

**HISTORIC PRESERVATION COMMISSION
Meeting Summary**

May 13, 2026

Item 1. Call to Order

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

Item 2. Roll Call

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

ABSENT: Susan Blaser and Charlie Boothe.

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

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

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

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

Vote: Motion Approved 4-0

Yes: Commissioners Coutts, DeFlon, Pasalich and Spohn

No: None

Item 4. New Business

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

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

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

Vote: Motion Approved 4-0

Yes: Commissioners: Coutts, DeFlon, Pasalich and Spohn

No: None

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

Staff report was given by Joshua Garrett, recommending approval.

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

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

Vote: Motion Tabled 4-0

Yes: Commissioners Coutts, DeFlon, Pasalich and Spohn.

No: None

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

Staff report was given by Joshua Garrett.

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

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

Vote: Motion Approved 4-0

Yes: Commissioners Coutts, DeFlon, Pasalich and Spohn.

No: None

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

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

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

Vote: Motion Approved 4-0

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

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

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

Item 6. Recognition of historic preservation month.

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

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

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

Meeting Summary prepared by Julia Goldstein, Administrative Assistant.