



**AGENDA
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
VIA ZOOM
DECEMBER 10, 2020
12:00 PM**

In effort to maintain social distancing and protect public health, this meeting will be conducted via [www.zoom.com](https://us02web.zoom.us/j/81155988286?pwd=QmJKblNPdW5QN3BnSEoxdkpIdHJXQT09).

Board members, applicants, and members of the public who wish to attend the meeting please go to:

<https://us02web.zoom.us/j/81155988286?pwd=QmJKblNPdW5QN3BnSEoxdkpIdHJXQT09>

Meeting ID: 811 5598 8286

Passcode: 744161

To join the meeting by phone:

Call: 1-312-626-6799

Enter passcode when prompted: 811 5598 8286

I. Call to Order

1. Roll Call

II. Minutes Approval

1. Historic Preservation Commission - Regular Meeting - Nov 4, 2020 12:00 PM

III. Action Items

- 1. 111. S. Lexington, Chris Filer**
- 2. 104 S. Independence, Smile Doctors Sign**
- 3. Chris Filer Building, 100-102 N. Independence St.**

IV. Adjournment

Posted this 8th day of December 2020

Daniel Barnett, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
NOVEMBER 4, 2020
12:00 PM

I. Call to Order

The meeting was called to order at 12:03 PM by Chair David Atkinson

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

II. Minutes Approval

1. Historic Preservation Commission - Regular Meeting - Oct 7, 2020 12:00 PM

Brief discussion ensued between Board Members and Mr. Kroh regarding the shade of red Mr. Rains requested to be used on the front exterior of Bodeez Bar and Grill. Mr. Kroh informed the Board Mr. Rains painted a section of the front exterior and requested Board Members to view the color and email Mr. Kroh with their opinion regarding the color selection.

With no addition or corrections, the minutes from October 7, 2020 meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Michael Weaver, Board Member
SECONDER:	Robert Wiseman, Board Member
AYES:	Atkinson, Kauzlarich, Woods, Wiseman, Weaver, Davidson
ABSENT:	Julie Cooper, April McLaughlin

III. Certificate of Appropriateness

A. 111 S. Lexington - Chris Filer, Michael Cook

Community Development Director Roger Kroh presented the Certificate of Appropriateness for 111 S. Lexington requested by Chris Filer and Michael Cook. Mr. Filer addressed the Board to discuss his request to remove the brick from the storefront at 111 S. Lexington and remodel the first floor for office or retail and remodel the second-floor apartments.

In addition, Mr. Filer stated they would like to replace the first-floor brick with a storefront more akin to the predominately glass storefront that existed early in the life of the building. Currently there are two doors located on the left side of the store front. As part of the storefront remodel, they would also like to move one of the two doors to the right side of the storefront. The remaining door located on the left will have access to the second-floor apartments while the new door on the right will have access to the retail space on the first floor.

Mr. Filer also requested authorization to paint the brick located on the second floor to white. Mr. Filer provided images of the concepts he is proposing to the Board.

Much discussion ensued between Mr. Filer and Board Members regarding the colors and concepts of both the first and second floor facade.

It was ultimately decided to table the decision regarding the second floor painting and color choice until the next meeting to be held on December 2, 2020 and approve the Certificate of Appropriateness for the first floor store front window and the moving of the door.

Regarding the building at 111 S Lexington, Commissioner Weaver made a motion to table the decision regarding the second-floor painting and color choice until the next meeting and approve the amended Certificate of Appropriateness for installing the black first-floor store front window and the moving of the door as described herein. The motion was seconded by Commissioner Wiseman and unanimously approved.

RESULT: ACCEPTED [UNANIMOUS], ,

Minutes Acceptance: Minutes of Nov 4, 2020 12:00 PM (Minutes Approval)

MOVER:	Michael Weaver, Board Member
SECONDER:	Robert Wiseman, Board Member
AYES:	Atkinson, Kauzlarich, Woods, Wiseman, Davidson, Weaver
Absent:	Cooper, McLaughlin

IV. Discussion Items

A. Meeting Agenda & Packet Delivery Preference- Email vs Postal Mail

Recording Secretary Cyndora Gauthreaux asked the Board Members for their preference was in regard to receiving meeting Agendas and Packets and the pros and cons of email vs USPS. Below are the responses given.

Claudia Kauzlarich- Email

Bill Wood- USPS

Michael Weaver- Email

Robert Wiseman- Email

David Atkinson- Email

Gary Davidson- Email

Julie Cooper- Absent

April McLaughlin- Absent

V. Adjourn

With no further discussion or items to come before the Board, Commissioner Kauzlarich made a motion to adjourn the meeting at 12:48 PM and was seconded by Commissioner Woods. The motion was unanimously approved.

Historic Preservation Commission Meeting Minutes were recorded by Recording Secretary, Cyndora Gauthreaux.

Minutes Acceptance: Minutes of Nov 4, 2020 12:00 PM (Minutes Approval)

Cyndora Gauthreaux, Recording Secretary

Minutes Acceptance: Minutes of Nov 4, 2020 12:00 PM (Minutes Approval)

City of
Harrisonville
est. 1836
STAFF REPORT

TO: Historic Preservation Commission
FROM: Roger Kroh, Planner
DATE: November 25, 2020
SUBJECT: 111. S. Lexington, Chris Filer

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: Chris Filer

Requested Actions: Certificate of Appropriateness for 111 S. Lexington. (cont.)

Owner: Mike Cook

Date of Application: October 30, 2020

DECEMBER 2, 2020 UPDATE

At the last meeting, the HPC approved a certificate of appropriateness for the first floor of 111 S. Lexington, but voted to continue discussion on the request to paint the second floor white. At this meeting, Chris Filer would like to make a power point presentation on how other historic streets and squares have used color in a way that he thinks will enhance Harrisonville's historic square. He is not asking for a decision at this meeting on the color for the second floor of 111 S. Lexington. Instead, he asks for discussion on possibly incorporating more variety in the use of colors into Harrisonville's historic square design guidelines. The power point presentation will be presented on zoom.

1. Action Item (ID # 3713)

111. S. Lexington, Chris Filer



TO: Historic Preservation Commission
FROM: Roger Kroh, Planner
DATE: November 25, 2020
SUBJECT: 104 S. Independence, Smile Doctors Sign

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: Lisa Jackson on behalf of Dr. Jenna Walburn, Smile Doctors Braces

Requested Actions: Certificate of Appropriateness for Sign at 104 S. Lexington.

Building Owner: KC Residence

Date of Application: November 23, 2020

PROPOSAL

The Smile Doctors Braces office at 104 S. Lexington seeks approval of a 31 sf sign on the building as shown below. The Historic Preservation Design Guidelines allows staff to approve signs up to 20 sf. However, as this sign is 31 sf, HPC approval is required. The application is placed on the HPC agenda pending approvals prior to the meeting of the dentist at this location, Dr. Jenna Walburn, and the property owner, KC Residence.

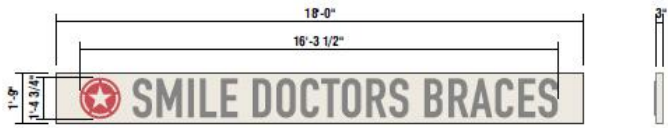
Vicinity Map



104 S. Independence

CONCEPT DRAWING ONLY

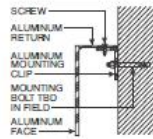
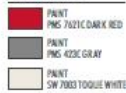
Note: Subject to Electrical/Technical Survey
 Wooden frame to be removed by others
 Lighting to be done by others.



A NON-ILLUMINATED FLAT CUT-OUT LOGO & LETTERS ON PAN ALUM. BKGD. PANEL | ONE (1) RED, 1 31.5 SQ.FT. Scale: 3/16" = 1'-0" END VIEW

Specifications:

LOGO: 1/4" THICK, FLAT CUT-OUT ALUMINUM PAINTED PMS 7621C DARK RED.
 "SMILE DOCTORS BRACES": 1/4" THICK FLAT CUT-OUT ALUMINUM PAINTED PMS 423C GRAY.
 MOUNTING: ALL FCO ELEMENTS TO BE FLUSH-MOUNTED TO BACKGROUND PANEL.
 BACKGROUND PANEL: 3" DEEP PAN ALUMINUM PANEL PAINTED SW 7003 TOQUE WHITE
 & FLUSH MOUNTED TO FASCIA W/ CONCEALED CLIPS.

COLOR PALETTE

EXISTING LOOK Scale: 3/16" = 1'-0"



NEW LOOK Scale: 3/16" = 1'-0"

FEDERAL HEALTH VISUAL COMMUNICATIONS www.federalhealth.com 2300 North Highway 121 Dallas, Texas 75209 (817) 685-9077 (800) 627-9415 Fax (817) 685-9163	PROJECT LOCATION: 104 S. Independence St. Hanford, CA 93230 OFFICE LOCATION: 104 S. Independence St. Hanford, CA 93230 104 S. Independence St. Hanford, CA 93230 104 S. Independence St. Hanford, CA 93230 104 S. Independence St. Hanford, CA 93230 104 S. Independence St. Hanford, CA 93230	PROJECT NO.: 23-62416-10 PROJECT NAME: Smile Doctors Braces PROJECT LOCATION: 104 S. Independence St. Hanford, CA 93230	PROJECT MANAGER: LISA JACKSON PROJECT MANAGER: Vito S. Aragona/CHC	PROJECT LOCATION: 104 S. Independence St. Hanford, CA 93230
	CLIENT APPROVAL DATE: CLIENT APPROVAL DATE:	CLIENT APPROVAL DATE: CLIENT APPROVAL DATE:	CLIENT APPROVAL DATE: CLIENT APPROVAL DATE:	CLIENT APPROVAL DATE: CLIENT APPROVAL DATE:

Section 405.460, Design Guidelines, in the Historic Preservation Ordinance, regarding color states the following:

"h. <<https://www.ecode360.com/print/27908986>> Architectural details, including materials, colors and textures, should be treated so as to make a landmark compatible with its original character or significant architectural style and to preserve and enhance the landmark or historic district."

1908 Photo of West Side of Square



1922 Photo of 106 S. Independence which Shows some of 104 S. Independence



PH14 Bands/Harrisonville White's Concert Band Square/West Side 6April, 1922 2copies BW

STAFF RECOMMENDATION

Providing the property owner and dentist have approved the sign prior to the meeting, staff recommends approval of a certificate of appropriateness for the sign. It is compatible with the historic architecture of the district and it meets the sign regulations of the City.

STAFF CONTACT: Roger Kroh

2. Action Item (ID # 3712)

104 S. Independence, Smile Doctors Sign



TO: Historic Preservation Commission
FROM: Roger Kroh, Planner
DATE: December 9, 2020
SUBJECT: Chris Filer Building, 100-102 N. Independence St.

Type of Item: *Approval*

GENERAL INFORMATION

Applicant: Chris Filer

Requested Actions: Certificate of Appropriateness for 100 and 102 N. Independence.

Date of Application: December 9, 2020

PROPOSAL

Chris Filer (Tin Roof Properties) has acquired the building at 100-102 N. Independence. He wishes to change the first floor elevation in the same way he is proposing to change the first floor at 111 S. Lexington with a much greater use of glass. See photo of concept.

On the second floor, Chris is proposing to match the windows on the Jay Carl building that abut the north side of 100-102 N. Independence. See photo . He will not be painting the brick.

Present Day



New Storefront Concept



Windows in Filer Building (bldg. with green overhang)

to match

Windows in Jay Carl Building (bldg. with blue trim)



STAFF RECOMMENDATION

Receive presentation from Mr. Filer and consider request for certificate of conformance.

STAFF CONTACT: Roger Kroh

3. Action Item (ID # 3732)

Chris Filer Building, 100-102 N. Independence St.