



HPC26-01: An application for a Certificate of Appropriateness (COA) from Josh Scott of Art House 808 to install a new sign at 714 Main Street, located in the Downtown Conservation Overlay District.

**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING**
February 11, 2026 at 6:00pm

APPLICANT/REPRESENTATIVE:

Josh Scott, Art House 808

PROPERTY OWNER:

Main Street Properties
Management KC, LLC

LEGAL DESCRIPTION:

GRANDVIEW TOWN OF LOTS 16 &
17 BLK 7

ZONING DISTRICT:

C-3, Downtown Commercial
District

OTHER INFORMATION:

The new signage is 90" wide and 20" tall and is made of aluminum and acrylic. The sign is backlit by LED lights and will be mounted above the door. **(Attachment B)**

ATTACHMENTS:

- A - Public Hearing Script
- B - Certificate of Appropriateness Application, Fee Receipt, and Submitted Images
- C - Survey

STAFF:

Emily Spittler | City Planner
Community Development
(816) 316-4822
espittler@grandview.org



714 Main Street, Official Survey Photograph, 2018

Summary: The purpose of this report is to request the Historic Preservation Commission to hold a public hearing in accordance with the enclosed script **(Attachment A)** and to consider a request for a Certificate of Appropriateness (COA) for the proposed signage.

SIGNIFICANCE:

This property is contained within Grandview's Downtown Conservation Overlay District. 714 Main Street retains integrity and is contained within the Original Town of Grandview incorporation (1912).

STANDARDS FOR REVIEW; LANDMARKS AND SIGNIFICANT OR CONTRIBUTING PROPERTIES:

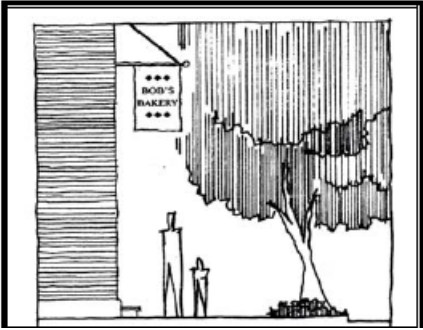
In considering an application for a certificate of appropriateness for a property that has been designated as a landmark or that has been designated as a significant or contributing property in an historic district, the HPC shall be guided in principal by the Secretary of the Interior's Standards, as follows, in addition to any design guidelines in the ordinance designating the landmark or historic district or conservation district. Applications, standards for review and design guidelines shall be available in the office of the Director of Community Development for distribution to the public.

- (a) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - (b) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - (c) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 - (d) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - (e) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize an historic property shall be preserved.
 - (f) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - (g) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - (h) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - (i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
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(j) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired

APPLICABLE DESIGN GUIDELINES:

Signage:

<p>Recommended:</p> <ol style="list-style-type: none"> Using signs that in size, color, and design relate to a pedestrian-scaled downtown and to the scale of the building to which they are attached. Attaching signs that are integrated into the frieze area above the storefront cornice that use a horizontal format in a manner that enhances prominent building features. Lettering styles and sign materials that relate harmoniously to the façade on which the sign is placed. Using small hanging signs that project from the masonry wall between the entablature of the entrance and the second story or cornice that are in scale and proportion to the building.  <ol style="list-style-type: none"> Incorporating signs into awnings that include only the name of the business. Using signs painted on windows and doors that do not obscure visibility from inside or outside the store. Using permanent window and door signs that do not occupy more than 25 percent of the total glass area on which they are displayed. Window and door signs should complement other signs on a building's façade. 	<p>Avoid:</p> <ol style="list-style-type: none"> Installing large, flashy signs designed to attract automobiles from a distance. Using small, poorly proportioned signs that are poor in quality of design, materials, and execution. Using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy character-defining features of a building. Mounting signs on a roof. Applying vinyl letters on glass in windows and doors. Using signs on windows or doors that overpower the other building signs. Using several signs and messages that compete with one another. Using signs located inside windows. Using nationally distributed heat-formed signs Using prefabricated back-lit plastic or metal signs.
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6. Installing simple signs that express an easy-to-read direct message and identify the business rather than the product. Placing no more than two signs per building that complement each other in shape, color, size, and lettering style.



7. Selecting colors, material, and a lettering style that relates to and complements surrounding downtown buildings. In general, each sign should contain a maximum of three colors, two materials, and one lettering style.
8. Using Neon signs and custom designed painted signs.



ZONING ORDINANCE:

Section 31-28(F)(1): Activity Requiring Certificate of Appropriateness. A certificate of appropriateness shall be required before the following actions affecting the significance of any landmark or any structure within a historic district or conservation district may be undertaken:

(c): Actions effecting the exterior architectural appearance of a building, structure, or object or any landscape features, including walls, brick streets, and curbs that were defined in the ordinance designating any landmark or property within an historic district or conservation district including:

(ii): Construction, alteration, or demolition, in whole or in part, not requiring a permit, but affecting an exterior architectural feature(s), that is defined in the ordinance designating the landmark or historic or conservation district.

Section 31-28(F)(5): Standards for Review; Landmarks and Significant or Contributing Properties. In considering an application for a certificate of appropriateness for a property which has been designated as a landmark or which has been designated as a significant or contributing property in a conservation district, the HPC shall be guided in principal by the Secretary of the Interior's Standards, as follows, in addition to any design guidelines in the ordinance designating the landmark or historic district or conservation district.

STAFF RECOMMENDATION:

Staff recommends the Commission *approve* the Certificate of Appropriateness for the new sign at 714 Main Street.

IMAGES:

Aerial: Property located in the teal outlined rectangle below.



Google Streetview Image, September 2024:



***Grandview Historic Preservation Public Hearing Script
Certificate of Appropriateness***

_____ To protect the rights of all parties involved and in order to create an opportunity for everyone to speak their opinions in an orderly fashion, the Historic Preservation Commission follows specific fact finding procedure. Your attention to this procedure is appreciated.

_____ We would like to formally open the hearing regarding **Case Number HPC26-01**. Have any Historic Preservation Commissioners had any outside contacts regarding this case? If so, please indicate who you have spoken with and explain the nature of the conversation.

_____ Do any Historic Preservation Commissioners have a conflict of interest in this case?

_____ Staff, please give a brief background and facts concerning this case?

_____ Is there anyone in the audience who would like to comment or ask questions concerning this case? You may have five (5) minutes to comment or ask questions. Please clearly state your name and address and sign in before commenting.

_____ If there are no further comments, we will ask the Commission Staff to provide its recommendations regarding this case. Staff?

_____ Does any member of the public wish to rebut any statements made in the Staff report?

_____ Does the Commission have any further questions from staff?

_____ If not, the public hearing is now closed.

_____ The Chair will entertain a motion at this time.

_____ A motion to (repeat motion) based on (repeat factors) has been made and seconded. Is there any discussion?

_____ Staff, please call the roll. Motion (carries or fails).

Sample Motion:

I move that we (approve/deny) a Certificate of Appropriateness (with or without conditions) for case HPC26-01 at 714 Main Street, located within the Downtown Conservation Overlay Zone.



Community Development– Development Services
Certificate of Appropriateness Application

APPLICANT INFORMATION

Full Name: Josh Scott
 Mailing Address: 307 E. 125th Pl., Kansas City, MO 64145
 Phone: (816) 982-1981 E-mail: info@arthousegrandview.com

PROPERTY MANAGEMENT INFORMATION

Full Name: Main Street Properties Management KC, LLC
 Mailing Address: 724 Main St., Grandview, MO 64030
 Phone: (816) 912-4717 Ext. 103 E-mail: jeremiah@mainstreetproperties.us

PROJECT INFORMATION

Project Address: 714 Main St., Grandview, MO 64030
 Overlay District: Historic

PROPOSED WORK:

- | | |
|---|--|
| <input type="checkbox"/> Rehabilitation/Renovation | <input type="checkbox"/> New Construction |
| <input type="checkbox"/> Landscaping/Landscape Features | <input type="checkbox"/> Building Addition |
| <input checked="" type="checkbox"/> Signage | <input type="checkbox"/> Demolition |

PROJECT DESCRIPTION

Give a detailed description and justification for each repair, alteration, new construction, or demolition planned. Include description and condition of affected existing materials. Attach additional pages as needed.

Our sign dimensions are 90" wide by 20" high, and is a 3D metal/acrylic/LED backlit sign with board.

The Historic Preservation Commission (HPC) must approve a Certificate of Appropriateness (COA) before any work including but not limited to exterior alteration, construction or demolition on any landmark, historic district or conservation district (see §31-25A(F) of the Zoning Ordinance for more details).

Complete documentation is required to properly review a project. If an application is not complete, staff will notify the applicant of any missing or required documentation. **An application will not be considered complete until all required information has been received.** In addition, a building permit will not be issued for the project until a Certificate of Appropriateness has been approved.

All documentation must be submitted to Community Development as dictated by the Historic Preservation Commission schedule, to be placed on a regular meeting agenda.

Contact Information:
 Emily Spittler
 Planner
 espittler@grandview.org
 816.316.4822

PROJECT CHECKLIST

- Certificate of Appropriateness Application
- \$200 Application Fee
- Digital color photographs of each elevation of the site, building(s), and project area(s)
- Product brochures, color photographs, and/or material samples when new or replacement materials are proposed.
- If applicable, a site plan with dimensions and north arrow that shows the location of the project area including new or existing structure(s) and/or landscape feature(s) in respect to building line, property line, and adjacent structures on all sides.
- Elevation sketches or renderings to scale with dimensions showing location of work required for changes on exterior walls.
- For additions and new construction, contact Staff for more information.

ACKNOWLEDGEMENT OF RESPONSIBILITY

I am the Applicant or, in the case of an entity Applicant, I am authorized to sign this Application on behalf of the Applicant. I have reviewed applicable sections of the Zoning Ordinance and Design Guidelines and understand that if I have not submitted all required information and documentation with this Application as deemed necessary by the Community Development Staff, no further action on the Application will be taken and I will be notified regarding what additional information and documentation must be submitted in order for Application processing to continue.

Applicant Signature: Josh Scott Date: 1/26/26

OWNER'S CONSENT

I certify that I am ~~Owner of~~ ^{acting on behalf of the owner for} the property located at 714 Main St, GVMO ("Subject Property") or, in the case of an entity Owner, that said entity is the Owner and that I am an authorized to sign this Application on Owner's behalf. Owner hereby grants authority to the Applicant to act as its agent in the filing of this Application and to represent Owner at any and all meetings and hearings required to process this Application. Owner expressly consents to use of the Subject Property as described in this Application and agrees to be bound by any and all conditions that may be agreed to by Applicant as a part of the approval of this Application and which may be imposed by the City of Grandview.

Property Manager Signature: [Signature] Date: 1/26/26

For Staff Only

Complete Application: _____ Zoning District: _____
Hearing Date: _____ Determination: _____

PAYMENT DATE
01/27/2026
COLLECTION STATION
Community Development
RECEIVED FROM
John Scott
DESCRIPTION

City of Grandview
1200 Main St
Grandview, MO 64030

BATCH NO.
2026-00000360
RECEIPT NO.
2026-00000893
CASHIER
Danielle Carlisle

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
SPEC	Special Permit Certificate of Appropriateness Application - Signage 714 Main St. <div style="text-align: right;"> Total Cash \$0.00 Total Check \$200.00 Total Charge \$0.00 Total Wire \$0.00 Total Other \$0.00 Total Remitted <u>\$200.00</u> Change <u>\$0.00</u> Total Received <u>\$200.00</u> </div>	\$200.00
Total Amount:		\$200.00

Customer Copy



CUSTOMER: ARTHOUSE 714
NAME:
LOCATION: 714 MAIN STREET
 GRANDVIEW, MO 64030

DATE: 1/27/26
DESIGN NO: JL-335783
ARTIST: AW
SCALE: 1/2" = 1'
 1/8" = 1'

APPROVED:

DATE:

SPECIFICATIONS

- INSTALL CUSTOMER-PROVIDED SIGN.
- REVERSE CHANNEL LETTERS ON ALUMINUM BACKER.

ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.

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1. Survey number: JA-AS-088-258		2. Survey Name: Town of Grandview, Resurvey	
3. County: JACKSON		4. Address (Street No.): 714 Street (name): Main Street	
5. City: Grandview	Vicinity <input type="checkbox"/>	6. Lat / Long:	7. Township/Range/Section: T: R: S:
8. Historic name (if known):		9. Present/other name (if known):	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade	11b. Current use: Commerce/Trade

HISTORICAL INFORMATION

12. Construction date: ca. 1912	15. Architect:	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period	16. Builder/contractor: Lindsey and Vest	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner:	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential <input type="checkbox"/> C <input type="checkbox"/> NC <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

ARCHITECTURAL INFORMATION

23. Category of property: <input checked="" type="checkbox"/> building <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement Fixed-sash display
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural) Visible from public road? <input checked="" type="checkbox"/>
25. Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): Post-2003 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s):
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	Endangered by:
27. No. of stories: 1	34. Foundation material: Not visible	40. No. of outbuildings (describe in box 40 cont.): 0
28. No. of bays (1st floor): 2	35. Basement type: Unknown	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>
29. Roof type: Flat	36. Front porch type/placement: N/A	

OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Rosin Preservation, LLC Emily Lenhausen 1712 Holmes Kansas City, MO 64108 816-472-4950 emily@rosinpreservation.com	44. Survey date: March 29, 2018
		45. Photographer: Brad Finch, f-Stop Photography

FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		Other:

Date(s):



ADDITIONAL INFORMATION

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

"This address is currently applied to what was originally two separate commercial buildings. These buildings may appear in a 1912 photo of Main Street, Grandview. Sources indicate Lindsey & Vest constructed the west building in 1913, which became the Sun Theater in 1920. Each of the two original buildings appears on the 1916 Sanborn Fire Insurance Map with the listings, "Hardware," on the west building and "Drugs," on the east building. These buildings appear in a 1926 streetscape photo of Main Street, Grandview, as well as in a c.1945 photo with a sign advertising the west storefront as the "GRAND" theatre. Bradford's, Van Kirk's and Salyer's drug stores occupied the east storefront from the 1910s through the 1940s. Sources indicate that it later became the city hall and city water office during the 1940s. The current appearance of the west storefront dates to a 1951 renovation under new ownership when it became known as the Jet Theater. The current appearance of the east storefront dates to a 1973 rebuild after a devastating fire. This lot is part of the Original Town of Grandview, Dec 1889 (Davis and Schwenk, 2003)."

Alterations that post-date the 2003 survey removed non-historic alterations, restoring the historic storefront openings. The resource has fair integrity but it is not eligible because there is no concentration of resources that would constitute a historic district. The determination of its eligibility is unchanged from the 2003 survey.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Davis, Kerry and Sally F. Schwenk, "The Town of Grand View," Historic Preservation Services, LLC., 2003.

Google Earth, 2018.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

"This building is situated on Main Street among early twentieth century brick commercial structures that share party walls and flush setbacks. Main Street is bounded by steep curbs, a narrow easement strip, and concrete sidewalks (Davis and Schwenk, 2003)."

The environment of 714 Main Street does not appear significantly altered from its 2003 appearance.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

"This address currently applies to two brick one-part commercial blocks that were historically separate, but have since been connected within. The west block has a symmetrical façade that is three bays wide with a modern storefront system of stucco and faux half timbering. Flanking the center bay entrance are two fixed-sash picture windows. The east block features modern brick facing and two asymmetrical bays that include an entrance door and a small fixed-sash window. The façade projects forward approximately twelve inches from the west façade wall. Clay tile coping caps the east parapet wall. A cloth awning unites the two façades. The stucco treatment filling the storefront bays reflects the treatment from its mid-twentieth century theater function (Davis and Schwenk, 2003)."

Both storefronts have been significantly altered since the 2003 survey. The east storefront features a five-part aluminum-framed system with one pedestrian entrance. The west storefront features a five-part fixed-sash aluminum display window. This window fills the majority of the elevation. The clay coping has been replaced with metal.