



**AGENDA
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
JUNE 12, 2019
12:00 PM**

- 1. Call to Order**
 - 1. Roll Call**
- 2. Approval of Minutes**
 - 1. Historic Preservation Commission - Regular Meeting - Apr 3, 2019 12:00 PM**
- 3. Certificate of Appropriateness**
 - 1. 101 W WALL STREET**
 - 2. 117 E WALL STREET**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 7th day of June, 2019.

Randall K. Jones, City Clerk



**MINUTES
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
APRIL 3, 2019
12:00 PM**

1. Call to Order

The meeting was called to order at 12:00 PM by Chair David Atkinson

Attendee Name	Organization	Title	Status	Arrived
David Dickerson	Harrisonville	Alderman Liaison	Present	
David Atkinson	Harrisonville	Chair	Present	
Julie Cooper	Harrisonville		Absent	
Claudia Kauzlarich	Harrisonville		Present	
Bill Woods	Harrisonville		Present	
Robert Wiseman	Harrisonville	Board Member	Present	
Michael Weaver	Harrisonville		Present	
April McLaughlin	Harrisonville	Vice-Chair	Absent	

Also in attendance were Happy Welch, City Administrator; Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Public Participation

None

3. Approval of Minutes

Historic Preservation Commission - Regular Meeting - Jan 9, 2019 12:00 PM

With no additions or corrections, the minutes from the January 9, 2019, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bill Woods
SECONDER:	Claudia Kauzlarich
AYES:	Dickerson, Atkinson, Kauzlarich, Woods, Wiseman, Weaver
ABSENT:	Julie Cooper, April McLaughlin

A. Action Items

1. Grant Application

Roger Kroh presented a memo for the Commission's 2019 Harrisonville Grant Proposal.

Michael Weaver made a motion and Bill Woods seconded the motion to direct staff to submit an application for a grant to prepare a historic preservation plan for the city that will incorporate, at a minimum, the following elements: 1) revisit and possibly expand the historic preservation district boundaries, 2) look at whether there is a neighborhood or scattered site historic houses that might be viable candidates to be in a historic district, 3) revisit the historic preservation design guidelines including looking at historic color palettes. At Mike Weaver's request, a fourth element was added to consolidate information for the public on the benefits of utilizing historic tax credits to restore properties and the resources to help do so. The Commission voted yes unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Weaver
SECONDER:	Bill Woods
AYES:	Dickerson, Atkinson, Kauzlarich, Woods, Wiseman, Weaver
ABSENT:	Julie Cooper, April McLaughlin

2. Preservation Conference

Happy Welch told the Commission that there is a Historic Preservation Conference in St. Joseph, MO, June 18-21. Bill Woods, Michael Weaver, David Atkinson and Robert Wiseman stated they would like to attend.

3. Preservation Tax Credit

Happy Welch present a video on the importance of Historic Tax Credits that are available for use when remodeling in the Historic Preservation Districts.

4. Discussion Items

None

5. Adjourn

With nothing further to come before the Commission, Bill Woods made a motion to adjourn. Claudia Kauzlarich seconded. The meeting was adjourned at 12:43 PM.

Jamie Martin, Recording Secretary

Minutes Acceptance: Minutes of Apr 3, 2019 12:00 PM (Approval of Minutes)

City of
Harrisonville
est. 1836

STAFF REPORT

TO: Historic Preservation Commission
FROM: Jamie Martin, Assistant
DATE: June 7, 2019
SUBJECT: 101 W WALL ST

Type of Item: *Approval*

1. **Action Item (ID # 3240)**
101 W WALL ST

Attachments:

Filer Staff Report (DOC)
FILER APP (PDF)
FILER MINUTES (PDF)
ELEVATION FILER (PDF)
FILER SECOND FLOOR (JPEG)

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

TO: Historic Preservation Commission
FROM: Roger Kroh, Community Development Planner
DATE: June 7, 2019
RE: Amendment to Certificate of Appropriateness for 101 West Wall St.

Request

On January 9, 2019, the HPC approved a Certificate of Appropriateness for first floor windows at 101 West Wall Street (southwest corner of Independence St. and Wall Street). The applicant, Mr. Chris Filer with Tin Roof Properties LLC, is now asking that an amendment to the certificate be approved for second floor windows which were installed before the applicant realized that they also needed a certificate of appropriateness. Please drive by the building to see the second-floor windows that are already installed. Also, attached is a photograph.

Tenant Status

Artisan's Corner, the multi-vendor antique mall, is scheduled to open July 11. Although not final yet, an ice cream soda fountain is to also go on the first floor that will also sell home-baked pies. A photographer will be on the second floor in the south space.

Attachments

Original Application and Elevation
Minutes of January 9, 2019 Meeting
Photograph – Second Floor Windows

Attachment: Filer Staff Report (101 W WALL ST)

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
TO
HARRISONVILLE HISTORIC PRESERVATION COMMISSION**

UNDER ORDINANCE NO. 1826 OF THE CITY OF HARRISONVILLE, MISSOURI

I (we) the undersigned do hereby respectfully make application for a Certificate of Appropriateness for the following plans and proposals to be undertaken within the boundaries of the Historic District.

Property Location: 101 W Wall

Property Owner: Tin Roof Properties L.L.C. Chris Filer

Owner's Address: 26514 S. Southlake Drive Harrisonville MO 64701

cdfiler@yahoo.com

TYPE OF WORK (Check all that apply)

- ☒ Exterior Alteration or Repair post black / walnut / windows
- ☐ New Construction
- ☐ Demolition of Structures
- ☐ Relocation of Structures
- ☐ Other _____

See page 2 of this application for additional information to be submitted.

Signature: Applicant [Signature]

Address 26514 S. Southlake Drive

Phone 615-508-5053

RETURN APPLICATION TO: Community Development Department
Harrisonville City Hall
P.O. Box 367, 300 E. Pearl Street
Harrisonville, MO 64701

The application, including all additional information, must be filed no later than fourteen days prior to the next regularly scheduled meeting of the Historic District Commission. The Commission meets on the second Wednesday of each month at 6:00 p.m. in the Council Chambers of City Hall, or as needed. Property Owners are urged to attend the meeting. Copies of all information submitted with an application must be retained by the Historic Preservation Commission.

RECEIVED

Date Received by Department JAN 03 2019 [Signature] (Initials)

Date Approved _____

Certificate Number CITY OF HARRISONVILLE

Attachment: FILER APP (101 W WALL ST)



MINUTES
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
APRIL 3, 2019
12:00 PM

1. Call to Order

The meeting was called to order at 12:00 PM by Chair David Atkinson

Attendee Name	Organization	Title	Status	Arrived
David Dickerson	Harrisonville	Alderman Liaison	Present	
David Atkinson	Harrisonville	Chair	Present	
Julie Cooper	Harrisonville		Absent	
Claudia Kauzlarich	Harrisonville		Present	
Bill Woods	Harrisonville		Present	
Robert Wiseman	Harrisonville		Present	
Michael Weaver	Harrisonville		Present	
April McLaughlin	Harrisonville	Vice-Chair	Absent	

Also in attendance were Happy Welch, City Administrator; Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Public Participation

None

3. Approval of Minutes

Historic Preservation Commission - Regular Meeting - Jan 9, 2019 12:00 PM

With no additions or corrections, the minutes from the January 9, 2019, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bill Woods
SECONDER:	Claudia Kauzlarich
AYES:	Dickerson, Atkinson, Kauzlarich, Woods, Wiseman, Weaver
ABSENT:	Julie Cooper, April McLaughlin

4. Action Items

A. Grant Application

Roger Kroh presented a memo for the Commission's 2019 Harrisonville Grant Proposal.

Michael Weaver made a motion and Bill Woods seconded the motion to direct staff to submit an application for a grant to prepare a historic preservation plan for the city that will incorporate, at a minimum, the following elements: 1) revisit and possibly expand the historic preservation district boundaries, 2) look at whether there is a neighborhood or scattered site historic houses that might be viable candidates to be in a historic district, 3) revisit the historic preservation design guidelines including looking at historic color palettes. At Mike Weaver's request, a fourth element was added to consolidate information for the public on the benefits of utilizing historic tax credits to restore properties and the resources to help do so. The Commission voted yes unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Weaver
SECONDER:	Bill Woods
AYES:	Dickerson, Atkinson, Kauzlarich, Woods, Wiseman, Weaver
ABSENT:	Julie Cooper, April McLaughlin

B. Preservation Conference

Happy Welch told the Commission that there is a Historic Preservation Conference in St. Joseph, MO, June 18-21. Bill Woods, Michael Weaver, David Atkinson and Robert Wiseman stated they would like to attend.

C. Preservation Tax Credit

Happy Welch present a video on the importance of Historic Tax Credits that are available for use when remodeling in the Historic Preservation Districts.

5. Discussion Items

None

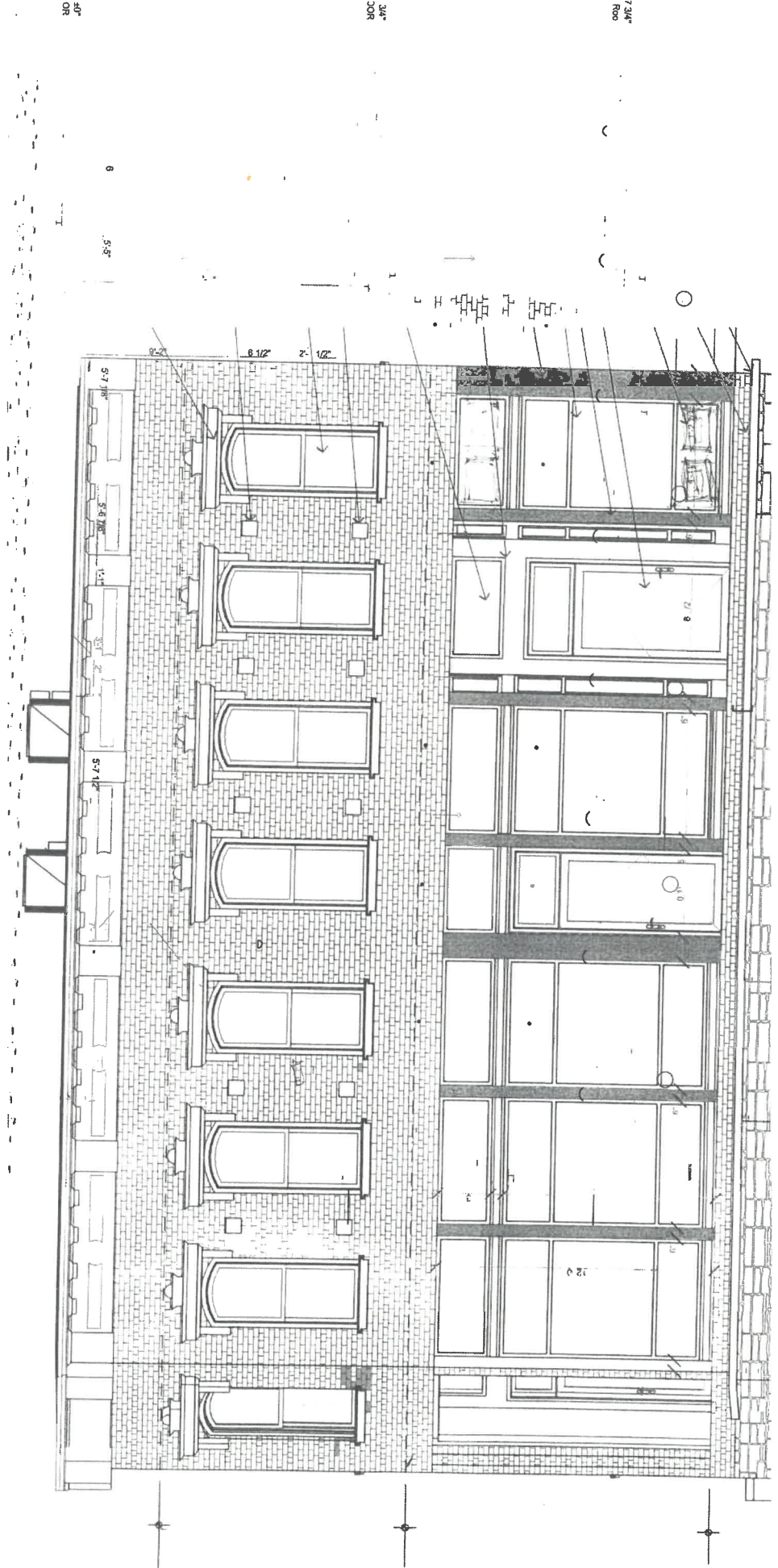
6. Adjourn

With nothing further to come before the Commission, Bill Woods made a motion to adjourn. Claudia Kauzlarich seconded. The meeting was adjourned at 12:43 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary

Attachment: 101 W. Wall St. Cent of A (C of A 101 W. Wall St.)





3.1.e

Attachment: FILER

Packet Pg. 10



TO: Historic Preservation Commission
FROM: Jamie Martin, Assistant
DATE: June 7, 2019
SUBJECT: 117 E WALL STREET

Type of Item: *Approval*

2. Action Item (ID # 3241)
117 E WALL STREET

Attachments:

SOULIS STAFF (DOC)
soulis application (PDF)

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

TO: Historic Preservation Commission
FROM: Roger Kroh, Community Development Planner
DATE: June 7, 2019
RE: Certificate of Appropriateness for 117 East Wall
Southwest corner Wall and Lexington Streets

Request

Tim and Karen Soulis have submitted an application for a Certificate of Appropriateness for a number of improvements that they wish do to a building owned by Karen's mother, Mary Hanneman, at 117 East Wall Street. You will be receiving the application and staff report over the weekend.

Attachment: SOULIS STAFF (117 E WALL STREET)



300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

STAFF REPORT

TO: Historic Preservation Commission

FROM: Roger Kroh, Community Development Planner

DATE: June 7, 2019

REQUEST: Approval of Certificate of Appropriateness

LOCATION: 117 East Wall - *Southwest corner Wall and Lexington Streets*

OWNER: Mary Hanneman, 2501 W. Mechanic St, 1st Floor, Harrisonville, MO 64701 under the care of Mrs. Melody Folson, Cass County Public Administrator

APPLICANT: Timothy A. Soulis and Karen L. Soulis
26705 E. State Route EE, Harrisonville, MO 64701
(Daughter and son-in-law to Mary Hanneman)

ZONING: CBD – 1, Downtown Core Business District

Background

Tim and Karen Soulis have submitted an application for a certificate of appropriateness for improvements that they wish to make to a building owned by Karen's mother, Mary Hanneman, at 117 East Wall Street. The building has not been inhabited since 2007 and the neglect of the past 12 years has resulted in significant deterioration. Their goals with the proposed work are to:

- protect the building,
- minimize risk to the estate of Mary Hanneman,
- increase the likelihood that the building can deliver rental income to the estate of Mary Hanneman without elevated risks, and
- improve the property's appearance so as to conform to the neighborhood standards for Harrisonville's Downtown Historic District.

Proposed Work:

The applicants have identified 10 major problems with 117 E. Wall Street and solutions to address each one. These are as follows:

Attachment: soulis application (117 E WALL STREET)

Problems and Solutions Identified by Applicants	Staff Comments
Problem 1: The basement is very damp and part of this is the result of poor drainage away from the foundation as well as through the basement hatch door, basement interior door and back storm door during heavy downpours. The basement hatch door is rotted, off of the hinges, and no longer capable of preventing unauthorized entry to the stairs. The basement door beneath the basement hatch is rotted and delaminating with the entire lower section of it essentially gone. The basement needs to be secured with a new hatch cover and door to prevent unauthorized entry and vandalism. Recommended Solution: A. Replace severely rotted basement door and door jamb into the basement at the bottom of the outside basement stairs and install new locking mechanisms and hardware. Add 50-year rated flashing and caulking. B. Replace hatch door to the basement stairs and cover with a sheet of metal to shed water away from the basement stairs. C. Bring dirt in and place against the foundation to shed water away from the foundation and footings. D. Lengthen sump pump drainage pipe to move the water purged from the basement toward the center of the lot so that it does not cycle right back down to the footings. E. Remove from basement trash, old books, obsolete water heater, wooden objects and other debris that holds moisture. Most of these items hold moisture and contribute to the risk of black mold. F. Set up a de-humidifier in the basement to drain with a hose into the sump pump pit in order to reduce the humidity/moisture level in the basement.	COA not required if door will be covered at top of steps Paint a color compatible with building COA not required COA not required COA not required COA not required
Problem 2: The back storm door from the first floor level to the back yard is deteriorated and is now obsolete. It is crumbling, delaminating in place, and will not effectively prevent water infiltration. Recommended Solution: Replace back storm door ed with a properly sealing door capable of being locked. Add 50-year rated flashing and caulking.	Replace with door of similar design and color
Problem 3: The back "inside" door from the first floor level to the back yard is in decent structural condition but the paint is chipping and peeling and it requires repainting.	

Recommended Solution:

Scrape, prime and repaint back "inside" door. Add 50-year rated flashing and caulking.

OK

Problem 4:

The concrete poured staircase from the first floor level to the back yard have sunken, tilted and is out of level and very far below a normal riser depth from the building threshold to the first tread. They cannot be walked upon or traveled safely by the public or a potential renter. These stairs represent a high risk for a liability lawsuit to the owner.

Recommended Solution:

Construct landing of adequate size to meet local building codes using CCA (ground contact rated) wood to enable a person to emerge from the building to the back yard before stepping down a few stair treads to the yard level. This deck should include footings buried to at least 36" depth (or 42" if required to meet City building code requirements) and include stairs and handrail.

Due to close proximity to street, consider painted wood steps.

Problem 5:

The two double - hung windows on the south and east sides of the building are rotted at the sill and the bottom of the side jambs. In addition, they both have extensive paint chipping and are in an unacceptable cosmetic condition for the Historic District neighborhood. Proper Flashing and caulking using 50 year rated materials must be performed as well.

Recommended Solution:

A. Remove and replace each window in it's entirety, including the side jambs and wooden sills that sit on the stone sill ledge. Re-use storm windows if possible.

B. Sandblast stone sills of each window to remove chipped paint and prepare the surface for new paint. Add 50-year rated flashing and caulking.

Will same windows be used? If not, provide picture of new windows.

Will existing colors be used.

Problem 6:

The front entry doors of the building have bare wood resulting from chipped and peeling paint.

Recommended Solution:

Scrape and repaint doors and add new locking hardware. Add 50-year rated flashing and caulking.

OK

Problem 7:

The City's Building Official, Mr. Chris Arthur, performed a courtesy review of the building last year and the results of his visit were conveyed to The Cass County Public Administrator in an e-mail by the applicant. Mr. Arthur stated that the window air conditioner unit above the front entry was required to be removed

before the building could be granted an Occupancy Permit.

Recommended Solution:

Remove window air conditioner during the renovation of the front entry jambs and the hole be back-filled with exterior, water-resistant grade plywood that would also be painted to match the entry doors. Add 50-year rated flashing and caulking.

OK

Problem 8:

The iron columns on each side of the door entry, the iron I-Beams above the main office windows and above the entry door, and the cast iron thresholds and window sills are structurally sound but have significant peeling, chipping paint and/or paint missing. These conditions do not meet the Historic District neighborhood standards.

Recommended Solution:

Sandblast down to bare metal the iron columns and the iron I-beams and iron thresholds and window sills to enable new Sherwin Williams' DTM (Direct To Metal) paint with two heavy coats to be immediately applied to protect the metal from future rusting.

Will existing colors be used.

Problem 9:

The two large north front windows and the large east window (each single pane windows) are set in wooden sills and jambs. These sills and jambs show significant loss of paint and some wood rot arising from water infiltration. The rotted sills represent the "structural footing or bed" for each large and heavy pane of glass. In addition, they are in an unacceptable cosmetic condition for the Historic District neighborhood. According to one contractor consulted, a condition similar to this existed in a building on the Liberty, Missouri Historic Square and resulted in a pane of glass crashing out to the sidewalk.

Recommended Solution:

Remove each pane of glass and sills and jambs and replace with water resistant materials such as "Hardy Board" or CCA ground-contact rated, treated wood to restore structural stability before re-setting each pane of glass. Add 50-year rated flashing and caulking.

Applicant would like HPC's opinion on whether tempered glass is necessary

Problem 10:

The brick work repair that was required to repair and stabilize the brick of the building does not match from panel to panel due to the inability of the brick mason to find old matching brick of the same size and color. The brick and mortar had been painted prior to this repair work completion. The non-matching condition does not meet the prevailing Historic District neighborhood standards.

Recommended Solution:

Power wash brick exterior surfaces to remove any loose debris and dust, allow to dry, and prime paint with Sherwin Williams' "Locks-On Brick & Mortar Primer" followed by a final coat of Sherwin Williams' "Duration" grade or "Emeralds" grade of paint.

OK to use brick red paint instead of bright red.

Alternatives: The commission may:

- Approve the application for a Certificate of Appropriateness
- Conditionally approve the application for Certificate of Appropriateness
- Deny the request for Certificate of Appropriateness

Recommendation:

Approval of certificate of conformance contingent upon:

1. HPC approval of proposed changes, materials and colors, and
2. Applicant obtaining a building permit for all building, electrical, plumbing and mechanic work regulated by ICC construction codes.

Attachments:

Application

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
TO
HARRISONVILLE HISTORIC PRESERVATION COMMISSION**

UNDER ORDINANCE NO. 1825 OF THE CITY OF HARRISONVILLE, MISSOURI

I (we) the undersigned do hereby respectfully make application for a Certificate of Appropriateness for the following plans and proposals to be undertaken within the boundaries of the Historic District.

Property Location: 117 E. Wall Street, Harrisonville, MO 64701

Property Owner: Mary M. Hanneman, an incapacitated person under the Care of

Owner's Address: C/o Mrs. Melody Folsom, Cass County Public Administrator
2501 W. Mechanic St., 1st Floor Harrisonville, MO 64701
Mrs. Melody Folsom
Cass County Public Administrator

TYPE OF WORK (Check all that apply)

☒

Exterior Alteration or Repair

→ 816-380-3260

→ Fax: 816-380-8785

☐

New Construction

☐

Demolition of Structures

☐

Relocation of Structures

☐

Other _____

See page 2 of this application for additional information to be submitted.

Signature: Applicant Timothy A. Soulis + Karen L. Soulis

Address 26705 East State Rt. EE, Harrisonville, Mo 64701

Phone 816-516-1915 816-510-9629

RETURN APPLICATION TO: **Community Development Department
Harrisonville City Hall
P.O. Box 367, 300 E. Pearl Street
Harrisonville, MO 64701**

The application, including all additional information, must be filed no later than fourteen days prior to the next regularly scheduled meeting of the Historic District Commission. The Commission meets on the second Wednesday of each month at 6:00 p.m. in the Council Chambers of City Hall, or as needed. Property Owners are urged to attend the meeting. Copies of all information submitted with an application must be retained by the Historic Preservation Commission.

Date Received by Department June 6, 2019 R. Kish (Initials)

Date Approved _____

Certificate Number _____

Attachment: soulis application (117 E WALL STREET)

ADDITIONAL INFORMATION TO BE SUBMITTED WITH APPLICATION

1. EXTERIOR ALTERATION OR REPAIR

Describe clearly and in detail all work to be done. Include the following items where appropriate:

- A. Sketches, photographs, specifications, manufacturer's illustrations or other description of proposed changes to the building façade or roof, new additions, or site improvements. Drawings will be required for major changes in design for such items as roofs, façades, porches, or prominent architectural features.
- B. Color schedule (see attached). — *Propose Same Dark Green Paint*
- C. Color of brick and type of mortar to be used, for masonry work. — *Brick to be painted "Brick" Red as previously painted - Not Bright*
- D. Samples of proposed materials when the original material will not be retained.
- E. Site information, including the location of all large trees, parking areas, walls, fences, outbuildings, or other landscape features of note where major site improvements are proposed.
- F. Landscape plan with measured distances for new parking areas or other major site improvements.

2. NEW CONSTRUCTION

Describe the nature of the proposed project. Include the following items where appropriate:

- A. Site plan with measured distances. — *Propose 36" x 36" Deck landing w/ Stairs + Handrail down to court yard using CA Ground Contact Wood w/ 36" Deep post footings - South Door in yard*
- B. Elevation drawings of each facade and specifications which clearly show the exterior appearance of the project.
- C. Photograph of the proposed site.
- D. Landscape plan.
- E. Color schedule.
- F. Samples or other description of materials to be used.
- G. Drawings or other description of site improvements: fences, walls, walks, lighting, pavement, patios, decks, etc.

3. DEMOLITION OF STRUCTURES

- A. Describe the structure and give the reason for demolition. Include a photograph.
- B. Describe the proposed reuse of the site, including landscaping.

4. RELOCATION OF STRUCTURES

- A. Give the reason for the relocation. Include a photograph. If the structure is to be relocated within the District, describe any proposed changes.
- B. Describe any site features, which will be altered or may be disturbed, including foundation, walls, driveways, vegetation, etc.

Attachment: soulis application (117 E WALL STREET)

South
Elevation

excessive/
unsafe
step
Riser

Sunken
Stair



Stair
Hatch
to Basement
Door

Hole
Due to
Decay



Failed
Hinges

Rainwater
penetrates at
seams between
boards down into
basement

Attachment: soulis application (117 E WALL STREET)

South Elevation

36" Square
CA Ground Contact
Rated Wood Deck
to be built
Here w/ New
Stairs + Handrail



Attachment: soulis application (117 E WALL STREET)



Storm
Door
is
Obsolete

Attachment: soulis application (117 E WALL STREET)

Basement
Door
+
Jamb
Decay



Attachment: soulis application (117 E WALL STREET)

Basement
Moisture
- Condensation
on
Ductworks



Attachment: soulis application (117 E WALL STREET)

5

Basement Junk + Trash

- moisture absorbing
- Remove + Dispose
- Dehumidify



6



Attachment: soulis application (117 E WALL STREET)

Double
Hung
Windows
on
South
+
East
Walls



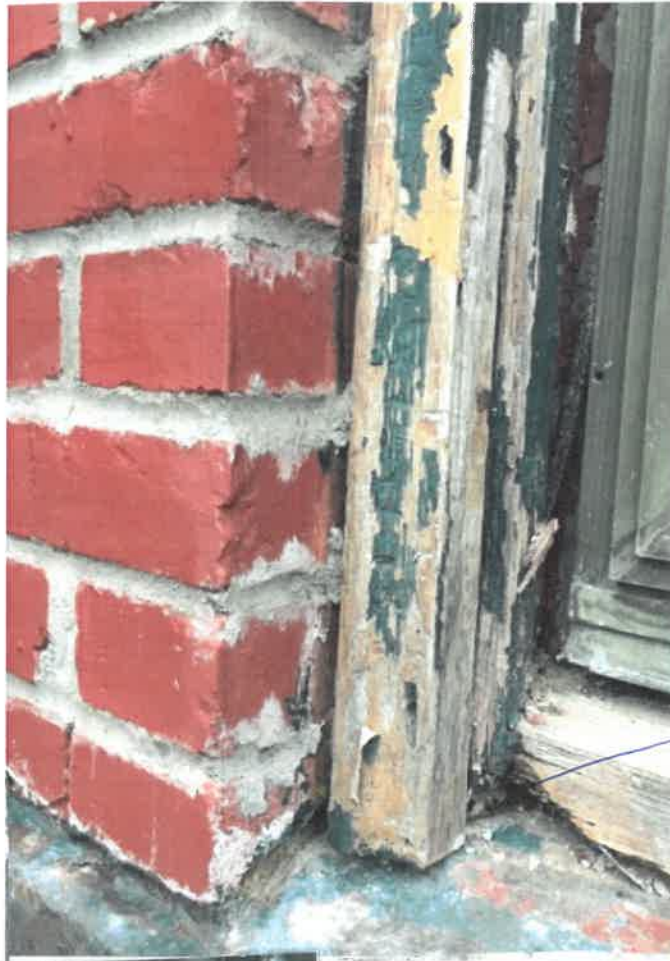
Aluminum
Storm
(Not Appropriate
Historically)

Interior
Replacement
Window
"Scabbed" onto
jambs
"Mullions"
Not
Historically
Appropriate

Attachment: soulis application (117 E WALL STREET)

7

Double
Hung
Windows
To Be
Replaced



Decay



Decay



Decay

8

Attachment: soullis application (117 E WALL STREET)

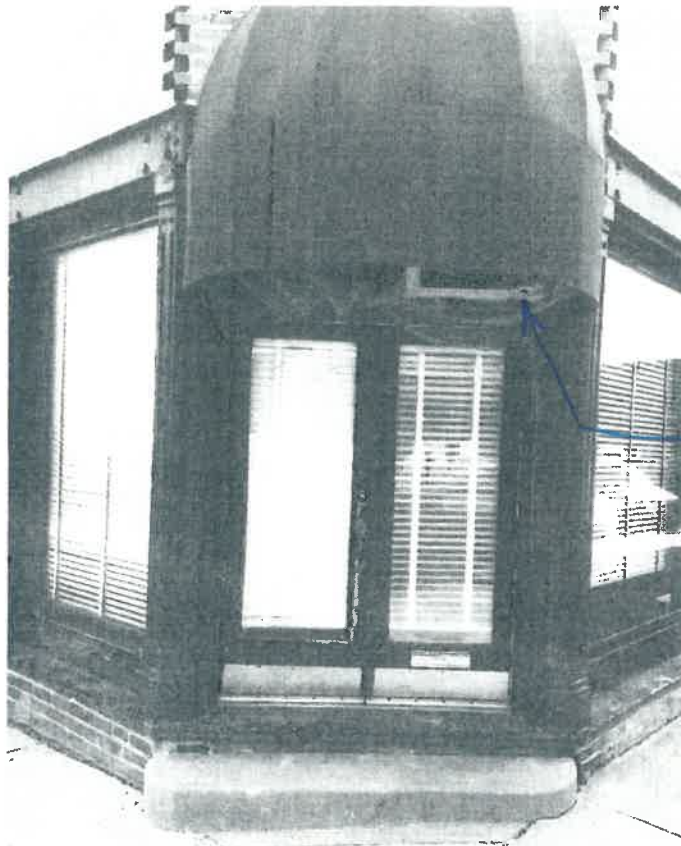
Front
Entry
Door



Strip w/ abrasive blast method any peeling paint + repaint
same
color



Attachment: soulis application (117 E WALL STREET)



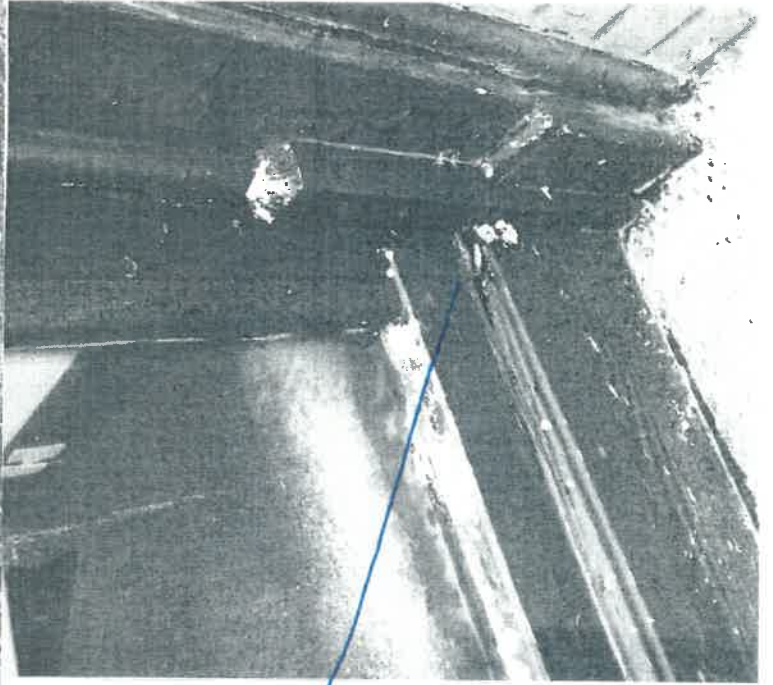
Air Conditioner
to be
Removed

East Elevation
Large Window



Decay

Attachment: soullis application (117 E WALL STREET)



North Facade Windows

Attachment: soulis application (117 E WALL STREET)

North Panel Facade



East Facade Panel



Brick Colors/Appearance
inconsistent