain within definable geographic boundaries one (1) or more Landmarks and which may have within its boundaries other properties or structures which, while not of such historic and/or architectural significance to be designated as Landmarks, nevertheless contribute to the overall visual characteristics of the Landmark or Landmarks located within the Historic District.

LANDMARK — A property or structure designated as a "Landmark" by the City Council, pursuant to procedures prescribed herein, which is worthy of rehabilitation, restoration, and preservation because of its

City of Excelsior Springs, MO

Section 402.030

HISTORIC PRESERVATION OVERLAY DISTRICT

Section 402.060

historic and/or architectural significance to the City of Excelsior Springs.

OWNER OF RECORD — The person, corporation or other legal entity listed as the owner on the records of the County Record of Deeds.

PUBLIC IMPROVEMENT PROJECT — An action by the City of Excelsior Springs or any of its departments or agencies involving major modification or replacement of streets, sidewalks, curbs, street lights, street or sidewalk furniture, landscaping, or other portions of the public infrastructure servicing commercial, residential, or industrial development.

REMOVAL — Any relocation of a structure on its site or to another site.

REPAIR — Any change that is not construction, removal or alteration.

STOP WORK ORDER — An order of the City Council or Building Official directing an owner, occupant, contractor or subcontractor to halt an action for which a Certificate of Appropriateness is required, and notifying the owner, occupant, contractor or subcontractor of the application process for a Certificate of Appropriateness.

STRUCTURE — Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground including, but without limiting the generality of the foregoing, buildings, fences, gazebos, advertising signs, billboards, backstops for tennis courts, radio and television antennae, satellite dishes, supporting towers, and swimming pools.

Section 402.040. Composition of Historic Preservation Commission. [R.O. 2012 §402.040; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 17-08-01 § 1, 8-7-2017; Ord. No. 22-07-01, 7-18-2022]

The Excelsior Springs Historic Preservation Commission shall consist of seven (7) members, four (4) whom must be residents of Excelsior Springs, all of whom shall be appointed by the Mayor and approved by the City Council. The Mayor shall make every reasonable effort to appoint residents of Excelsior Springs with a demonstrated interest in the history or architecture of the City of Excelsior Springs, including a registered architect or engineer, a person having at least five (5) years' experience in construction, a person having at least five (5) years' experience in real estate, a historian living in the community at least twenty (20) years, and three (3) individuals chosen from the citizens at large with reference to their fitness for such office, and no member of the Municipal Government shall be a member of the Commission due to the need to attract individuals registered as an architect or engineer, or with experience in construction or real estate, non-residents may be selected to fill these positions if they are not available among residents of Excelsior Springs.

Section 402.050. Terms. [R.O. 2012 §402.050; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]

The terms of office of the members of the ESHPC shall be for three (3) years. Vacancies shall be filled for the unexpired term only. Commissioners serve at the pleasure of the Council.

Section 402.060. Officers. [R.O. 2012 §402.060; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]

A. Officers shall consist of a Chairman, a Vice Chairman, elected by the ESHPC who shall each serve a term of one (1) year and shall be eligible for re-election. The Chairman shall preside over the meetings. In the absence of the Chairman, the Vice Chairman shall perform the duties of the Chairman. The officers shall assure that the following duties of the ESHPC are performed.

1. Preparation of minutes of each ESHPC meeting;

City of Excelsior Springs, MO

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2. Publication and distribution of copies of the minutes, reports and decisions of the ESHPC to the member of the ESHPC, Planning Commission, and City Council.
3. Provision of notice as required herein or by law for all public hearings conducted by the ESHPC.
4. Notification to the Mayor of vacancies on the ESHPC and expiring terms of members;
5. Preparation and submission to the City Council of a complete record of the proceedings before the ESHPC on all matters requiring Council consideration.

Section 402.070. Meetings. [R.O. 2012 §402.070; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]

A quorum shall consist of at least four (4) members. All decisions or actions of the ESHPC shall be made by a majority vote of those members present and voting at any meeting where a quorum exists. Meetings shall be held at regularly scheduled times to be established by resolution of the ESHPC at the beginning of each calendar year or at any time upon the call of the Chairman. No member of the ESHPC shall vote on any matter which may materially or apparently affect the property, income or business interest of that member. No action shall be taken by the Commission which could in any manner deprive or restrict the owner of a property in its use, modification, maintenance, disposition or demolition until such owner shall first have had the opportunity to be heard at public meeting of the ESHPC, as provided herein. All meetings of the ESHPC shall be open to the public. The ESHPC shall keep minutes of its proceedings, showing the vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the Office of the City Clerk, forwarded to the Council, ESHPC, and shall be a public record.

Section 402.080. Powers and Duties. [R.O. 2012 §402.080; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 94-12-2 §I, 12-19-1994; Ord. No. 22-07-01, 7-18-2022]

A. The ESHPC shall have the following powers and duties:

1. To adopt its own procedural regulations.
2. To conduct an ongoing survey to identify historically and architecturally significant properties, structures and areas, that exemplify the cultural, social, economic, political, or architectural history of the Nation, State or City.
3. To investigate, and recommend to the Planning and Zoning Commission and to the City Council the designation of properties or structures having special historic, community or architectural value as "Landmarks."
4. To investigate, and recommend the Planning and Zoning Commission and to the City Council the designation of areas having special historic, community or architectural value as "Historic Districts."
5. To keep a register of all properties and structures which have been designated as Landmarks or Historic Districts, including all information required for each designation.
6. To confer recognition upon the owners of Landmarks or property or structures within Historic Districts by means of certificates, plaques, or markers; and to make recommendations for the design and implementation of specific markings of the streets and routes leading from one (1) Landmark or Historic District to another.

City of Excelsior Springs, MO

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7. To advise and assist owners of Landmarks and property or structures within Historic Districts on physical and financial aspects of preservation, renovation, rehabilitation and reuse, and on procedures for inclusion on the National Register of Historic Places.
8. To nominate Landmarks and Historic Districts to the National Register of Historic Places, and to review and comment on any National Register nominations submitted to the ESHPC upon request of the Mayor or City Council.
9. To inform and educate the citizens of Excelsior Springs concerning the historic and architectural heritage of the City by publishing appropriate maps, newsletters, brochures and pamphlets, and by holding programs and seminars.
10. The ESHPC to review applications for Certificates of Appropriateness, construction, alteration, removal or demolition affecting designated Landmarks or structures within Historic Districts. Applicants may be required to submit plans, drawings, elevations, specifications and other information as may be necessary to make decisions.
11. To review stop work orders issued for any construction, alteration, removal or demolition undertaken without a Certificate of Appropriateness.
12. To develop specific design guidelines for the alteration, construction or removal of Landmarks, or property and structures within Historic Districts for approval by the Council.
13. To review proposed zoning amendments, applications for Special Use Permits or application for zoning variances that affect designated Landmarks and Historic Districts. The Director of Community Development shall send applications for special use or zoning variances to the ESHPC for comment prior to the date of the hearing by the Planning and Zoning Commission, or Board of Zoning Adjustment.
14. To call upon available City staff members as well as other experts for technical advice.
15. To retain such specialists or consultants, or to appoint such citizen advisory committees, as may be required from time to time.
16. Upon request, provide advisory opinion before all boards and commission including the Planning and Zoning Commission and the Board of Zoning Adjustment on any matter that may affect historically and architecturally significant property, structures and areas.
17. To develop a preservation component in the General Plan of the City of Excelsior Springs and to recommend it to the Planning and Zoning Commission and to the City Council.
18. To periodically review the Excelsior Springs Zoning Ordinance and to recommend to the Planning and Zoning Commission and the City Council any amendments appropriate for the structures within Historic Districts.

Section 402.090. Surveys and Research. [R.O. 2012 §402.090; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]

- A. The ESHP Commission shall undertake an ongoing survey and research effort in the City of Excelsior Springs to identify neighborhoods, areas, sites, structures, and objects which have historic, community, architectural, or aesthetic importance, interest, or value. As part of the survey, the ESHP Commission may review and evaluate any prior surveys and studies by any unit of government or private organization and compile appropriate descriptions, facts, and photographs. Before the ESHP

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Commission shall on its own initiative nominate any Landmark or District it shall first develop a plan and schedule for completing a survey of the City of Excelsior Springs to identify potential Landmarks or Districts. The ESHP Commission shall then systematically identify potential Landmarks and Districts and adopt procedures to nominate them individually or in groups based upon the following criteria:

1. The potential Landmarks or Districts in one (1) identifiable neighborhood or distinct geographical area of the City of Excelsior Springs.
2. The potential Landmarks or Districts associated with a particular person, event or historical period;
3. The potential Landmarks or Districts of a particular architectural style or school, or a particular architect, engineer, builder, designer, or craftsman.
4. Such other criteria as approved by the Planning Commission and Council to assure systematic survey and nomination of all potential Landmarks and Districts within the City of Excelsior Springs.

Section 402.100. Nomination of Landmarks and Historic Districts. [R.O. 2012 §402.100; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]

Nominations shall be made to the ESHP Commission on a form prepared by it and may be submitted by a member of the ESHP Commission; owner of record of the nominated property or structure; or City Council.

Section 402.110. Criteria for Consideration of Nomination. [R.O. 2012 §402.110; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]

- A. The ESHP Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure or area meets one (1) or more of the following criteria.
1. Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, County, State or Country;
 2. Its location as a site of significant Local, County, State or National event;
 3. Its identification with a person or persons who significantly contributed to the development of the community, County, State or Country;
 4. Its embodiment of distinguishing characteristics of an architectural style valuable of the study of a period, type, method of construction or use of indigenous materials;
 5. Its identification as the work of a master builder, designer, architect or landscape architect whose individual work has influenced the development of the community, County, State or Country;
 6. Its embodiment of elements of design, detailing, materials or craftsmanship which renders it architecturally significant;
 7. Its embodiment of design elements that make it structurally or architecturally innovative;
 8. Its unique location or singular physical characteristics that makes it an established or familiar visual feature;

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9. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures, with a high level of integrity or architectural significance; and/or
10. Its suitability for preservation or restoration.

Any structure, property, or area that meets one (1) or more of the ESHPC above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration

Section 402.120. Application of This Chapter to Historic District or Landmark. [R.O. 2012 §402.120; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]

A nomination of a Landmark or District shall be considered an application for amendment of the Official Zoning Map of the City of Excelsior Springs provided in Section 404.090 of the Zoning Ordinances of the City of Excelsior Springs. All procedures as provided in said Section and by State Law shall be followed by the Planning and Zoning Commission and City Council. The fee required under Section 404.030 shall not be required upon nomination by the ESHPC Commission. The Planning and Zoning Commission may consider Zoning Amendment Application by others all as provided by Section 404.090

Section 402.130. Notification of Nomination. [R.O. 2012 §402.130; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]

The Planning and Zoning Commission shall schedule and hold a public hearing for all nominations. The hearing shall be scheduled, held and conducted in the same manner as other hearings to consider application for zoning map amendments or ordinance amendments.

Notice of date, time, place, and purpose of the public hearing and a copy of the completed nomination form shall be sent by regular mail to the owner(s) of record and to the nominator, as well as to property owners adjoining the nominated Landmark or Historic District at least fifteen (15) days prior to the date of the hearing. Notice shall also be published in a newspaper having general circulation in the City of Excelsior Springs. The notice shall state the street address and legal description of a nominated Landmark and the boundaries of a nominated Historic District.

Section 402.140. Certificate of Appropriateness. [R.O. 2012 §402.140; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]

- A. A Certificate of Appropriateness shall be required before the following actions affecting the exterior architectural appearance of any Landmark or property within a Historic District may be undertaken:
 1. Any construction, alteration or removal requiring a building permit from the City of Excelsior Springs.
 2. Any demolition in whole or in part requiring a permit from the City of Excelsior Springs.
 3. Any violation of a minimum maintenance standard, or construction, alteration, demolition or removal affecting a significant exterior architectural feature or features.
 4. Any construction, alteration, removal, or demolition in whole or in part proposed by the City of Excelsior Springs or any of its agencies or departments for a Landmark or a structure within a Historic District and affecting a significant exterior architectural feature, structure, or district.

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5. The provisions of a Certificate of Appropriateness shall be waived in the event of an emergency situation as determined by the Director of Community Development or emergency personnel of the City of Excelsior Springs, i.e., Fire Department, Police.

Section 402.150. Application for Certificates of Appropriateness. [R.O. 2012 §402.150; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 94-12-2 §1, 12-19-1994; Ord. No. 14-07-05 §15, 7-21-2014; Ord. No. 22-07-01, 7-18-2022]

Application fees shall be as specified in the Schedule of Fees, Title I, Appendix A. No application for a building permit or demolition permit affecting the exterior architectural appearance of a designated Landmark or of a property within a designated Historic District shall be approved by the Director of Community Development until a Certificate of Appropriateness has been issued. Any applicant may request a meeting with the ESHP Commission before or during the review of the application. Application for review of construction, alteration, demolition or removal not requiring a building permit for which a Certificate of Appropriateness is required, including actions necessary to meet minimum maintenance standards, shall be made on a form prepared by the ESHP Commission and available at the Office of the Director of Community Development. The City of Excelsior Springs or any of its agencies or departments shall apply for a Certificate of Appropriateness on a form prepared by the ESHP Commission. Following the filing of an application for a Certificate of Appropriateness, construction, alteration, removal or demolition with the Director of Community Development for a landmark or structure within an historic district, the Director of Community Development shall forward the application, together with any supplemental materials, to the Commission for the Commission's review. The Commission shall consider the application in a public meeting to evaluate the application in conformance with the Standards of Review. The Commission may approve the application, with or without stipulations, or deny the application. If the Commission denies the application, the Commission shall provide a statement of the reasons for denial and make recommendations to the applicant concerning modifications to the proposed action which would cause the Commission to reconsider the denial. The application shall be issued or denied within forty-five (45) days of receipt of the application.

The Board of Zoning Adjustment shall hear appeals of denial from the applicants.

Section 402.160. Determination by Building Inspector. [R.O. 2012 §402.160; Ord. No. 90-4-4 §1, 4-16-1989]

Determinations will be based on the standards and guidelines set forth in Sections 402.190 and 402.200. The Building Inspector shall review the application for a building or demolition permit or for a Certificate of Appropriateness. The Certificate of Appropriateness shall be issued or denied within no more than forty-five (45) days of receipt of the application with issuance being automatic if the Building Inspector fails to act within sixty (60) days of receiving an application. Written notice of approval or denial of the application for Certificate of Appropriateness shall be provided within seven (7) days following the determination, and shall be accompanied by a Certificate of Appropriateness in the case of an approval.

Section 402.170. Denial of a Certificate of Appropriateness. [R.O. 2012 §402.170; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]

A denial of a Certificate of Appropriateness application by the Commission shall be accompanied by a statement of the reasons for denial. The Commission shall make recommendation to the applicant concerning changes, and the proposed action which would cause the Commission to reconsider the denial, and shall confer with the applicant and attempt to resolve the difference as quickly as possible. The applicant may resubmit an amended application or reapply for a building or demolition permit that takes

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into consideration the recommendations provided. Projects requiring Certificates of Appropriateness will be monitored as necessary by the Director of Community Development to ensure compliance with the terms and specifications of Certificates of Appropriateness, Building Permits, and Demolition Permits. If necessary, a second Stop Work Order may be issued the same project.

Section 402.180. Review of Public Improvement and Land Acquisition Projects. [R.O. 2012 §402.180; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]

A. Public improvement and land acquisition projects by the City of Excelsior Springs or any of its departments or agencies shall be reviewed by the ESHP Commission in the following manner:

1. The ESHP Commission shall review and comment upon any public improvement project proposed by the City of Excelsior Springs or any of its agencies or departments within any Historic District, on the site of or within two hundred (200) feet of any Landmark, or within two hundred (200) feet of any boundary of a Historic District. The Director of Community Development shall send a completed preliminary design for a public improvement project to the ESHP Commission simultaneously with its submission to the City Council for approval. The ESHP Commission shall have at least thirty (30) days to complete its review and report to the City Council, except when the Director of Community Development, if necessary to accelerate the design review process, may specify a time less than thirty (30) days within which the ESHP Commission shall complete its review and report to the City Council.
2. The ESHP Commission shall review and comment upon any proposed acquisition of a Landmark or of land or buildings within a Historic District by the City of Excelsior Springs or any of its agencies or departments.

The Director of Community Development shall send a completed preliminary design for a public improvement project to the ESHP Commission simultaneously with its submission to the City Council for approval. The ESHP Commission shall have at least thirty (30) days to complete its review and report to the City Council, except when the Director of Community Development, if necessary to accelerate the design review process, may specify a time less than thirty (30) days within which the ESHP Commission shall complete its review and report to the City Council.

3. The ESHP Commission shall review and comment upon any proposed acquisition of a Landmark or of land or buildings within a Historic District by the City of Excelsior Springs or any of its agencies or departments. The Director of Community Development shall, at the earliest possible date that will not interfere with acquisition negotiations, send the ESHP Commission information concerning the location, size, purchase price, current use, and proposed use of the land or building to be acquired, and specify the date by which the ESHP Commission shall report to the City Council.
4. The ESHP Commission shall review the public improvement or land acquisition project to determine its effect upon the historic or architectural character of the Landmark or Historic District and report to the City Council within any time specified by the Director of Community Development but not to exceed forty-five (45) days. The report by the ESHP Commission shall include any recommendations for changes to the preliminary design or land acquisition that will lessen or alleviate any adverse effect of the proposed project upon the historic or architectural character of the Landmark or Historic District.

Section 402.190. Design Guidelines.¹ [R.O. 2012 §402.190; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No.

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22-07-01, 7-18-2022]

- A. The City of Excelsior Springs and the Excelsior Springs Historic Preservation Commission have adopted the following design review guidelines for all Historic Districts and Landmarks in the City. Additional detailed design guidelines may be adopted by the Commission and City Council. The guidelines are based on the "Secretary of the Interior's Standards and Guidelines for Rehabilitation". The guidelines will be enforced within District or Landmark boundaries under any of the following circumstances:

1. Construction, alteration or removal requiring a building permit, and which has an impact on the exterior appearance of a structure.
2. Demolition in whole or in part requiring a permit.
3. Construction, alteration (including color changes), demolition or removal affecting a significant exterior architectural feature or features.
4. Construction, alteration, improvement (including color changes), demolition or removal which negatively impacts the significance, appearance, or harmony of adjacent structures, rows of building, streetscapes, or the Historic District as a whole as determined by the ESHP Commission.

The purpose of the guidelines is to encourage preservation of intact significant structures; restoration of significant structures that have already undergone insensitive alterations; and new construction that is sensitive to the existing environment.

The guidelines are not intended to inhibit change, new construction, or new architectural styles, as long as such changes complement the existing building and streetscapes.

Design review decisions for all structures within a district and all individual Landmarks will be based on the same set of guidelines. However, structures possessing a greater degree of integrity, originality, craftsmanship and historic significance, may have the guidelines more stringently applied than those with lesser significance, as determined by the Historic Preservation Commission.

- B. New Buildings And Additions To Existing Buildings. New buildings do not need to duplicate older styles of architecture but must be compatible with the architecture within the district. However, their scale, placement on lots, and street setback must conform with the scale, placement and setback of adjacent structures, especially in the context of rows of buildings and streetscapes. Styles of architecture will be controlled only to ensure that their exterior design, materials, and color are in harmony with neighboring structures.
- C. Alterations. Alterations affecting the exterior of a structure shall preserve all significant original exterior elements including building materials, doors, windows, and decorative elements. In some cases, exterior elements which are not original, but which have acquired significance by virtue of their age or craftsmanship shall also be preserved. Alterations shall restore a structure's original elements, materials, and appearance if economically or physically feasible. Alterations which disguise or sheath original elements and materials will not be permitted.

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1. Note — Ord. No. 2010-10-2-2, adopted February 16, 2010, adopted additional design guidelines for the Hall of Waters Historic District, which are on file in the City offices, and were adopted and approved for use in administering Ch. 402 including the issuance or denial of certificate of appropriateness as required under Section 402.140. Subsequently, Ord. No. 21-05-02, adopted May 3, 2021, adopted additional design guidelines for the Boarding House, Elms and Hall of Waters Historic Districts, these specific design guidelines are held on file in the City offices.

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Storefronts and commercial building facades shall be treated as a whole. The first floor facade should be compatible with the upper floor(s).

- D. Demolition. Demolition in whole or in part, of individual Landmarks or any structure within a Historic District, is not permitted. Exceptions are allowed only if a structure has been substantially damaged through fire or deterioration, and if there is reasonable proof that it would be not economically or physically feasible to rehabilitate. Other exceptions may be allowed if a structure does not possess the integrity, originality, craftsmanship, and age to merit preservation. Demolition of past additions which have disguised or sheathed original elements or facades are encouraged, as long as the intention is to restore such elements or facades.
- E. Relocation Of Buildings. Structures shall not be removed from their original site. Exceptions will be allowed only if there is substantial evidence that it would not be practical or economical to utilize the building on its present site.

If a building lies in the path of a public improvement project, involving the City of Excelsior Springs, and if the building is worthy of preservation by virtue of its integrity, originality, craftsmanship or age, relocation may be considered as an alternative.

- F. Exterior Walls. A structure's original walls, including masonry, siding, sheathing materials, and exposed foundations shall be maintained and preserved. Walls, siding, and sheathing materials which may not be original, but which have acquired significance by virtue of age of craftsmanship shall also be maintained and preserved. Such walls, siding, and sheathing materials shall not be altered, covered or disguised by new building materials, siding, stucco or paint. Restoration of original wall, siding, and sheathing materials is encouraged. Removal of false facades which cover or disguise original walls and materials is encouraged.

If walls, siding and sheathing are to be painted, the colors chosen shall harmonize with neighboring structures. The use of colors chosen from a palette of colors popular at the time of construction of the building is encouraged.

- G. Decorative And Character Defining Elements. Original decorative and character defining elements and decorative elements which may not be original, but which have acquired significance by virtue of their historic significance or craftsmanship, shall be restored, maintained, and preserved. Such elements include, but are not limited to, moldings, trim work, cornices, brackets, posts, columns, towers, steeples, finials, porches, porticos, verandas, parapet walls, bay windows, oriel windows, patterned siding, decorative window sashes, architraves, door surrounds, balustrades, dormers, roof overhangs, soffits, and other significant elements which define the character, period and style of a building.

Colors applied to these elements shall harmonize with adjacent or neighboring structures. The use of colors chosen from a palette of colors popular at the time of construction of the building is encouraged.

- H. Doors And Windows. Original doors and windows shall not be replaced unless there is substantial evidence that they are no longer serviceable or cannot be restored. If it is necessary to expand openings, it shall be accomplished in a manner which respects and complements the surrounding building elements, materials, and colors. In general, existing openings shall not be covered or relocated. If additional entryways or service doors become necessary, they shall be located and designed in a sensitive manner. Restoration of original entryways, which may have been covered, altered, or removed over time is encouraged. Replacement doors and windows which imitate earlier inappropriate styles is discouraged.

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- I. Porches. Porches, Porticos, Stoops, Entryways, Loading Docks, and Exterior Stairways: Such elements shall be of scale, design, material, and color which complement the existing facade and its individual elements. Loading docks and other service entrances shall be located inconspicuously, and should be considered a part of a building's overall design scheme.
- J. Roofs. Roof lines and shapes shall not be altered. Visible roofing materials shall be compatible with other building elements and materials in terms of colors, materials, texture. The use of roofing materials appropriate to the style and period of the building is encouraged. The use of roofing materials which reflect an earlier or later style or period is discouraged.
- K. Mechanical Equipment And Weather Protection Devices. Mechanical and weather protection devices shall be placed and installed in a manner which is unobtrusive.
- L. Fences, Sidewalks, Decorative Dividers, And Walls. Fences and decorative walls shall be placed and scaled in a manner which does not cover, block or damage significant building facades or elements. Such elements shall be of a style or period which corresponds with the style or period of the building or buildings which they serve. Original fences, walls, and sidewalks or fences, walls and sidewalks, and trees which have acquired significance by virtue of their age or craftsmanship shall not be removed or destroyed and shall be maintained and preserved.
- M. Vacant Lots, Alleys, And Parking Areas. Parking lots, driveways, and other spaces between and around buildings shall be designed and maintained in a manner which does not detract from neighboring buildings and facades. Garbage dumpsters, bollards, loading docks, and other similar fixtures shall be structurally and cosmetically maintained and shall be placed in a manner which is as inconspicuous as possible.
- N. Sign Applications. Application for sign permits in or immediately adjacent to a Landmark or Historic District are reviewed under the existing procedures of the sign ordinance administered by the Zoning Administrator. The Historic Preservation Commission may make recommendations to the Zoning Administrator concerning the conformance of a sign with the character of a Landmark or Historic District.

Section 402.200. Standards for Review. [R.O. 2012 §402.200; Ord. No. 90-4-4 §1, 4-16-1989; Ord. No. 22-07-01, 7-18-2022]

- A. In considering an application for a building or demolition permit or for a Certificate of Appropriateness, the Building Inspector shall be guided by the following general standards in addition to the design review guidelines.
 - 1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
 - 2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural feature should be avoided when possible.
 - 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
 - 4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have

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acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the materials being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. Contemporary design for alterations and additions to existing properties and for new construction shall not be discouraged when such alterations, additions, or new construction does not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

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C

Resources

National Preservation Organizations

National Park Service – Historic Preservation Programs

Information on the National Register of Historic Places, federal preservation standards, tax credits, and preservation guidance.

National Register of Historic Places

Official federal program recognizing historic properties significant to American history, architecture, archaeology, and culture.

Secretary of the Interior’s Standards for Rehabilitation

National standards used to guide appropriate rehabilitation of historic buildings.

National Trust for Historic Preservation

Advocacy organization providing preservation guidance, funding resources, and educational materials.

National Alliance of Preservation Commissions (NAPC)

Training and educational resources for local preservation commissions and communities.

State and Regional Preservation Resources

Missouri State Historic Preservation Office (SHPO)

State agency administering preservation grants, tax credits, National Register nominations, and Certified Local Government programs.

Missouri Preservation

Statewide nonprofit advocacy organization focused on endangered historic places and preservation education.

Kansas City Public Library, Missouri Valley Special Collections

The Missouri Valley Special Collections (MVSC) consist of the non-circulating local history and genealogy resources of the Kansas City Public Library as well as the Library’s archives.

Historic Kansas City

HKC protects, promotes, and preserves greater KC’s historic places. Through advocacy and education, we bring people and organizations together to influence the future of KC’s historic buildings and neighborhoods.

Local Historical Research Resources

State Historical Society of Missouri – Kansas City Research Center

Located on the campus of the University of Missouri–Kansas City. Houses many unique materials related to the history and culture of the Kansas City metropolitan area, western Missouri, and the Midwest.

Excelsior Springs Museum and Archives

Historic maps, photographs, newspapers, manuscripts, and regional history collections.

Missouri Digital Heritage

Digital archive of photographs, maps, newspapers, and government records.

Library of Congress Digital Collections

Historic maps, photographs, and documents related to westward expansion and St. Louis history.

Preservation Funding and Incentive Resources

Federal Historic Preservation Tax Incentives Program

Information on federal tax credits for rehabilitation of income-producing historic buildings.

Missouri Historic Preservation Tax Credit Program

State tax credit program supporting rehabilitation of historic structures.

National Trust Preservation Funds

Grant opportunities for preservation planning, education, and rehabilitation.

Archaeology and Cultural Landscape Resources

Osage Nation Historic Preservation Office

Information regarding Osage history, cultural landscapes, and preservation efforts.

National Park Service – Cultural Landscapes

Guidance on identifying and preserving historic landscapes.

Technical Guidance for Property Owners

Preservation Briefs (National Park Service)

Technical guidance documents covering windows, masonry, roofs, siding, accessibility, and rehabilitation practices.

D

Public Engagement Summary

ISLEY BOULEVARD NEIGHBORHOOD ONLINE SURVEY — SUMMARY OF RESULTS

The online survey was available beginning June 2024 and received 26 responses, all from people who live or work in Excelsior Springs. Respondents generally demonstrated a strong connection to the community: 50 percent have lived or worked in Excelsior Springs for more than 10 years, while another 31 percent reported four years or less.

Strong Support for Preservation

The survey indicates broad support for recognizing and maintaining the historic character of the Isley Boulevard Neighborhood. Respondents most frequently identified the neighborhood as significant because it is part of the major corridor through town (17 responses, 65%), is historic (12, 46%), and contains one of the original pagodas (9, 35%). Seven respondents (27%) also identified ownership or residence in the neighborhood as a reason to support preservation.

Respondents placed particular importance on maintaining property values (77% rated it important), maintaining roads and sidewalks (92%), maintaining natural features (77%), reducing historic building demolitions (62%), and addressing deteriorated buildings (73%). The cost of construction or repairs was also considered important by 50 percent of respondents. These responses suggest that preservation is viewed not only as an issue of history, but also as connected to property maintenance, neighborhood investment, infrastructure, and quality of life.

Preservation Tools and Incentives

Respondents showed particularly strong support for redevelopment incentives that are tied to preservation of existing buildings, which received the highest average rating among the preservation tools tested (4.2 out of 5; 62% rated it a 5).

Other strategies received moderate to strong support:

- ▷ Historic markers: average 3.9/5
- ▷ More research about history: average 3.7/5
- ▷ Design guidelines: average 3.6/5
- ▷ National Register of Historic Places designation: average 3.4/5
- ▷ Expansion of the Boarding House District: average 3.0/5

The results therefore suggest that residents may be more receptive to incentive-based preservation and education than to expanding regulatory controls. The particularly strong response to preservation-linked redevelopment incentives supports exploring grants, tax incentives, rehabilitation assistance, and other tools that make it easier for property owners to preserve and reinvest in older buildings.

Community Character and Stories

Open-ended responses reinforce the importance of homes, porches, mature vegetation, parks,

Superior Spring, the historic corridor, and the neighborhood's connections to family and community history. Respondents also identified concerns about demolition, redevelopment, affordability, safety, and maintaining the neighborhood's character.

Key Takeaway

Overall, the survey demonstrates a strong foundation of community support for preserving Isley Boulevard's historic character, particularly when preservation is connected to practical neighborhood benefits. The results point toward an approach that emphasizes rehabilitation incentives, property maintenance, compatible redevelopment, education, historic interpretation, and protection of natural and streetscape features. At the same time, the more moderate support for district expansion and National Register designation suggests that future preservation efforts should continue to emphasize community education and voluntary or incentive-based approaches while allowing residents to shape the level of formal regulation.

Survey results are based on 26 respondents and should be understood as an indication of the views of survey participants rather than a statistically representative sample of all Isley Boulevard residents and/or property owners. Please contact city staff for a copy of the entire survey results.



ISLEY BOULEVARD

Neighborhood Preservation Plan



What physical features do you like most in this area and what are the potential threats?

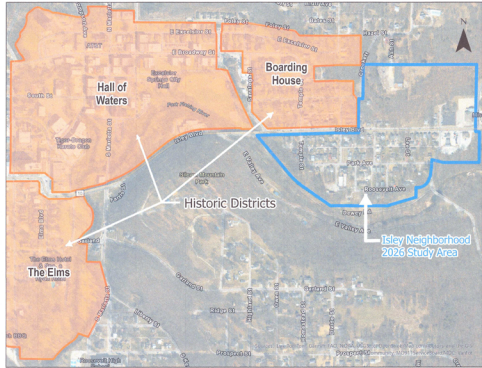
I like these features:

- ● ● Historic homes ● ● ●
- ● ● 'Old building' feel ● ● ●
- ● ● Front porches ● ● ●
- Variety of building designs ●
- Buildings are of typical/similar size
- ● ● Trees ● ●
- ● ● Views toward the hills/bluff
- ● Open space
- Residential scale
- Mixed size/scale of buildings
- Consistent feel on Isley Blvd ●
- ● ● Old brick street ● ● ●
- ● ● Spring Pagoda ● ● ●

Potential Threats:

- ● ● High cost of maintenance ● ● ●
- ● ● Abandoned/neglected buildings ● ● ●
- Use of property as a rental only ● ●
- Modular building infill
- New construction
- Lack of protection ●
- Natural hazards ● ● ●
- Change in ownership
- Building/zoning code
- Gentrification ● ●
- Demolition ● ●
- Cost of maintenance ● ● ●

Feel free to write in your own ideas too!

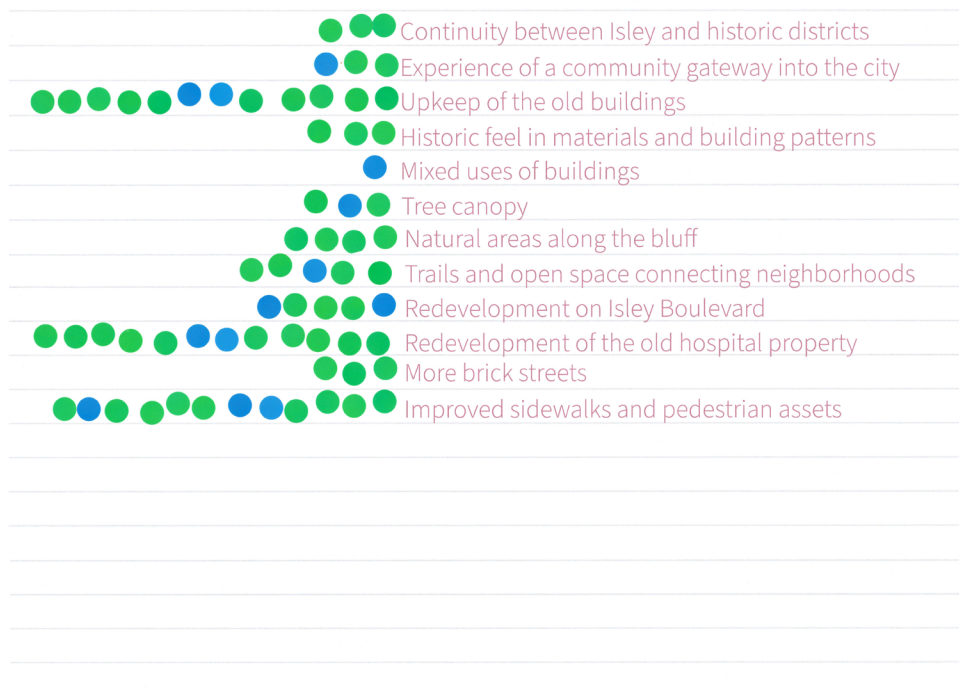


ISLEY BOULEVARD

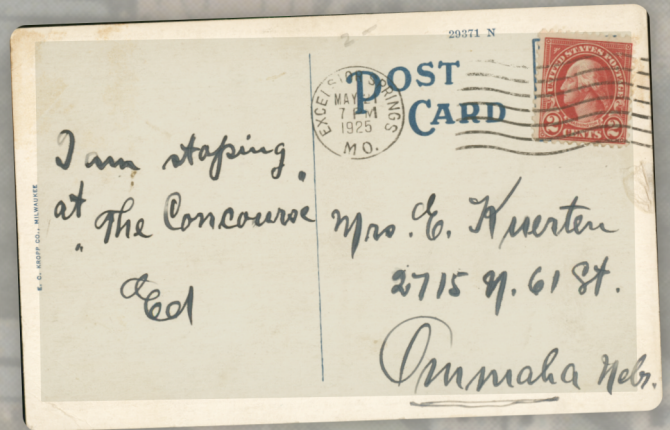
Neighborhood Preservation Plan



If you left Excelsior Springs and came back in 20 years what would you hope to see in this neighborhood?



Feel free to write in your own ideas too!



RESOLUTION NO. 2026-02

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF EXCELSIOR SPRINGS, MISSOURI, ADOPTING THE ISLEY NEIGHBORHOOD PRESERVATION PLAN

WHEREAS, the City of Excelsior Springs recognizes that the preservation of historic resources contributes to the character, identity, quality of life, and continued revitalization of the community; and

WHEREAS, the City adopted the *Historic Preservation and Revitalization Plan* in 2010, establishing a citywide framework for the identification, protection, preservation, and continued use of the community's historic resources; and

WHEREAS, the Isley Neighborhood represents an important part of the historic development of Excelsior Springs, having developed during the City's period of growth associated with the mineral-water industry and retaining historic residential buildings, street and lot patterns, mature trees, landscapes, and other features that contribute to the neighborhood's distinctive character; and

WHEREAS, previous historic resource documentation, including the 2012 *Historic Resources of Excelsior Springs, Missouri Multiple Property Documentation Form* and the 2017 *Isley Boulevard Neighborhood Architectural Survey*, documented the historic development and resources of the Isley Neighborhood and established a foundation for additional preservation planning; and

WHEREAS, the City of Excelsior Springs received financial assistance through the **Historic Preservation Fund**, administered by the **National Park Service, U.S. Department of the Interior, and the Missouri Department of Natural Resources, State Historic Preservation Office**, to prepare a historic preservation plan for the Isley Neighborhood; and

WHEREAS, the City retained **Planning 2 Preserve, LLC** to assist in the preparation of the Isley Neighborhood Preservation Plan; and

WHEREAS, development of the Plan included review of previous historic preservation studies and surveys, evaluation of the City's existing preservation program, analysis of existing neighborhood conditions, and opportunities for public and stakeholder participation; and

WHEREAS, the resulting **Isley Neighborhood Preservation Plan** establishes a long-term vision for preservation and reinvestment within the neighborhood and provides goals, objectives, policies, and implementation strategies intended to guide future preservation activities and investment; and

WHEREAS, the Plan emphasizes preservation of historic resources, rehabilitation and reinvestment, public awareness, strengthening preservation tools, and community stewardship

and partnerships, while recognizing the need to balance preservation with neighborhood livability, housing investment, and appropriate change; and

WHEREAS, implementation of the Plan is intended to occur over time through collaboration among the City, Historic Preservation Commission, residents, property owners, community organizations, and preservation partners, with individual implementation measures considered separately as appropriate; and

WHEREAS, adoption of the Isley Neighborhood Preservation Plan does not, by itself, designate the Isley Neighborhood as a local historic district, subject properties to Certificate of Appropriateness review, amend the City's zoning or historic preservation ordinances, or otherwise establish new regulatory requirements upon property owners; and

WHEREAS, the Historic Preservation Commission has reviewed the Isley Neighborhood Preservation Plan and finds that its adoption will further the City's historic preservation goals and provide an appropriate framework for future preservation, reinvestment, education, and neighborhood stewardship efforts.

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

Section 1. Adoption. The Historic Preservation Commission hereby adopts the **Isley Neighborhood Preservation Plan**, as a historic preservation planning and policy document for the Isley Neighborhood.

Section 2. Purpose. The Plan shall serve as a guide for the Historic Preservation Commission and City staff in establishing priorities, evaluating preservation initiatives, pursuing funding opportunities, encouraging rehabilitation and reinvestment, promoting public education, and coordinating future preservation activities within the Isley Neighborhood.

Section 3. Implementation. The Historic Preservation Commission supports continued coordination with City staff, neighborhood residents, property owners, community organizations, and other preservation partners to pursue the goals, objectives, and implementation strategies identified in the Plan as resources and opportunities become available. The Plan specifically contemplates coordinated action and identifies projects, responsible parties, potential funding sources, and recommended timeframes for implementation.

Section 4. Future Regulatory Actions. Adoption of the Plan shall not constitute local historic district designation or amendment of any City ordinance. Any future designation, ordinance amendment, design guideline, conservation or overlay district, or other regulatory measure recommended or contemplated by the Plan shall be considered separately in accordance with applicable City ordinances and procedures.

Section 5. Incorporation of Plan. A copy of the adopted Isley Neighborhood Preservation Plan shall be maintained by the City of Excelsior Springs and is hereby incorporated by reference as though fully set forth herein.

Section 6. Effective Date. This Resolution shall be in full force and effect immediately upon its adoption by the Historic Preservation Commission.

**ADOPTED by the Historic Preservation Commission of the City of Excelsior Springs,
Missouri, this ____ day of _____, 2026.**

THIS RESOLUTION PASSED AND APPROVED THIS 9TH DAY OF SEPTEMBER, 2026.

Susan Blaser, Vice-Chairperson

ATTEST:

Mallory Brown, Staff Liaison

Community Development Department Planning & Zoning



September 9, 2026

To: Chairman and Commissioners
Historic Preservation Commission

Re: Staff Report for Case No. HPC-26-022 Certificate of Appropriateness

Proposal Summary:

An application by Green Hills Contracting, on behalf of property owner Taylor Whitfield, to replace the existing roof at 414 Benton Avenue.

General Information:

Applicant: Green Hills Contracting
Property Owner: Taylor Whitfield
Address: 414 Benton Avenue
Historic District: Boarding House
NRHP Category: Contributing

Background and Site History:

The property at 414 Benton Avenue is a contributing residential property within the Boarding House Historic District. The two-story-and-one-half-story house has a stone foundation, asbestos siding, and an asphalt shingle roof with lower cross-gables. A hipped dormer rises from the south slope of the roof. Curved brackets ornament all eaves. A one-story wing spans the north elevation. A side-wrap porch projects from the south and east elevations. It has round wood columns, a wood picket rail, and a pediment centered over the entrance.

The house was built c.1900 on land platted in 1887. The date of 1900 is an estimation based partly on the style of the home, as records are scarce and Sanborn Fire Insurance Maps do not cover this area until 1909. According to the Sanborn Fire Insurance Maps, this home has had a large north (rear) addition sometime between 1909 and 1913. The Sanborn maps also indicate that the home was used as a rooming house beginning sometime between 1913 and 1926 and continued as such until no later than 1942. The City Directories show J.M. Alder, Ella and Anna Alder at the address in 1917 and C.L. Chinn as owner/occupant in 1922. The post-1933 "Official Map of Excelsior Springs" lists Mr. C.L. Chinn as operator of the Chinn Apartments, with 8 rooms renting for \$5-\$7 per week. The 1940 phone book lists Mrs. Estelle Gullledge at the address.

Project Description:

The applicant proposes to reroof the home. The existing roof is identified as TAMKO Elite Glass-Seal three-tab shingles in Weathered Wood. The applicant proposes Owens Corning Duration Class 4 shingles. The application identifies Driftwood as a color similar to the existing Weathered Wood shingles and Bourbon as the homeowner's preferred replacement color. Modified-bitumen roofing is also proposed for the low-slope rear porch area where the applicant indicates shingles are not appropriate.

Design Guidelines and Staff Analysis:

Roofs

7.5 Original roof forms (slope, shape, orientation, and overhanging and detailing of eaves) should be preserved.

7.7 Use appropriate roofing materials when re-roofing. Replacement roof materials should match the color, size, texture, and look of the original roofing materials. Synthetic or substitute materials will be reviewed on a case-by-case basis to ensure the synthetic materials match the original. Detailing of roofing terminations should be per the manufacturer's recommendation and should be historically appropriate for the building type. New synthetic or substitute materials should not be installed over the existing roofing material.

Analysis: The proposed work will retain the existing roof form and replace the existing asphalt composition shingles with new asphalt composition shingles. The submitted Driftwood color is visually similar to the existing Weathered Wood shingles, while the proposed Bourbon color is noticeably warmer and contains stronger reddish-brown tones. Guideline 7.7 specifically states that replacement roof materials should match the color, size, texture, and look of the original roofing materials. Because Driftwood more closely maintains the existing appearance, staff finds that color to be more consistent with Guideline 7.7. The proposed modified-bitumen roofing is limited to a low-slope area where conventional shingles are not appropriate and does not alter the historic roof form.

Staff Recommendation:

The application generally meets the review standards and intent of the design guidelines with respect to roof form and roofing type. Staff recommends approval of HPC-26-022 conditioned upon use of Owens Corning Duration Driftwood, or another shingle color determined by staff to closely match the existing Weathered Wood roof. The modified-bitumen roofing may be used on the low-slope rear porch area as proposed.

Respectfully submitted,

Mallory Brown, MPA
Community Development Director
City of Excelsior Springs

Attachments:
Exhibit A – COA Application



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 ☐ HPC ☐
(for office use only)

Date: 8/3/2026 Property Address: 414 Benton Avenue
Applicant: Green Hills Contracting Telephone No.: 855-476-4455
Applicant's Mailing Address: 300 W. Reed St 2nd Floor, Moberly, MO 65270
Email: office @ greenhillscontracting.com
Owner (if different from Applicant): Taylor Whitfield
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

Carmen Salbrecht, office manager
Applicant Signature _____ Reviewed, Planning & Zoning

Approved, HPC Chairman

Disapproved, HPC Chairman

Approved Building Official

Disapproved Building Official

See Attachments.

Tamko Elite Glass Seal - Weathered Wood

OC Duration - Driftwood

OC Duration - Bourbon.

AFFIX PROJECT RELATED

PICTURE HERE

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

We are going to re-roof the home

Material Change request + color change request

3 Tab - Weathered Wood Shingle - Existing

OC Duration Class III shingle w/ mod bit for low slope
color - Bourbon Color.

Code Considerations - Back porch area inadequate for
shingles. Mod bit or low slope roofing requirement

Homeowner Request Consideration - Homeowner @ minimum
would prefer a material betterment. Closest
match color wise would be driftwood.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

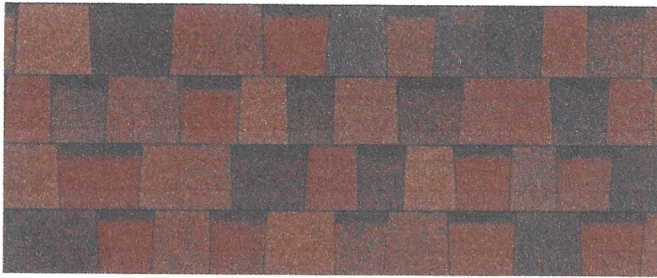
REGRADING/FILL: Identify the source of fill material and extent of work to be undertaken.

For further information, contact the Administrative Assistant at (816) 630-0756.

TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



Brownwood¹



Chateau Green¹



Colonial Slate¹



Desert Rose¹



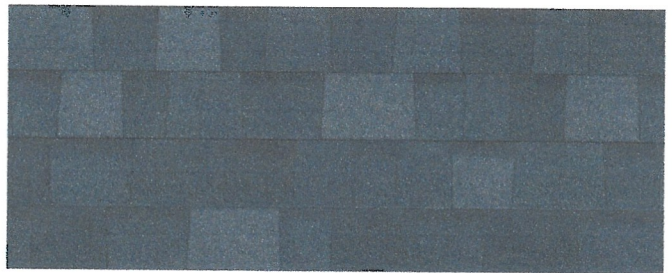
Driftwood¹



Estate Gray¹



Midnight Plum^{1/5}



Onyx Black¹



Peppercorn¹



Sand Castle¹

Circled color is similar to existing

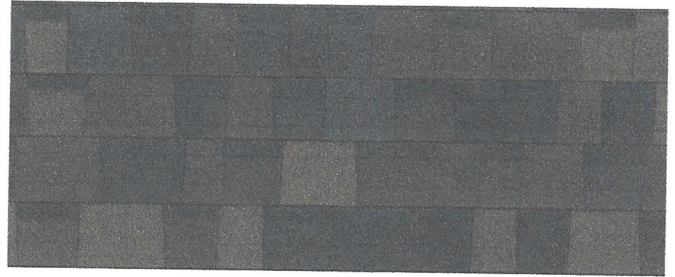
TruDefinition®

DURATION® DESIGNER COLORS COLLECTION

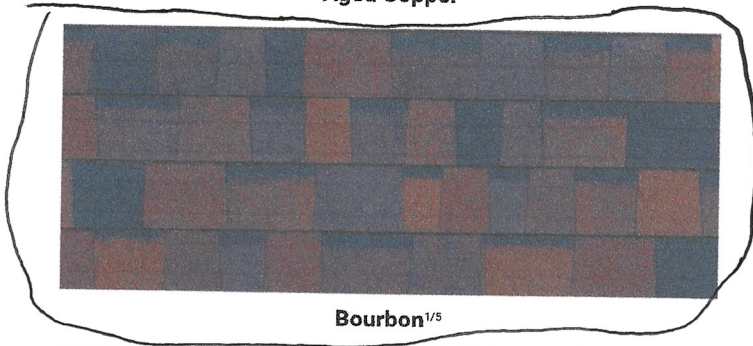
Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



Aged Copper¹



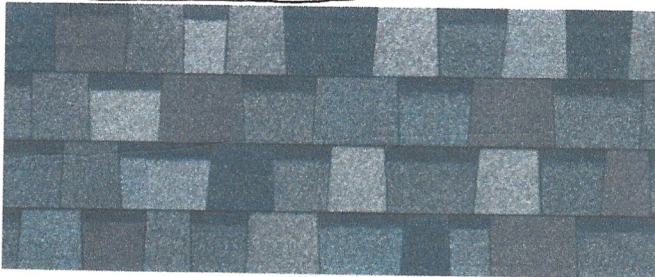
Black Sable^{1/4}



Bourbon^{1/5}



Merlot¹



Pacific Wave¹



Sand Dune¹



Sedona Canyon¹



Storm Cloud¹



Summer Harvest¹

COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

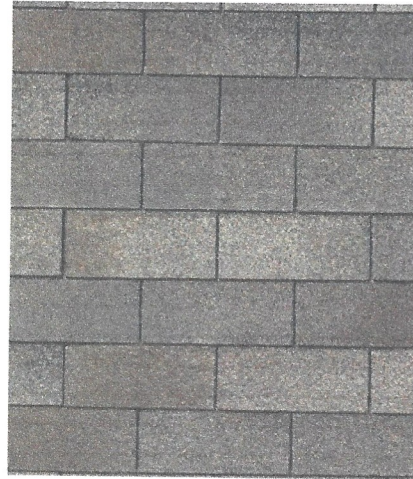
Desired Color Circled

Taylor Whitfield

Current color



Elite Glass-Seal®
RUSTIC BLACK



Elite Glass-Seal®
WEATHERED WOOD

*Color and product availability varies by region and manufacturing location. Consult your contractor or local TAMKO distributor for details.

Try It On Your Home.

Try on shingle colors and styles with the TAMKO® Visualizer to find the right fit for your home. Customize sample homes or upload a street view photo to get started.

TRY VISUALIZER

[View the TAMKO Visualizer](#)

Community Development Department Planning & Zoning



September 9, 2026

To: Chairman and Commissioners
Historic Preservation Commission

Re: Staff Report for Case No. HPC-26-023 – Certificate of Appropriateness

Proposal Summary:

An application by Green Hills Contracting, on behalf of property owner Russell McNeal, to replace the roofs on the dwelling and garage at 416 Benton Avenue.

General Information:

Applicant: Green Hills Contracting
Property Owner: Russell McNeal
Address: 416 Benton Avenue
Historic District: Boarding House
NRHP Category: Contributing

Background and Site History:

The property at 416 Benton Avenue is a contributing residential property within the Boarding House Historic District. The one-and-one-half-story Craftsman house has a parged foundation, stucco cladding, and an asphalt shingle, gable-front roof. Gabled dormers rise from the east and west slopes of the roof. Simple wood brackets adorn the eaves. A porch with scrolled metal posts and a metal rail projects from the center of the primary (south) elevation. This elevation has two bays. A historic wood cottage window fills Bay 1; a single door with sidelights fills Bay 3. Paired non-historic six-over-six vinyl windows pierce the gable end. Historic wood windows pierce the secondary elevations.

Project Description:

The applicant proposes to reroof the dwelling and garage. The existing roof is identified as TAMKO Elite Glass-Seal three-tab shingles in Rustic Black. The applicant proposes Owens Corning Duration Class 4 shingles. The application identifies Onyx Black as the closest match to the existing Rustic Black roof and Pacific Wave as the homeowner's preferred color. Modified-bitumen roofing is proposed for a low-slope portion of the garage where the applicant indicates shingles are not appropriate.

Design Guidelines and Staff Analysis:

Roofs

7.5 Original roof forms (slope, shape, orientation, and overhanging and detailing of eaves) should be preserved.

7.7 Use appropriate roofing materials when re-roofing. Replacement roof materials should match the color, size, texture, and look of the original roofing materials. Synthetic or substitute materials will be reviewed on a case-by-case basis to ensure the synthetic materials matches the original. Detailing of roofing terminations should be per the manufacturer's recommendation and should be historically appropriate for the building type. New synthetic or substitute materials should not be installed over the existing roofing material.

Analysis: The proposed work will retain the existing roof form and replace the existing asphalt composition shingles with new asphalt composition shingles. Of the submitted colors, Onyx Black most closely matches the existing Rustic Black roof. Pacific Wave introduces a noticeably lighter blue-gray variegated appearance that differs from the existing dark roof. Guideline 7.7 specifically states that replacement roof materials should match the color, size, texture, and look of the original roofing materials. For that reason, staff finds Onyx Black to be more consistent with Guideline 7.7 than Pacific Wave. The proposed modified-bitumen roofing is limited to a low-slope garage area where conventional shingles are not appropriate and does not alter the historic roof form.

Staff Recommendation:

The application generally meets the review standards and intent of the design guidelines with respect to roof form and roofing type. Staff recommends approval of HPC-26-023 conditioned upon use of Owens Corning Duration Onyx Black, or another shingle color determined by staff to closely match the existing Rustic Black roof. The modified-bitumen roofing may be used on the low-slope garage area as proposed.

Respectfully submitted,

Mallory Brown, MPA
Community Development Director
City of Excelsior Springs

Attachments:
Exhibit A – COA Application



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 ☐ HPC ☐
(for office use only)

Date: 8/31/2026 Property Address: 4116 Benton Avenue
Applicant: Green Hills Contracting Telephone No.: 855-476-4455
Applicant's Mailing Address: 300 W. Reed St 2nd Floor, Moberly MO 65270
Email: office @ greenhillscontracting.com
Owner (if different from Applicant): Russell McNeal

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

Carmen Grobbeck, Office Manager
Applicant Signature

Reviewed, Planning & Zoning

Approved, HPC Chairman

Disapproved, HPC Chairman

Approved Building Official

Disapproved Building Official

See attachments.

- Tamko Elite Glass Seal - Rustic - Black
- OC Duration - Onyx Black
- OC Duration - Pacific Wave.

AFFIX PROJECT RELATED
PICTURE HERE

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

Dwelling + Garage Reroof.

Material Change Request + Color Change Request

3-Tab Black shingle - existing

OC Duration Class III shingle + Mod Bit for flat roofing
color - Pacific Wave

Code Considerations: Side lean to on garage
has low slope. Inadequate for shingles

Homeowner Request Consideration - Homeowner @
minimum would prefer a material better match.
Closest match color wise would be Onyx Black.

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

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City of Excelsior Springs
201 East Broadway
Excelsior Springs, Missouri 64024

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

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

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

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

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

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

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

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

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

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

REGRADING/FILL: Identify the source of fill material and extent of work to be undertaken.

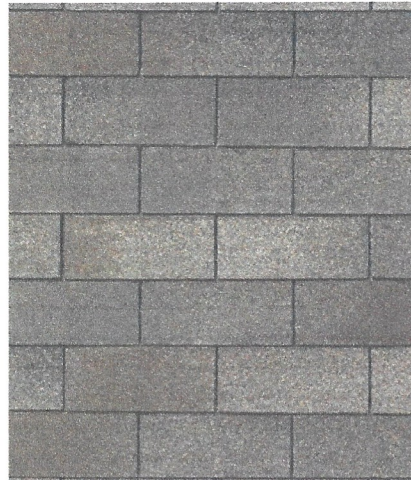
For further information, contact the Administrative Assistant at (816) 630-0756.

Russell
McNeal

Current
Color



Elite Glass-Seal®
RUSTIC BLACK



Elite Glass-Seal®
WEATHERED WOOD

*Color and product availability varies by region and manufacturing location. Consult your contractor or local TAMKO distributor for details.

Try It On Your Home.

Try on shingle colors and styles with the TAMKO® Visualizer to find the right fit for your home. Customize sample homes or upload a street view photo to get started.

TRY VISUALIZER

[View the TAMKO Visualizer](#)

TruDefinition®

DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



Brownwood¹



Chateau Green¹



Colonial Slate¹



Desert Rose¹



Driftwood¹



Estate Gray¹



Midnight Plum^{1/5}



Onyx Black¹



Peppercorn¹



Sand Castle¹

Similar to current color

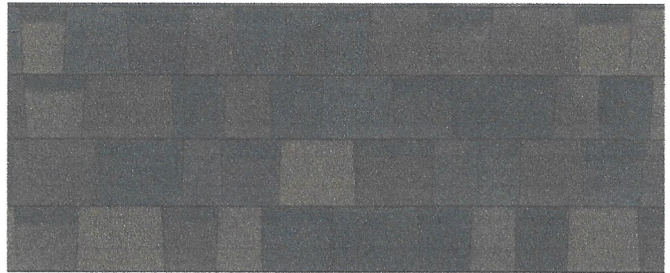
TruDefinition®

DURATION® DESIGNER COLORS COLLECTION

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



Aged Copper¹



Black Sable^{1/4}



Bourbon^{1/5}



Merlot¹



Pacific Wave¹



Sand Dune¹



Sedona Canyon¹



Storm Cloud¹



Summer Harvest¹

COLOR DISCLAIMER

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Preferred Color