



Monday, September 29, 2025

12:00 PM

Historic Preservation Resource Commission (Certified Local Government)

- I. CALL TO ORDER
- II. MINUTES
 - a. Consider approval of the July 14, 2025, minutes.
- III. ACTION ITEMS
 - a. Consider approval of a Certificate of Appropriateness for 117 S. 8th Street.
 - b. Consider approval of a Certificate of Appropriateness for 106 W. Main Street.
- IV. DISCUSSION
- V. ADJOURNMENT



**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
SEPTEMBER 29, 2025**

Department Admin

Prepared By David Cowan

AGENDA ITEM Consider approval of the July 14, 2025, minutes.

SUMMARY RECOMMENDATION City Staff recommends approval of the minutes.

BACKGROUND Brea Sanford has prepared minutes from the July 14, 2025, meeting for the board's review and approval.

SUGGESTED MOTION I move to approve the July 14, 2025, meeting minutes.

SUPPORTING DOCUMENTS

1. 07142025IHPRCMeetingMinutes

July 14, 2025
Independence Historical Preservation and Resource Commission
Meeting Minutes

Members Present: Darin Axthelm, Bill Gour, Brett Richards, Gary Hogsett, Brea Sanford

City Staff: David Cowan

Ex Officio: Lisa Wilson, Tabatha Snodgrass (phone)

Absent: Jason Rutledge, Tim White

Special Guest: Mike Berblinger, Jason Elmore, Misty Vandenberg, Miranda Bruening and Barb Merchant

Darin Axthelm called the meeting to order at 12:04 p.m.

Gary Hogsett made a motion to approve the June 9, 2025, meeting minutes as presented. Brea Sanford seconded the motion, and all were in favor.

III. Public Hearings

- a) Nomination of 418 East Maple Street to the Independence Kansas Local Historic Registry. No discussion. Brea Sanford motioned to approve the nomination. Gary Hogsett seconded the motion. All were in favor.
- b) Nomination of 102 South 1st Street to the Independence Kansas Local Historic Registry. Owner was present. No discussion. Brea Sanford motioned to approve the nomination. Gary Hogsett seconded the motion. All were in favor.
- c) Nomination of 214 South 5th Street to the Independence Kansas Local Historic Registry. Owner was present. Owner wants to install a tin ceiling on second floor, chair rail paneling. Work on basement has been finished. Working on bedrooms. Has replaced HVAC. Gary Hogsett motioned to approve the nomination. Brea Sanford seconded the motion. All were in favor.
- d) Nomination of 510 East Maple Street to the Independence Kansas Local Historic Registry. No discussion. Gary Hogsett motioned to approve the nomination. Bill Gour seconded the motion. All were in favor.

IV. Action Items

- a) Certificate of Appropriateness- sign permit. 101 North Pennsylvania Avenue. Van's Vintage. Owner present for meeting and was present for last meeting, where it was presented first. Owner asked board to reconsider. They will only have single on two large awnings over the front windows. Windows are not full length and are covered by awnings, making it difficult for people to see signage on the windows. Existing awnings are in good shape, need to clean them up and cover wear and tear. Want to keep the size same, as it is visually appealing and wants to keep the vintage look, as it goes with their business model. Darin Axthelm feels that visibility is important for a business in that space and it is

important to note that the owners would not be changing anything currently existing. Brett Richard feels like the owners heard all of the Board's concerns and took them to heart. Brett Richards moved to approve the Certificate of Appropriateness for 101 North Pennsylvania Avenue. Brea Sanford seconded the motion and all were in favor.

- b) Certificate of appropriateness for 224 North Pennsylvania Avenue. Roof Replacement. Owner did not realize he had to come to IHPRC to complete repairs as they were needed. They had to completely remove, re-deck and have met all requirements. Brea Sanford motioned to approve the Certificate of Appropriateness. Bill Gour seconded the motion and all were in favor.
- c) Certificate of Appropriateness for 109 West Main Street. Tabatha Snodgrass spoke about a signs grant that had been awarded to this business. They will be replacing the existing sign with the same size, only adding a logo. The logo will go on awning above. Brea Sanford motioned to approve the Certificate of Appropriateness. Gary Hogsett seconded the motion and all were in favor.
- d) Certificate of Appropriateness for 107 East Main Street, High Road. Tabatha again spoke about this property, as it had also won grant funding for the signage. Owner stated that he is wanting to do something between the first and second stories and decided on just "Coffee + Roastery". Owner stated that the blade style sign was not big enough to really catch eyes, so he felt that this would bring more attention to the shop, as the new sign is much more visible. Darin Axthelm and Gary Hogsett both like the look of the new sign. Bill Gour motioned to approve the Certificate of Appropriateness. Brea Sanford seconded the motion and all were in favor.

V. Discussion

a. Stanford Project

Miranda Bruening was present to give the Board an update on the Trident projects. The tax credits applied for one year ago have been approved and they are waiting additional funding in the form of a \$50,000 ROOMS grant. They have to start construction September 1 and be half way through by January 1. At this point, they are at the tail end of signing documents and must get the projects started. They are currently out for bid and in a time crunch, as demolition has to be done prior to September 1. Miranda shared that windows do not need replaced. North facing brick infill- leaving it out, replacing with entry and transom to look more historic looking. SHlpO found two items they didn't like. Restroom to the left of entry to the basement (cut it off) and the waiting area moved to south of basement entry to make it ADA compliant. On the Bookstore property, Miranda shared that the CDBG paperwork is finished. Tuckpointing, window removal, and fire escape demolition finished.

Brett Richards motioned to adjourn the meeting at 12:46 p.m. Brea Sanford seconded the motion and all were in favor.



**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
SEPTEMBER 29, 2025**

Department Admin

Prepared By David Cowan

AGENDA ITEM Consider approval of a Certificate of Appropriateness for 117 S. 8th Street.

SUMMARY RECOMMENDATION City Staff recommends approval of the application.

BACKGROUND B&Z Enterprises, the owner of the property at 117 S. 8th Street, has submitted an application for a Downtown Building Grant. The project includes exterior renovations to the property, specifically the installation of a new exterior door, tuck pointing, window frames, awnings, and new guttering. The building will be painted a dark blue with cedar trim surrounding the windows and doors. The owner would like to start the project as soon as possible and to complete it by October 20, 2025. (see attached description and color options).

SUGGESTED MOTION I move to approve a Certificate of Appropriateness for exterior improvements to 117 S. 8th Street, pending the issuance of a building permit.

SUPPORTING DOCUMENTS

1. 117 S 8th Renovation (002)_Redacted
2. 117 S 8th - Cert of Appropriateness_Redacted



INDEPENDENCE DOWNTOWN BUILDING GRANT APPLICATION

To be completed by the applicant:

Owner of Record (must be applicant): B&Z ENTERPRISES

Phone: [REDACTED]

Email: [REDACTED]

Property Address: 117 S. 8TH
Independence KS 67301

Mailing Address: 1921 N. Penn Ave
Independence Ks 67301

Description of Proposed Improvements:

S door Replacement, Point Tuck mortar on Blocks,
repaint, WINDOW FRAMES/AWNING, Guttering

Estimated Total Cost of Improvements: \$ 17,500

Estimated Cost of Eligible Improvements: \$ 11,000⁰⁰

Grant Funding Requested: \$ 2750⁰⁰

Anticipated Project Start Date: 10/1/25

Anticipated Project Completion Date: 10/20/2025

Required Supplemental Documentation Checklist:

- Detailed breakdown of estimated project expenses, including non-eligible work
- Bids/Quotes/Estimates to support estimated project cost
- Architectural/Engineer stamped drawings and/or Contractor drawings with description of work
- Contact Information for lending institution, if financed by a loan
- Copy of current insurance policy
- Property Tax Statement
- Proof of Property Tax Payment/Good Standing



Architect / Engineer / Contractor Information:

Service: Construction/Painting Contact: Rob Eisenhart
Phone: _____ Email: robert.eisenhart.construction@yahoo.com
Business Name: Rob Eisenhart Const. City License #: _____

Service: _____ Contact: _____
Phone: _____ Email: _____
Business Name: _____ City License #: _____

Service: _____ Contact: _____
Phone: _____ Email: _____
Business Name: _____ City License #: _____

By agreeing to participate in this program, the applicant or their architects, engineers, contractors, or others will not seek to hold the City or their agents, employees, officers, and/or Commissioners liable for any property damage, personal injury, or other loss related in any way to the Independence Downtown Building Grant Program.

By signing below, I agree to participate in the program as outlined, to provide all required information and verifications of work, and to maintain the property and improvements, including but not limited to, promptly removing graffiti, sweeping, and shoveling in front of the property. I certify that to the best of my knowledge, all the information provided is truthful and factual. I understand that by participating in this program, I give my consent for City staff to enter my property to make inspections related to the program and that photos taken of my property can be used in City promotional materials. Monies granted through this program will be reported on IRS Form 1099-G.

Signature of applicant (owner): [Signature] Date: 9/22/25
Entity Tax Identification Number or Social Security Number: 81-1423331

Applications may be emailed to davidc@independenceks.gov or sent to:
City Hall, 120 N. 6th St., Independence, KS 67301, Attn: Downtown Building Grant

117 S. 8th

Repairs / Painting / Modernization

Problems:

- Mortar breaking down between blocks
- Grossly chipping paint
- S. Front door in need of replacement
- Ugly Façade - Lacks modern architectural highlights

Solution

- Point Tuck Mortar
- Power Wash and Scrape Textured Blocks
- Remove and Replace Front Door (South) with current commercial door entry.
- Add Architectural Awnings
- Paint Building

Awnings to not stick out any further than 28"

Awnings will be high than doorway and not obstruct any pedestrians

See Image next pages for style and construction

Color shown next pages

- Please note, potential Dark Blue to be exchanged for Dark gray/charcoal
- Highlights to match Roof (beige)
- Cedar trim (or comparable) to surround window and doors.

Potential Cost for entire project: \$17,500 (approx.)

wish to have completed prior to Neewollah

*WAITING ON FINAL BID
FROM ROB EISENHARTZ CONSTRUCT.*







Potential Color format of Building



NOTE WOOD STRUCTURE

Proposed Awning

To Be Placed over doors
Slight modification over WINDOWS



AWNING Structure layout



Certificate of Appropriateness

There is no fee to go to the Historic District Commission
 (Please print clearly - See instruction on reverse side) **All**
 incomplete application will not be accepted

Overview

The City of Independence Kansas adopted its Historic Preservation Code to support Historic Neighborhoods that contain architecturally significant structures. The City also established a Landmark Historic District, which encompasses the most significant structures, regardless of location.

Construction in a Historic District

New construction or alterations of existing structures are not prohibited in Historic Neighborhoods; however, the construction or alteration is expected to be done in a historically appropriate manner. Applicants are encouraged to direct any construction to the rear of a structure, not visible from a public street. Additionally, materials used for new construction should be compatible with existing, historic materials.

Construction Approval

Generally, any work on the exterior or interior of a structure in the Historic downtown area requires approval from the Department of Building and Safety, and the Historic Commission through the submission and approval of a Certificate of Appropriateness Application.

Project Information

In accordance with Article VI, Section 50-156 Certificates of appropriateness, I hereby apply for review of the following proposed change(s):

Describe changes proposed for the structure's exterior. Include plans, photographs and other information as required by Section 50-169. - Criteria to determine appropriateness. (Use separate sheet, if necessary, please be specific):

*New Front Doors, Repaint building, update to modern look
 → Building is not historic*

Reason for Change:

UNSAFELY - Needs Attention - looks aged

Property Information

Property Address:

117-119 S. 8TH ST.

Is this property a rental?

YES

NO

Applicant Information

Who is applying for the Certificate of Appropriateness?

OWNER AGENT CONTRACTOR (Signature Required)

Email:

[Redacted]

Name:

Rod Zinn

Phone:

620-331-6767

Cell:

[Redacted]

Address:

1921 N. Penn Ave

City:

Independence

State:

KS

Zip:

67301

SIGN HERE

[Handwritten Signature]

DATE

Applicant signature (Required)

Property Owner: Check box if same as above

Name:	Email:	Phone:	Cell:
Address:	City:	State:	Zip:
SIGN HERE		DATE	

Property owner signature (Required)

APPLICATION CONTINUED ON NEXT PAGE

Required Review	
Signature and submission of this application by Owner and/or Agent:	
1) Authorizes the City and/or its representative(s) to enter upon the property and take any photos or undertake any inspections necessary for review and action on this application; and 2) Signifies that Owner/Agent understands that the Historic Preservation Code applies to interior and exterior work to this property and all properties designated historic at local, state or federal level; and 3) Certifies that the property now has or will have before the proposed project completion date, a fire alarm system or smoke alarm complying with the requirements of 2018 IFC; and 4) Certifies that the property owner has reviewed the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. — NOT HISTORIC 1945	
SIGN HERE	DATE
X <i>AGZ</i>	9/22/2025

Required Items for a Complete Application. Check all that apply:	
To obtain a Certificate of appropriateness, an applicant shall file an application in writing on a form furnished by the City. Prior to acceptance, every application shall:	
<input checked="" type="checkbox"/> Identify and describe the work to be authorized by the Certificate of Appropriateness <input checked="" type="checkbox"/> Describe the land on which the proposed work is to be done by legal description, street address, mortgage survey or similar description. <input checked="" type="checkbox"/> Be accompanied by scaled plans, elevations, diagrams, photographs and other similar documents necessary to demonstrate that the proposed work is in compliance with this Chapter. Plans shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the proposed work shall conform to the requirements of this Chapter. <input type="checkbox"/> Be signed by the owner of record and any contractor performing the work. <input type="checkbox"/> Be accompanied by other data and information as may be necessary to demonstrate compliance with the requirements of this Chapter.	
* Please note the commission may determine at the time of the meeting if the application is complete or incomplete	
SIGN HERE	DATE
X <i>AGZ</i>	9/22/2025

Office Use Only

Review		
Date:	Building permit required? <input type="checkbox"/> YES <input type="checkbox"/> NO	Application Complete? <input type="checkbox"/> YES <input type="checkbox"/> NO

Staff Action:		
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	<input type="checkbox"/> Refer to Historic District Commission	Permit #
Signature X		

Historic District Commission:		
Meeting Date:	Letter Date:	
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	Extension requested:	Date:

Signature X

Final Inspection

APPROVED

DENIED

Conditions of Approval (if applicable):

Conditions provided in letter dated:

Conditions provided in permit #



**REQUEST FOR HISTORIC PRESERVATION RESOURCE
COMMISSION (CERTIFIED LOCAL GOVERNMENT)
ACTION
CITY OF INDEPENDENCE
SEPTEMBER 29, 2025**

Department Admin

Prepared By David Cowan

AGENDA ITEM Consider approval of a Certificate of Appropriateness for 106 W. Main Street.

SUMMARY RECOMMENDATION City Staff recommends approval of the request.

BACKGROUND A request from Jack Barnes, with Independence Headstones, to paint the front door of his rental location. The property owner has approved the request. Jack wants to paint the door "Needlepoint Navy SW0032" from the Historic Collection. A sample of the color is attached.

SUGGESTED MOTION I move to approve a Certificate of Appropriateness to paint the front door of 106 W. Main Street.

SUPPORTING DOCUMENTS

1. Certificate of Appropriateness - 106 W Main_Redacted



Certificate of Appropriateness

There is no fee to go to the Historic District Commission
 (Please print clearly – See instruction on reverse side) **An
 incomplete application will not be accepted**

Overview

The City of Independence Kansas adopted its Historic Preservation Code to support Historic Neighborhoods that contain architecturally significant structures. The City also established a Landmark Historic District, which encompasses the most significant structures, regardless of location.

Construction in a Historic District

New construction or alterations of existing structures are not prohibited in Historic Neighborhoods; however, the construction or alteration is expected to be done in a historically appropriate manner. Applicants are encouraged to direct any construction to the rear of a structure, not visible from a public street. Additionally, materials used for new construction should be compatible with existing, historic materials.

Construction Approval

Generally, any work on the exterior or interior of a structure in the Historic downtown area requires approval from the Department of Building and Safety, and the Historic Commission through the submission and approval of a Certificate of Appropriateness Application.

Project Information

In accordance with Article VI, Section 50-156 Certificates of appropriateness, I hereby apply for review of the following proposed change(s):

Describe changes proposed for the structure's exterior. Include plans, photographs and other information as required by Section 50-169. - Criteria to determine appropriateness. (Use separate sheet, if necessary, please be specific):

I wish to repaint the front door.

Color in question is Sherwin Williams Needlepoint Navy Sw0032 from Historic Collection

Reason for Change:

The door needs repainted because it is fading.

Property Information

Property Address:
106 W. Main

Is this property a rental? YES NO

Applicant Information

Who is applying for the Certificate of Appropriateness?
 OWNER AGENT CONTRACTOR (Signature Required)

Email:
[Redacted]

Name:
Jack Barnes

Phone:
[Redacted]

Cell:
620-313-3737

Address:
106 W. Main

City: Independence State: KS Zip: 67301

SIGN HERE

Jack Barnes

DATE 2025-09-22

Applicant signature (Required)

Property Owner: Check box if same as above

Name: 101 North Penn LLC	Email: [REDACTED]	Phone: [REDACTED]	Cell: [REDACTED]
Address: 110 W. Main	City: Independence	State: KS	Zip: 67301
SIGN HERE		<i>Anthony Vaughau</i>	DATE 2025-09-22

Property owner signature (Required)

APPLICATION CONTINUED ON NEXT PAGE

Required Review			
Signature and submission of this application by Owner and/or Agent:			
1) Authorizes the City and/or its representative(s) to enter upon the property and take any photos or undertake any inspections necessary for review and action on this application; and 2) Signifies that Owner/Agent understands that the Historic Preservation Code applies to interior and exterior work to this property and all properties designated historic at local, state or federal level; and 3) Certifies that the property now has or will have before the proposed project completion date, a fire alarm system or smoke alarm complying with the requirements of 2018 IFC; and 4) Certifies that the property owner has reviewed the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.			
		<i>Jack Barues</i>	2025-09-22
SIGN HERE	X	<i>Anthony Vaughau</i>	DATE 2025-09-22

Required Items for a Complete Application. Check all that apply:			
To obtain a Certificate of appropriateness, an applicant shall file an application in writing on a form furnished by the City. Prior to acceptance, every application shall:			
<input type="checkbox"/> Identify and describe the work to be authorized by the Certificate of Appropriateness <input type="checkbox"/> Describe the land on which the proposed work is to be done by legal description, street address, mortgage survey or similar description. <input type="checkbox"/> Be accompanied by scaled plans, elevations, diagrams, photographs and other similar documents necessary to demonstrate that the proposed work is in compliance with this Chapter. Plans shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the proposed work shall conform to the requirements of this Chapter. <input type="checkbox"/> Be signed by the owner of record and any contractor performing the work. <input type="checkbox"/> Be accompanied by other data and information as may be necessary to demonstrate compliance with the requirements of this Chapter.			
* Please note the commission may determine at the time of the meeting if the application is complete or incomplete			
SIGN HERE	X	<i>Jack Barues</i>	DATE 2025-09-22

Office Use Only

Review		
Date:	Building permit required? <input type="checkbox"/> YES <input type="checkbox"/> NO	Application Complete? <input type="checkbox"/> YES <input type="checkbox"/> NO

Staff Action:		
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	<input type="checkbox"/> Refer to Historic District Commission	Permit #
Signature X		

Historic District Commission:		
Meeting Date:	Letter Date:	
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	Extension requested:	Date:

Signature X

Final Inspection

APPROVED

DENIED

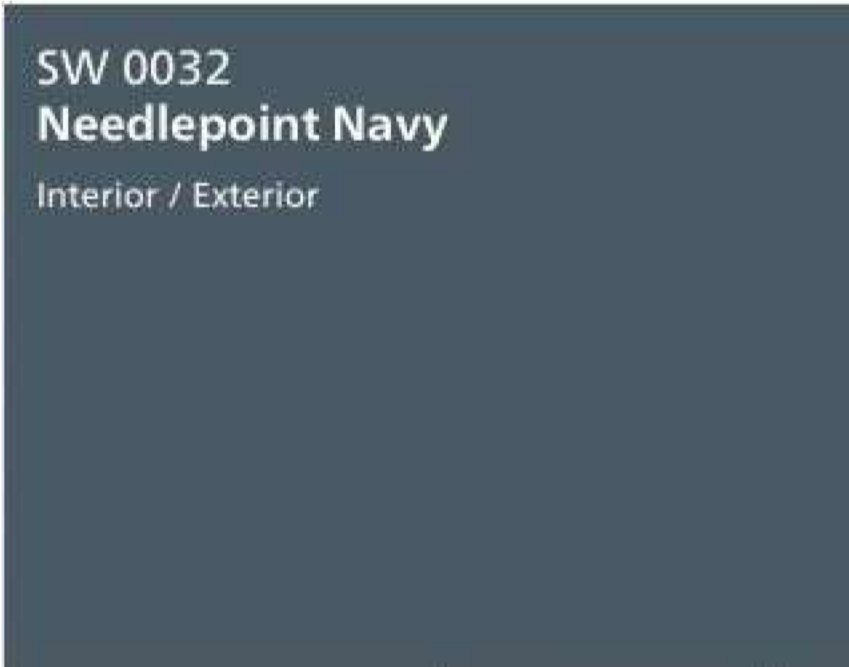
Conditions of Approval (if applicable):

Conditions provided in letter dated:

Conditions provided in permit #



Door I wish to repaint



Color I'm requesting approval for.

CERTIFICATE *of* SIGNATURE

REF. NUMBER
ANBYR-ZPJTD-PMXJ3-SHUJU

DOCUMENT COMPLETED BY ALL PARTIES ON
22 SEP 2025 22:57:16
UTC

SIGNER

TIMESTAMP

SIGNATURE

JACK BARNES

EMAIL
JACKRBARNES@GMAIL.COM

SENT
22 SEP 2025 22:51:31

VIEWED
22 SEP 2025 22:51:44

SIGNED
22 SEP 2025 22:52:13

Jack Barnes

IP ADDRESS
216.119.200.68

LOCATION
COFFEYVILLE, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
22 SEP 2025 22:51:44

ANTHONY VAUGHAN

EMAIL
VAUGHAN_A777@YAHOO.COM

SENT
22 SEP 2025 22:51:31

VIEWED
22 SEP 2025 22:56:09

SIGNED
22 SEP 2025 22:57:16

Anthony Vaughan

IP ADDRESS
216.147.121.153

LOCATION
DENVER, UNITED STATES

RECIPIENT VERIFICATION

EMAIL VERIFIED
22 SEP 2025 22:56:09

