

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, July 8, 2026** to consider and act upon the matters on the following agenda and such other matters as may be presented at the meeting and determined to be appropriate for discussion at the time.

The tentative agenda of this meeting is as follows.

Historic Preservation Commission City of Excelsior Springs

AGENDA



Historic Preservation Commission Meeting
5:00 PM
Wednesday, July 8, 2026
Council Chambers

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1. CALL TO ORDER
 2. ROLL CALL
 3. APPROVAL OF MEETING SUMMARY
 - A. Approval of meeting summary for June 10th, 2026.
 4. CERTIFICATES OF APPROPRIATENESS APPLICATIONS FOR COMMISSION
 - A. HPC-26-016 – An application by Randall Kent for exterior alterations for building and structures located at 525 S Kansas City Avenue in the Elms District.
 - B. HPC-26-017 – An application by Betty Bissel for exterior alterations for the building located at 101 Linden Street in the Boarding House District.
 5. STAFF COMMENTS
 6. COMMISSION COMMENTS
 7. ADJOURN

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

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

Date and Time of Posting: July 1, 2026 3:00PM

HISTORIC PRESERVATION COMMISSION Meeting Summary

June 10, 2026

Item 1. Call to Order

Susan Blaser called the meeting to order at 5:00 p.m.

Item 2. Roll Call

PRESENT: Susan Blaser, Charlie Boothe, Darryl Coutts(5:02pm), Rick DeFlon, Jody Pasalich, and Anna Sue Spohn

ABSENT: N/A

PUBLIC PRESENT: James Sturm

STAFF PRESENT: Mallory Brown, Community Development Director; Joshua Garrett, City Planner; Julia Goldstein, Administrative Assistant, Laura Mize, Neighborhood Specialist, Joel Ramsey, Intern and Councilman Mark Spohn.

Item 3. Approval of meeting Summary of May 13, 2026.

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

Vote: Motion Approved 5-0

Yes: Commissioners Blaser, Boothe, DeFlon, Pasalich and Spohn

No: None

Item 4. New Business

A. HPC-26-013 An Application by James Sturm for several exterior alterations and repairs for the existing structure at 111 E. Broadway Ave.

Staff report was given by Mallory Brown, recommending approval. The application includes extensive work on the rear exterior of the building, including masonry repair and repainting. There will be new windows, a door, and safety railing added to the roof access. Changes will be made to the entrance of basement to improve security and accessibility. They plan to move the downspout and adjust the grade of the back to provide better drainage. The boundary lines have been cleared up recently; they will move their fence back to encompass the entire lot.

Commissioner Boothe made a motion to approve HPC-26-013 with stated conditions.
Commissioner Coutts seconded the motion. Motion Carried.

Vote: Motion Approved 6-0

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

No: None

B. HPC-26-014 An application by Alissa Szczygiel for new signage at 461 S. Thompson Ave.

Staff report was given by Mallory Brown, recommending approval.

Commissioner Blaser made a motion to approve HPC-26-014.

Commissioner Coutts seconded the motion. Motion Carried.

Vote: Motion Approved 6-0

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

No: None

Item 5. Staff Comments by Mallory Brown

- A. We have been awarded a grant for preservation of the Isley Neighborhood. Jenny Wolfe with Planning2Preserve was here in April, touring the area and beginning work on The Isley Neighborhood Preservation Plan. When the consultant came to see the area, she noted that the neighborhood is quite small and recommends we increase the “neighborhood” to include the Dairy B, the Isley School and some of the boarding house district. Dairy B has historic value on its own. This could increase the potential to have a local district and eventually a National District.
- B. There will be training offered in Liberty on July 9th, 2026, that will cover National Register of Historic Places and Historic Tax Credit Programs.
- C. The sign that was originally approved for the new Mini Mart is not the same as what was approved. The applicants made a sign like what was approved, but they were not happy with the result. They made a new sign that is two rows instead of one, it covers less area and requires less holes in the store front for installation. The colors are different but better complement the storefront.

Item 6. Commission Comments

Item 7. Adjourn. The meeting was adjourned at 5:40 p.m.

The next meeting of the Commission is currently scheduled for July 8, 2026, at 5:00 p.m.

Meeting Summary prepared by Julia Goldstein, Administrative Assistant.

Community Development Department Planning & Zoning



July 8th, 2026

To: Chairman and Commissioners
Historic Preservation Commission

Re: Staff Report for Case No. **HPC-26-016** – Certificate of Appropriateness

Proposal Summary:

An application by Randall Kent for exterior alterations for the property at 525 S Kansas City Avenue.

General Information:

Applicant: Randall Kent
Owner: Randall Kent
Address: 525 S Kansas City Avenue
Historic District: The Elms
NRHP Category: Contributing

Background and Site History:

The home on the subject property is a two-story house with a moderately pitched gable-front roof, constructed circa 1924. The enclosed porch on the second story forms a recessed full width porch on the first floor with square wood columns and a solid wood balustrade. Per the pictures provided by the applicant, the concrete floor of the porch is in poor condition.

Project Description:

1. Replace concrete porch. Demolish the existing concrete and install new concrete. Approx. 22.5 feet of 8.5 feet of porch concrete flatwork will be performed. Five steps from the front sidewalk to the porch would be replaced. The front sidewalk from the steps to the city sidewalk would be replaced.
2. Replace the existing front porch railings due to rot.

3. Replace the existing roof shingles with architectural shingles.
4. Stain and spot repair the fence in the rear of the property.

Design Guidelines and Staff Analysis:

Roofs

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 applicant has not provided sufficient detail on the proposed roofing material.

Concrete

7.29b Damaged or deteriorated historic concrete features (steps, walkways, porch floors, foundations, details, etc.) should be patched and repaired. New patching material should be properly bonded and match the color and texture of the surrounding concrete.

7.29c Historic concrete features (steps, walkways, porch floors, foundations, details, etc.) that are beyond repair should be replaced in-kind. New concrete should match original as closely as possible in color and texture.

Analysis: The proposed concrete work generally conforms to the intention of the design guidelines.

Porches, Balconies, and Decks

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

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

Analysis: The proposed porch alterations, replacing the concrete and railing, generally conform the design guidelines because they are in-kind replacements. The historic character of the building will be retained.

General

7.2 Historic site features, such as walkways, fences, stone retaining walls, historic landscaping, and mineral water resources, should be maintained and preserved

Analysis: The proposed alterations to the fence on the property are not clearly defined but all effort should be taken to preserve the existing appearance of the fence.

Staff Recommendation:

Apart from the details concerning the concrete work, the proposed alterations lack sufficient detail for staff to review. As such, staff's recommendation is that the application be continued until the applicant can provide sufficient detail regarding the proposed work.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joshua Garrett", with a stylized flourish at the end.

Joshua Garrett, MPA

Planner

City of Excelsior Springs

Community Development Department Planning & Zoning



July 8th, 2026

To: Chairman and Commissioners
Historic Preservation Commission

Re: Staff Report for Case No. **HPC-26-017** – Certificate of Appropriateness

Proposal Summary:

An application by Betty Bissell for exterior alterations for the property at 101 Linden Street.

General Information:

Applicant: Betty Bissell
Owner: Betty Bissell
Address: 101 Linden Street
Historic District: Boarding House
NRHP Category: Contributing

Background and Site History:

The home on the subject property is a two-story house with a moderately pitched gable-front roof, constructed circa 1924. The enclosed porch on the second story forms a recessed full width porch on the first floor with square wood columns and a solid wood balustrade. Per the pictures provided by the applicant, the concrete floor of the porch is in poor condition.

Project Description:

1. Repair sagging porch roof on northwest corner of the wrap-around front porch by installing an additional column to match the rest of the columns. Also add a column on the southeast side to balance the appearance.

Design Guidelines and Staff Analysis:

Porches, Balconies, and Decks

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

Analysis: Ideally, the proposed columns would not be necessary. However, to further protect the structural integrity of the porch roof, the proposed addition of these columns is the least destructive and most compatible way to preserve the roof.

Staff Recommendation:

Staff recommends approval of the proposed addition of two columns on the wrap-around porch to secure the structural integrity of the existing roof.

Respectfully submitted,

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

Joshua Garrett, MPA

Planner

City of Excelsior Springs