



**AGENDA
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
OCTOBER 7, 2020
12:00 PM**

- 1. Call to Order**
 - 1. Roll Call**
- 2. Public Participation**
- 3. Minutes Approval**
 - 1. Historic Preservation Commission - Regular Meeting - Sep 2, 2020 12:00 PM**
- 4. Action Item**
 - 1. Certificate of Appropriateness for Bodeez Bar and Grill, 107 E. Wall**
 - 2. Update on Historic Preservation Commission Grant**
- 5. Adjourn**

Posted this 29th day of September 2020

Daniel Barnett, Deputy City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
SEPTEMBER 2, 2020
12:00 PM

1. Call to Order

The meeting was called to order at 12:00 PM by Vice-Chair April McLaughlin

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

Also in attendance: Applicants, Timothy & Karen Soulis; Community Development Planner, Roger Kroh; and Recording Secretary, Cyndora Gauthreaux

2. Public Participation

No Public Participation

3. Approval of Minutes

1. Historic Preservation Commission - Regular Meeting - Aug 5, 2020 12:00 PM

With no additions or corrections, the minutes from August 5, 2020 meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Michael Weaver
SECONDER:	Julie Cooper
AYES:	Cooper, Kauzlarich, Wiseman, Weaver, Davidson, McLaughlin
ABSENT:	David Atkinson, Bill Woods

4. Certificate of Appropriateness

1. 117 E. Wall - Certificate of Appropriateness Extension

The Historic Preservation Commission approved a Certificate of Appropriateness (C of A) on June 12, 2019 for Tim and Karen Soulis to restore the building owned by Karen's mother at 117

E. Wall St.

The Certificate of Appropriateness requires construction to begin within six (6) months of issuance or it shall be void. Although the 6-month allotment has expired, Tim and Karen Soulis are requesting the HPC to approve an extension of the C of A as they have received a \$1000 façade grant through the Love the Square organization and now wish to begin façade construction.

Mr. Tim Soulis addressed the Commission to further explain how full ownership has not been legally settled and how he and his wife are taking a financial risk by beginning construction.

Commissioner Weaver inquired as to what the Soulis's goal for the building was and asked if the building had an interior access to the business next to it. Mr. Soulis responded by informing those present there is no interior access to the neighboring business and the current goal for this location is to be made ready for viable use, and how the facade construction is phase one of that process. Commissioner Kauzlarich then inquired as to what phase one consisted of. Mr. Soulis gave a brief overview of the facade remodeling to include cleaning up the street facing iron and glass. Mr. Soulis went on to explain how construction would mostly take place on the weekends to minimize disruption to other business on the square.

Staff recommends approval of a Certificate of Appropriateness extension.

Commissioner McLaughlin made a motion to approve an extension to August 31, 2021 for work to commence at 117 E Wall St. as approved in the June 12, 2019 Certificate of Appropriateness and the applicant's extension request dated August 26, 2020. The motion was seconded by Commissioner Cooper. The motion was unanimously approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	April McLaughlin, Vice-Chair
SECONDER:	Julie Cooper
AYES:	Cooper, Kauzlarich, Wiseman, Weaver, Davidson, McLaughlin
ABSENT:	David Atkinson, Bill Woods

5. Discussion Items

1. Update on Selection of Consultant for Historic Preservation Plan

Community Development Planner, Roger Kroh informed the Board the selection of a consultant for the Historic Preservation Plan failed to have any respondents. It is believed that a revision of scope is needed to narrow down the proposal to updating the plan only. Commissioner McLaughlin inquired about any future deadlines. Mr. Kroh informed the Board that there are several deadlines the most pressing being a public hearing which is to be held prior to the 1st of the year.

2. Training

Community Development Planner Roger Kroh informed the Board and those present that training was unable to be scheduled for this meeting.

6. Adjourn

With no further discussion or items to come before the Board, Commissioner Kauzlarich made a motion to adjourn the meeting at 12:21 PM and was seconded by Commissioner Wiseman. The motion was unanimously approved.

Cyndora Gauthreaux, Recording Secretary

Minutes Acceptance: Minutes of Sep 2, 2020 12:00 PM (Minutes Approval)

City of
Harrisonville
STAFF REPORT

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TO: Historic Preservation Commission
FROM: Roger Kroh, Planner
DATE: September 29, 2020
SUBJECT: Certificate of Appropriateness for Bodeez Bar and Grill, 107 E. Wall

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: Joey Rains, 107 E. Wall St, Harrisonville, MO 64701

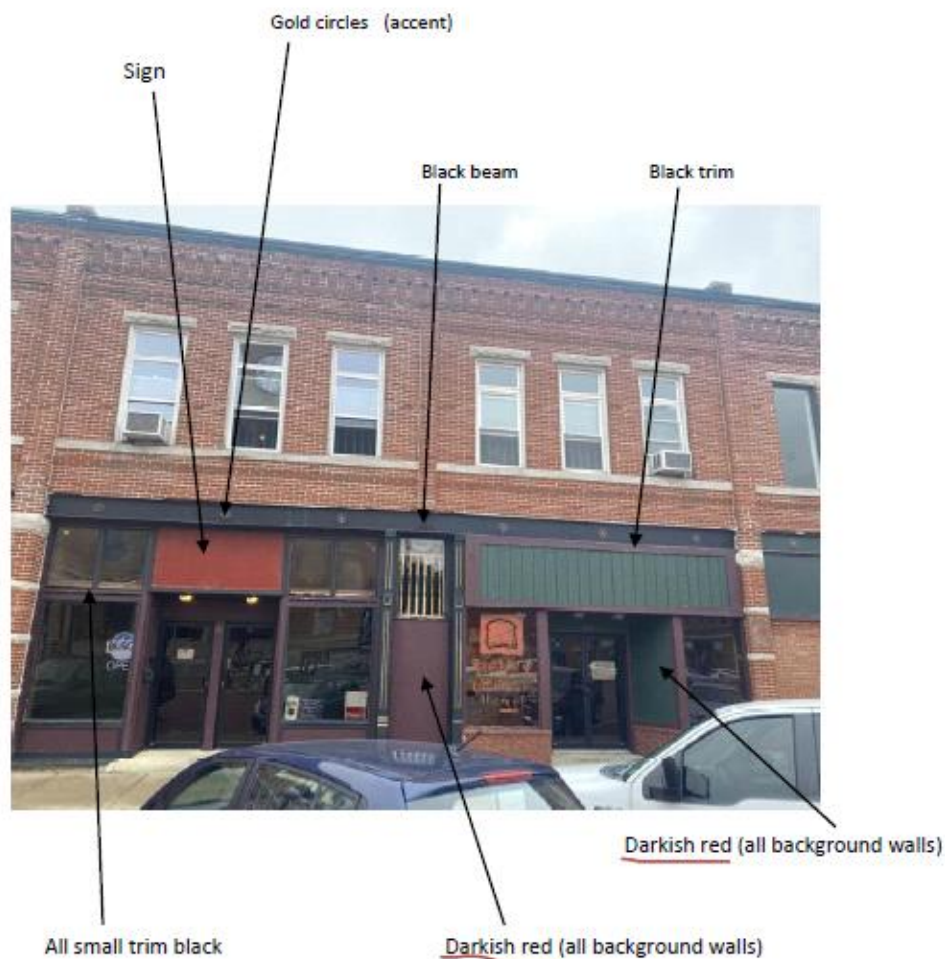
Owner: CCHS LLC, (Larry Rains) 107 E. Wall St. Harrisonville, MO 64701
dba Bodeez Bar and Grill

Requested Actions: Certificate of Appropriateness for 107 E. Wall St.

Date of Application: September 29, 2020

PROPOSAL

The owners of the new Bodeez Bar and Grill at 107 E. Wall St. have made application for a certificate of appropriateness to paint the front of the restaurant with primary colors that they say are not too different from the dark red, gold and black that is currently on the building.



PREVIOUS ACTIONS

None.

STAFF COMMENTS AND SUGGESTIONS

Section III regarding painting in the *Harrisonville's Guidebook for Landmarks and Preservation Districts* states:

“A. HPC must approve color selection and will emphasize colors that fit the style and age of the building and complement the overall color schemes on the street. Avoid using bright and obtrusive colors, too many colors, or a single color for the entire building.”

Staff believes the proposed colors meet these requirements.

The applicant will also be putting a new sign on the building that will have the Bodeez logo painted in red and gold on a dark brown pine board. Section IX (B) in the *Harrisonville's Guidebook for Landmarks and Preservation Districts* allows staff to approve signs.

STAFF RECOMMENDATION

Approval of Certificate of Appropriateness

ATTACHMENTS

Letter from the applicant

STAFF CONTACT: Roger Kroh

1. Action Item (ID # 3630)

Certificate of Appropriateness for Bodeez Bar and Grill, 107 E. Wall

Attachments:

Letter from applicant (PDF)

This letter will briefly outline the plan for painting the front of 107 E Wall ST and the front sign. We do, however, understand that preserving the historical appearance of the square is important for Harrisonville, in keeping its uniqueness and history. Therefore, our idea is to freshen up the front of Bodeez (address listed above) with primary paint colors (not too different from the current colors on the building) which reflect our brand and fit with the design of the square. Our colors are dark red, gold, and black.

Building Frontage

Walls: Dark Red (currently maroon)

Trim: Black (currently black)

Accent/trim art: Gold

Front Sign

The sign will have a dark brown pine board background, and our logo painted in the middle (colors on logo are red and gold).

Thank you for your consideration!

Sincerely,

Joey Rains.