

HISTORIC PRESERVATION COMMISSION Meeting Summary

March 11, 2026

Item 1. Call to Order

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

Item 2. Roll Call

PRESENT: Susan Blaser, Charles Boothe, Darryl Coutts, Rick DeFlon, and Sonya Morgan

ABSENT: Jody Pasalich, Anna Sue Spohn

PUBLIC PRESENT: Mark Green, Elvis Rivera, Edvarado Rivera and Shawna Stombaugh

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

Item 3. Approval of meeting Summary from February 11, 2026.

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

Vote: Motion Approved 5-0-0

Yes: Commissioners: Blaser, Boothe, Coutts, DeFlon, and Morgan.

No: None

Abstain: None

Item 4. Chairperson Morgan asked if any visitors would like to speak.

There were no comments from visitors. She also thanked all applicants for being present.

Item 5. Certificates of Appropriateness

- A. HPC-26-003 An application by Shawna Stombaugh for exterior alterations at 114 E. Broadway Avenue in the Hall of Waters District.

Staff report was given by Joshua Garrett, recommending approval.

Commissioner Boothe made a motion to approve HPC-26-003
Commissioner DeFlon seconded the motion. Motion Carried.

Vote: Motion Approved 5-0-0

Yes: Commissioners: Blaser, Boothe, Coutts, DeFlon, and Morgan.

No: None

Abstain: None

B. HPC-26-004 An Application by Elvis Rivera for exterior alterations at 244 E. Broadway Avenue, suite B in the Hall of Waters District.

Staff report was given by Joshua Garrett, recommending approval of awning and denial of paint.

The commission discussed the paint and agreed that the brick hasn't been painted and paint should not be allowed. They asked the applicant if he planned to use the same color awning if paint was not approved and he stated he would.

Commissioner Coutts made a motion to approve HPC-26-004.
Commissioner DeFlon seconded the motion. Motion Carried.

Vote: Motion Approved 5-0-0

Yes: Commissioners: Blaser, Boothe, Coutts, DeFlon, and Morgan.

No: None

Abstain: None

C. HPC-26-005 An application by Elvis Rivera for new signage at 244 E. Broadway Ave. in the Hall of Waters District.

Staff report was given by Joshua Garrett, recommending approval.

The photos, which were generated by artificial intelligence, did not show the windows in the second floor. The commission questioned the signage. Would there be room between the awning and windows? What size of lettering? Will they stay with the same gold color since the paint has been denied? How it would be attached?

The applicant didn't have answers for these questions. Mr. Rivera is very open to suggestions and understands the need to know these answers. He will reach out to a sign company, for help making these decisions and get a rendering to bring back to the commission.

Commissioner Coutts made a motion to table HPC-26-005.
Commissioner DeFlon seconded the motion. Motion Carried.

Vote: Motion Tabled 5-0-0

Yes: Commissioners: Blaser, Boothe, Coutts, DeFlon, and Morgan.

No: None

Abstain: None

D. HPC-26-006 An application by Mark Green for approval of exterior door alterations at 115 W. Excelsior in the Hall of Waters District.

Staff report was given by Joshua Garrett. This previously came before the commission as HPC-25-020. It was approved with the condition that the windows be covered with a frosted or obscured film to cover the decorative metal in the glass. The doors have been installed. There is a sample of what the film would look like.

Discussion ensued. The commission agreed that the doors and sidelights look good and the obscuring film will not be needed.

Chairperson Morgan stated that she would entertain a motion.
Commissioner Blaser made a motion to approve HPC-26-006 as presented.
Commissioner DeFlon seconded the motion.

Vote: Motion Approved 5-0-0

Yes: Commissioners: Blazer, Boothe, Coutts, DeFlon, and Morgan.

No: None

Abstain: None

Item 6. Staff Comments. Joshua Garrett showed the paint colors chosen for 101 W. Excelsior, HPC-26-001, and the board found them acceptable. Mallory Brown shared with the commission that the Missouri HB 3490 modifies provisions for local historic preservation in cities with a population over 400,000. This will prohibit Kansas City from designating or protecting university properties from historic preservation designation.

Item 7. Commissioners Comments. None

Item 8. Adjourn. The meeting was adjourned at 5:48 p.m.

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

Meeting Summary prepared by Julia Goldstein, Administrative Assistant.