



**AGENDA
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
AUGUST 4, 2021
12:00 PM**

- 1. Call to Order**
 - 1. Roll Call**
- 2. Approval of Minutes**
 - 1. Historic Preservation Commission - Regular Meeting - Jul 14, 2021 12:00 PM**
- 3. Discussion Items**
 - 1. Final Narrative Draft of HPC Plan**
- 4. Adjourn**

Posted on City Hall Bulletin Board this 28th day of July, 2021.

Daniel Barnett , City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
JULY 14, 2021
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 Atkinson	Harrisonville	Chair	Present	
Julie Cooper	Harrisonville		Present	
Bill Woods	Harrisonville		Present	
Robert Wiseman	Harrisonville	Board Member	Present	
Michael Weaver	Harrisonville		Present	
Gary Davidson	Harrisonville	Board Liaison	Absent	
Donna Hotchkiss	Harrisonville		Absent	
April McLaughlin	Harrisonville	Vice-Chair	Present	

Also in attendance were Christy Davis, Historic Preservation Consultant; Jennifer Reed, Cass County Historical Society; Roger Kroh, Community Development Planner; and Jamie Martin, Recording Secretary.

2. Discussion Items

David Atkinson presented April McLaughlin with a street sign that at some point before 1975 hung on her building.

He also presented an aerial view of Harrisonville from the early 1930's. He also shared an article about the "Old Hospital" on Pearl Street (which is being demolished next week), the city water tower being built, the Quonset building that is the current City Water Department, and the razing of the Wooldridge home.

3. Approval of Minutes

1. Historic Preservation Commission - Regular Meeting - Jun 2, 2021 12:00 PM

With no additions or corrections, the minutes from the June 2, 2021, meeting were unanimously accepted.

RESULT: ACCEPTED [UNANIMOUS]

MOVER:	Bill Woods
SECONDER:	Julie Cooper
AYES:	Atkinson, Cooper, Woods, Wiseman, Weaver, McLaughlin
ABSENT:	Gary Davidson, Donna Hotchkiss

4. Agenda Items

A. Historic Square Preservation Plan Outline

Christy Davis shared that she used content from the last meeting to create a community survey. She was happy to report that there had already been about 150 responses since it had been sent out late last week. She went through some of the City's history that she had researched since the June meeting.

Recommendations that Ms. Davis made for the Commission to consider were making proportional/dimensional templates for each of the buildings on the square, and a resurvey of Mid-Century buildings as the 1994 survey only went up to the 1940's.

Ms. Davis will have a draft to send to SHPO by the end of August.

5. Adjourn

With nothing further to come before the Commission, Bill Woods made a motion to adjourn. Michael Weaver seconded. The meeting was adjourned at 1:10 PM.

Jamie Martin, Recording Secretary

City of
Harrisonville
est. 1836
STAFF REPORT

TO: Historic Preservation Commission
FROM: Roger Kroh, Planner
DATE: July 27, 2021
SUBJECT: Final Narrative Draft of HPC Plan

Type of Item: *Approval*

GENERAL INFORMATION

Meeting:	Historic Preservation Commission	August 4, 2021
Requested Action:	Review of Final Narrative Draft	

STAFF COMMENTS

Christy Davis has incorporated comments from the July HPC meeting on the preliminary draft of the narrative for the historic preservation plan. Attached is the final version subject to comments from the Historic Preservation Commission (HPC). Following this meeting, staff will work with consultants Gould Evans to lay out the historic preservation plan and add graphics and photographs.

Christy will be present at the meeting via video conferencing.

STAFF CONTACT: Roger Kroh, Community Development Planner

Attach. Final Narrative Draft

1. Action Item (ID # 3964)

Final Narrative Draft of HPC Plan

Attachments:

1.27.21 Preservation Plan Final Draft to HPC (DOCX)

Harrisonville Historic Preservation Plan

Draft, July 27, 2021

Introduction

The National Park Service defines preservation planning as “the rational, systematic process by which a community develops a vision, goals, and priorities for the preservation of its historic and cultural resources” based on “analyses of resource data and community values.”

A Preservation Plan for Harrisonville, Missouri poses a unique challenge. The community identifies closely with its struggles during the Civil War, when federal troops were garrisoned in the county courthouse in the center of town. In an attempt to smoke out guerilla raiders, Order #11 indiscriminately forced thousands of residents from their homes along the border with Kansas before their property was burnt or confiscated.

Although Harrisonville’s historic built environment post-dates the Civil War, the development of the central district was certainly shaped by wartime events. These were a proud, increasingly diverse, group of people whose buildings made a statement about their resilience in the wake of tragedy. For many decades following the Civil War, Harrisonville was a small farm town with a timeless square surrounded by a smattering of modest residences. Over time, railroads and highways connected Harrisonville to a burgeoning Kansas City, but Harrisonville retained its distinct small-town identity until the years following World War II.

As the Kansas City Metropolitan Area marched across the landscape in the post-war years, Harrisonville became increasingly suburban. Because of the nature of Harrisonville’s development, it is not surprising that preservation efforts to date have focused on the city’s historic square. At the time the City of Harrisonville established a Historic Preservation Commission in 1993, the buildings in and around the square would have been among the few resources in the rapidly changing community that were more than fifty years old.

It’s been nearly thirty years since Harrisonville established a historic preservation program. And it’s time to take stock. Many historic commercial buildings that have been tied up for two decades are now available for redevelopment. Meantime, the residential or commercial buildings outside of the square that were not yet fifty years old in the 1990s, remain unevaluated. Today, the community’s cultural resources include a compact core district with late nineteenth and early twentieth-century businesses and homes surrounded by post-World War II homes and shopping centers.

Methodology

The principal goal of this Historic Preservation Plan is to develop goals and priorities for the Identification, Evaluation, Registration and Treatment of Historic Properties in Harrisonville. Below is a brief outline of the methodology involved in developing the plan:

March 29, 2021

Davis Preservation provided a proposal to the City of Harrisonville.

April 27, 2021	Christy Davis visited Harrisonville to make initial observations and participate in a kickoff meeting with Community Development Planner Roger Kroh and Graham Smith, planning consultant with Gould Evans, who is working on a Comprehensive Plan for the City of Harrisonville.
May 2021	Davis reviewed current design guidelines, ordinances, community histories, and products from past preservation projects.
June 2, 2021	Davis facilitated a discussion with the Harrisonville Historic Preservation Commission related to the following four questions (see appendix for notes from this meeting): - What is Historic Preservation? - What are some of the barriers to Historic Preservation in Harrisonville? - What do you want to know from the public? - What is the role of the Historic Preservation Commission? Davis also met with Jennifer Reed from the Cass County Historical Society to discuss trends and historic context.
July 2, 2021	A community-wide historic preservation survey was first distributed.
July 11, 2021	Davis shared first draft of plan with Roger Kroh.
July 13, 2021	Davis presented initial findings to the Harrisonville Historic Preservation Commission and met again with Jennifer Reed. She also walked downtown with two commissioners and Roger Kroh to discuss the design-review process. It was decided that the final draft would include some recommendations related to design review.
July 27, 2021	Submitted Final Draft of Plan Narrative.

In order to evaluate the community's cultural resources, it is important to understand its long history, which stretches from the town's founding in 1837 to the present. This will provide a context for developing preservation goals and priorities.

Historic Context

Perhaps the timing and circumstances of Harrisonville's founding assured an uneven path forward. According to legend, the founding fathers of Harrisonville wanted to name their town "Democrat" but settled on "Harrisonville" in honor of Albert G. Harrison, a slaveholding Jacksonian Democrat and early acolyte of Martin Van Buren, the county's namesake. At the time of Harrisonville's founding, Van Buren was Vice President to western Democratic populist Andrew Jackson. Van Buren succeeded Jackson as president, serving until 1841. But he lost the support of southern Democrats when he, and other northern Democrats, splintered to form the Free-Soil Party. In 1849, after Van Buren's unsuccessful presidential bid as the Free-Soil Party's candidate, the county was renamed for his Democratic challenger Michigan Senator Lewis Cass, whose support for popular sovereignty was more palatable to

southern Democrats. With Van Buren and Cass splitting the vote among Democrats, Whig nominee Zachary Taylor, himself a slaveholder, was thrust into the tenuous role of preserving an increasingly divided Union.

[IMAGE: 1896 photograph of the second Cass County Courthouse, in use from 1844-1896. While its 1897 replacement was being designed, the county was still seeking reparations from the U. S. Government to pay for damage caused to the building during the Civil War. (image from page 27 of Bohl/Atkinson)]

Although the county was renamed after Lewis Cass, the county seat retained the name Harrisonville. Namesake Albert G. Harrison was just thirty-four when he was elected to represent Missouri in the U. S. House of Representatives (1834). He died in 1839, nearly a decade before the political fractions that would precipitate the Civil War. Like its namesake, Harrisonville was young and full of promise when tragedy struck. By 1860, the town boasted a population of 595, hailing from eighteen different states and six foreign countries. Although there was a good contingent from northern states, which made up 14.45% of the population, 77.48% were born in Missouri or Southern States. Their average age was just 20.76. A person's background did not necessarily determine their stance on slavery or loyalty to the Union. Still, although many of the founders prided themselves as "champions of the common man," the objects of their efforts did not extend to the county's 1369 enslaved people, most of whom lived on farms outside of the city limits.

Like other border states, including Kentucky, which was the home state to more than 21% of the people in Harrisonville, Missouri was a slave state that, at least officially, remained loyal to the Union. But the loyalty of the citizens of Cass County was greatly tested in the summer of 1863, when Union Brigadier General Thomas Ewing issued orders placing Missouri's border counties under Marshall Law. After a band of guerrillas led by William Quantrill raided the free-state city of Lawrence in August 1863, Ewing issued Order #11, which gave area residents just fifteen days to collect their belongings and flee before the Union Army set fire to their farmsteads and fields.

Although Order #11 technically spared the town of Harrisonville, then a Union garrison, this scorched-earth act impacted the fledgling city for decades, cementing a culture of fierce independence. Many who may have been loyal to the Union before August 1863 were left reeling by the destruction Ewing's men left in their wake. Approximately 400,000 people were driven out of Cass and surrounding counties, forcing anyone who returned after the war to rebuild from scratch. Harrisonville was so devastated that the city was not even identified in the 1870 Census. It is estimated that only 30% of the residents of the counties that came to be known as "The Burnt District" returned.

The fate of the county's first courthouse illustrated the economic conditions that plagued the community in the post-war years. Although there were plans to replace the 1844 wood structure in 1860 with a \$15,000 brick model, the project was halted by the Civil War. In 1865, the devastated county decided instead to sell the stockpiled bricks to shore up the old wood building rather than build new. The completion of east/west rail lines through Harrisonville and the construction of a \$20,000 schoolhouse in the early 1870s seemed to promise a decade of prosperity. But the decision not to build the new courthouse proved fortuitous as the county faced a series of tribulations. An 1872 bond scandal sullied Cass County's reputation and left financial ruin in its wake. Before it was over, one local businessman had committed suicide and, before they could be brought to justice, four others were murdered by a large band of vigilantes. An 1875 grasshopper plague was an added blow.

By 1877, Cass and Bates Counties were courting railroads that would connect its farmers to growing urban markets, pledging a \$200,000 cash bounty for the first railroad to connect them to Kansas City. But the railroads can't have been impressed with the Kansas City Daily Journal of Commerce's characterization of the Cass County Courthouse as an "unsightly pile" that "disfigures the landscape for miles."

Although it would be two more decades before they could replace the ramshackle courthouse, Harrisonville was beginning to rise from the ashes left by the Civil War by 1880. The town's population had reached 1114, with 60% of its citizens hailing from Missouri or Southern States, and 26% from northern states. Ten percent of the 1880 population was black. In the years immediately following the war, the community had built five churches and twenty business buildings. An 1882 directory of Harrisonville listed sixteen attorneys, eight grocers, three dry goods stores, two hoteliers, six doctors, two "druggists," two lumber dealers, two hardware proprietors, two furniture sellers, and two clothiers. Among the city's business owners were at least four women: furniture dealer Mrs. Burke, milliners Chilton and Colman, and dry goods owner Mrs. Kravenger. These businesses served a growing population, which had reached 1645 by 1890. Among those who called Harrisonville home in the 1880s was the family of future President Harry Truman.

As a county seat in a region dominated by agriculture, Harrisonville relied heavily on the success of the surrounding farms. In the 1870s and 1880s, mechanization, easy credit, good weather, and new rail lines helped farmers increase production and expand markets. The Kansas City and Southern Railroad reached Harrisonville in 1885, finally connecting Cass County to Kansas City, whose population would exceed 130,000 by 1890. This helped complete the transition from subsistence farming to cash crops and spurred new enterprises, including mills and a brick plant, which supplied the materials for the 1885 construction of six buildings along the west side of the square. By 1890, Harrisonville was home to three banks - First National, Bank of Harrisonville, and Allen Banking Company – and six railroads.

[IMAGE: The Hotel Harrisonville (built 1883) was among the many commercial buildings constructed in the real estate boom of the 1880s. (image from bottom of page 28 of Bohl/Atkinson)]

Unfortunately, rapid cash-crop expansion and productivity resulted in glutted markets, which drove crop prices down and, as a result, left many industrious farmers unable to make payments on the debt they acquired to expand their operations in the first place. This, combined with drought and railroad overexpansion, caused thousands of banks nationwide, including Harrisonville's First National Bank, to fail in the Panic of 1893. Among them was Harrisonville's First National Bank.

Despite the economic crisis, improvements were made in downtown Harrisonville during the 1890s. In 1893, the year that Chicago unveiled its "Great White Way" for the Worlds Columbian Exposition, the City of Harrisonville installed 30 new gas lights downtown. In 1895, nearly two decades after a Kansas City paper called it an "unsightly pile," the Harrisonville Democrat called the courthouse "a dilapidated pile of ruins." These were tough economic times – but Cass County couldn't wait any longer to replace the 1840s courthouse. The new building was finally completed in 1897 from plans by Kansas City architect Walter Root, the brother of John Wellborn Root whose Chicago firm Burnham and Root famously coordinated the Chicago Exposition.

[IMAGE: Harrisonville's first electric plant was built in 1895 under the supervision of Harrisonville mayor George Bird. This photo was taken in 1908. (image from page 67 Bohl/Atkinson)]

Like communities nationwide, Harrisonville flourished in the first two decades of the twentieth century, owing in part to a thriving farm economy. In 1895, the City provided the city's first electric service with the completion of a new electric plant. Walter Root's new courthouse would be surrounded by its own "Great White Way." When fire destroyed the buildings on the south side of the Square, businesses quickly replaced them. In 1906, the Harrisonville Water Company built Lake Luna to supply the growing city with a reliable source of water. The city built a second lake to the east in 1909.

[IMAGE: A fire in February 1900 destroyed all the buildings on the south side of the square. The buildings were replaced with new ones by the end of 1902. (image from page 32, Bohl/Atkinson)]

Additional infrastructure improvements included the construction of new roads and highways. Among the early transcontinental highway projects was the Jefferson Highway. Founded in 1915, the Jefferson Highway famously ran "From the pines of Winnipeg to the palms of New Orleans," running through downtown Harrisonville along what is now Independence Street. Harrisonville's place along the route was no accident. In 1916, Harrisonville native W. B. Scruggs was a Jefferson Highway Director. Without a federal highway system, boosters banded together to build good roads.

Soon, more substantial resources were needed to maintain and improve the auto infrastructure. In fact, Scruggs met with President Woodrow Wilson in Kansas City to lobby for federal support for rock roads. By the 1920s, Highway 71 offered paved roads connecting Harrisonville to Kansas City and auto-related businesses were ready to capture a new market: auto tourists. Among these was the Davis Brothers Tourist Park, which offered gasoline, camping, cottages, and basic supplies along Highway 71. Auto-related businesses and buildings also appeared downtown. These included offices of the State Highway Department at 201 N. Lexington, and at least six large auto garages. Other key buildings included the post office, constructed in 1925.

[IMAGE: White Motor Company built this One-Part Commercial Art Deco building at 208 E. Pearl Street in the 1920s. Although the building was remodeled in the 1970s and 1980s, it remains extant. (image from page 76 of Bohl/Atkinson)]

Good roads inevitably contributed to the town's growth. By 1939, the corporate limits ran from Locust on the north, Highway 71 on the west, the Junction of Highways 71 and 7 on the south, and 7th Street on the east. As the population reached about 2300 in the 1930s, additional infrastructure improvements were made. Fortunately, western Missouri escaped the dust storms that plagued the Great Plains during the 1930s. But the Great Depression affected Harrisonville's economy. Among the city's depression-era casualties was local businessman and 24-year mayor Lee Spicer, who committed suicide in January 1938.

Although government programs could not protect most small businesses from depression-era hardships, they did help communities like Harrisonville fund key infrastructure projects. In 1938, the City of Harrisonville purchased the water plant and Lake Luna for \$10,000, securing an ample water supply and creating a new city park. Among the businesses that survived was the Harrisonville plant of United Brick and Tile. The plant, which was bought by Acme Brick, was a major employer through the late 1960s.

During World War II, those who were not serving overseas were helping with the war effort from home. Cass County's Paul Baker landed a government contract to widen a rail bed leading to Fort Polk, Louisiana. Baker tackled the job with 47 mules and a crew of Cass County mule skinnners. Ordnance and

aircraft plants in nearby Kansas City drew employees from rural communities, like Harrisonville. With fewer farm laborers charged with feeding the world, area farmers were forced to mechanize.

Although many residents did not return to Harrisonville after the War, the population saw a slight increase to 2,530 by 1950. For many, Harrisonville offered an affordable alternative for families in a rapidly expanding Kansas City Metropolitan Area. Between 1950 and 2010, the metro population more than doubled from 814,357 to 2,035,334; and, at the same time, the increasingly auto-dependent area it covered expanded from 1,627 square miles to 7,949 square miles.

[IMAGE: Parking meters had been installed around the square by the early 1950s. One way “modern” shopping centers competed with downtown businesses was by offering free parking. (image from page 53 of Bohl/Atkinson)]

[IMAGE: Among the mid-century roadside attractions on Highway 71 was the Cortez Motel. The Cortez was built in 1947. This photo is from 1960.] (image from top of page 81 of Bohl/Atkinson)]

Between 1950 and 1990, the population of Harrisonville tripled from 2,530 to 7,683; and it stands at approximately 10,000 today. Of course, all this rapid growth has changed the city. In 1954, the governing body adopted its first subdivision regulations to accommodate suburban residential neighborhoods. The same year, the city built North Lake to augment its water supply.

In the 1960s, Highway 71 was expanded, connecting Harrisonville to Kansas City by four-lane highway. Although improved auto routes had affected Harrisonville’s business community for decades by then, the four-lane highway attracted national chains and shopping centers that drew business away from the Historic Square. As early as 1970, the result was clear. The 1970 Central Business District Plan stated that “The concentration form of the central City shopping district has given way to highway-oriented shopping center with its ready access and plentiful parking.”

[IMAGE: The Southland Shopping Center opened in 1967. This image shows the Ben Franklin Store, which relocated from the Square. (image from top of page 89 of Bohl/Atkinson)]

The newer shopping centers’ reputation as well-lighted, clean alternatives to an aging and “unsafe” downtown was further cemented with a single event in 1972. A group of teenagers, led by men in their 20s, including disillusioned Vietnam Veterans, began regularly gathering at the square – swearing “at elderly women, play[ing] football in the street, obstruct[ing] traffic and block[ing] the doorways to stores.” Charles Simpson, a 25-year-old friend of the “youths,” used the money he had saved to buy a farm to bail his friends out of jail. The following day, Simpson returned with an M-1 carbine and, in short order, killed two policemen and wounded four other victims (one fatally) before turning the gun on himself in an event that came to be known as “Charlie Simpson’s Apocalypse.”

[IMAGE: This photo was taken in the aftermath of a downtown shooting rampage that marked a low point for the historic square. (image from page 58 of Bohl/Atkinson)]

To some of his radical friends, Simpson was a martyr. To most Harrisonville residents, he was the perpetrator of a senseless murder spree. But no one could deny that the event was a major blow to downtown Harrisonville. And it would only exacerbate the fallout from the 1969 closure of the brick factory, the 1980s farm crisis, and the ever-expanding boundaries of the Kansas City Metro area.

In the 1980s and 1990s, as chain restaurants and stores stamped their way across Kansas City's growing suburban landscape, some preservation pioneers were beginning to rediscover the city's unique historic neighborhoods. The redeveloped neighborhoods of Westport, River Market and the Crossroads Districts became showplaces for a new creative class – and planted a seed for the redevelopment of Harrisonville's Downtown Square. In the 1990s, eccentric millionaire and philanthropist Del Dunmire purchased 52 buildings in Harrisonville, including 80% of the buildings on the square. A 2002 Master Plan prioritized "the prosperity of the Central Business District," by "creating a niche ... in the marketplace."

[IMAGE: The fire that destroyed the Hotel Harrisonville in 1983 was a wake-up call that signaled the beginning of Harrisonville's historic preservation efforts. (image from page 64 of Bohl/Atkinson)]

The City of Harrisonville established a Historic Preservation Commission in 1993. Although the square was listed on the National Register of Historic Places in 1994, the promised comprehensive development never came to fruition and Dunmire listed his Harrisonville properties for sale in 2013. Today, community leaders, business owners, and residents are working to reclaim the heart of Harrisonville's core residential and commercial districts with the recognition that downtown belongs to everyone.

Recommendations:

(Note: These are items that Davis Preservation or other qualified historic preservation firms can assist with. Be sure you work with consultants who meet the Secretary of the Interior's Professional Qualifications.)

1. Historic Preservation Commission Review Training

One of the main roles of the Historic Preservation Commission is to review projects that affect historic properties. The preservation ordinance requires that the commission's review of projects requiring permits be guided by Standards for Review, which are outlined in the Historic Preservation Ordinance. These Standards (listed above) are closely aligned with the Secretary of the Interior's Standards for Rehabilitation, the standards used nationwide by local, state, and federal reviewers to ensure they are making legally defensible and consistent decisions.

A great source for training for local commissions is the National Alliance of Preservation Commissions (napcommissions.org). It is recommended that the staff routinely review NAPC publications and attend NAPC training sessions whenever possible. NAPC will be offering a virtual summer course on August 24-25, 2021. In addition, we recommend that the commission schedule a training specific to the Secretary of the Interior's Standards for Rehabilitation as they relate to commercial buildings.

2. Explore LOCAL Preservation Incentives

The Harrisonville HPC should explore ways to offer local incentives for historic preservation projects. Many communities utilize property-tax abatements, storefront preservation grants, design assistance, and/or revolving loan programs to encourage property owners to invest in projects that meet preservation standards.

3. Workshops for Building Owners

Another role of the HPC that is outlined in the historic preservation ordinance is to disseminate preservation information to owners and occupants of historic buildings. And because funding is one of the major roadblocks to historic preservation identified in the public survey, HPC may want to start by providing workshops on funding sources for historic preservation. Workshops on tax credits, property tax abatements, CDBG, or other funding sources are great ways to engage building owners and ensure quality work in a historic district.

4. Develop Building-Specific Design-Review Guidelines for the Square

HPCs generally develop design-review guidelines specific to each historic district to guide their reviews. However, because there are so few buildings in Harrisonville's Historic Courthouse Square Historic District (37), it may be more efficient to develop recommendations related to each of the buildings. Attached to this report are examples of sketches showing appropriate treatments on two downtown buildings – a nineteenth-century building and an early twentieth-century building. The idea is to show both the HPC and the building owners the appropriate proportions and kick-start rehab projects.

5. Review and Update Districtwide Design-Review Guidelines

Following the creation of building-specific design concepts for each building in the Courthouse Square Historic District, review and update districtwide design-review guidelines.

6. Update the Period of Significance for the Square Historic District

The Courthouse Square Historic District was listed on the National Register of Historic Places in 1994. When the district was designated, the Period of Significance was set at ca. 1880-1943. The 1943 cutoff date was arbitrarily set to include all buildings that were at least 50 years old at the time of the nomination. Expanding the district's Period of Significance would allow for re-evaluating the contributing status of later buildings, such as the Allen Banking Company (1959), which would allow them to qualify for preservation incentives.

7. Review and Pursue Past Survey Recommendations

The HPC is charged with recommending properties for historic designation. A 1995 Historic Residential Survey conducted by Architectural Art and Historical Research identified twenty-two (22) individual properties and five prospective historic districts that appeared to be eligible for listing on the National Register of Historic Places. These recommendations should be reviewed/updated and listing explored.

8. Update Historic Survey

Neighborhoods and individual residential properties that post-dated 1943 were not evaluated for eligibility in past survey projects. In addition, there has been no comprehensive study of commercial buildings outside of the Courthouse Square. Given the community's ties to highway history, including the Jefferson Highway, these outskirt commercial buildings should be evaluated. In addition, the commission should research plat books for early subdivisions that have ties to Harrisonville's mid-century shift as part of the Kansas City Metropolitan Area.

9. Identify Tourist Needs

Historic Preservation is a key component for heritage tourism in the creative economy. And, given its vicinity to the Kansas City market, tourism is essential to the survival of Harrisonville's historic core. The HPC should work with stakeholders, including the Chamber of Commerce, Cass County Historical Society, and others, to identify tourist needs and establish goals and objectives for meeting them. For example, many people from outside the community visit the Courthouse Square Historic District. There are new shops, restaurants, and an event center there. But there is no lodging downtown. This limits the potential of the district to day-trippers – or those forced to stay elsewhere.

10. Explore Redevelopment Options for Target Buildings

When we asked the public what buildings or places they were concerned about, a couple of individual buildings were identified by a number of respondents. These were Pearl Street Grill and the Old Walmart Building (Bizarre Bazaar). The HPC should work closely with the city and stakeholders to pursue redevelopment options for these buildings.

11. Develop a Downtown Walking Tour

There are a number of properties, museums, etc. that cover the history of the Burnt District. We encourage the HPC to develop a walking tour of the Courthouse Square District that explores the history associated with the existing built environment.

APPENDIX A

History of Historic Preservation in Harrisonville

1990

- Board of Aldermen approve city sponsorship of a grant to fund a historical property survey.

1991

- February Historical survey draft is completed.
- September Courthouse Square District survey is completed.

1992

- City applies for a grant from the State Historical Preservation Fund to nominate the Courthouse Square to the U.S. National Historic Register.

1993

- State Historic Preservation Fund grant received.
- January Ordinance No. 1928 passed which established the Historic Preservation District in the City Zoning Ordinance.
- March Members appointed to first Historic Preservation Commission (HPC).
- May First meeting held of the HPCommission.
- July Ordinance No. 1928 amended and approved.
- November Missouri Advisory Council on Historic Preservation recommends approval to Missouri Department of Natural Resources (DNR) of Harrisonville as a Certified Local Government (CLG) for historic preservation.
- Harrisonville qualifies as a Certified Local Government (CLG) for historic preservation.

1994

- January HPC votes to support Courthouse Square District Project.
- April 8 Courthouse Square District listed on the National Register of Historic Places.
- November City awarded \$7,332 grant from the DNR Historic Preservation Grant Program.
- December HPC approves *Guidebook for Landmarks and Preservation Districts*.
- December HPC recommends Harrisonville Planning Commission amend the Zoning Ordinance to include Design Guidelines.
- December HPC entered into an agreement with the Architectural and Art Historical Research Department of the city of Kansas City, Missouri to complete an architectural survey (Ordinance No. 2101)

1995

- January Harrisonville Planning Commission discusses and continues consideration of *Harrisonville Guidebook for Landmarks and Preservation Districts*.
- Architecture Survey completed.

1997

- March Planning Commission approves *Harrisonville Guidebook for Landmarks and Preservation Districts*.
- April Board of Aldermen approves *Harrisonville Guidebook for Landmarks and Preservation Districts* (Ordinance No. 2367)

2000

- March Planning Commission approve revisions to the *Harrisonville Guidebook for Landmarks and Preservation Districts*.
- April Board of Aldermen approves revision to the *Harrisonville Guidebook for Landmarks and Preservation Districts* (Ordinance No. 2638).

APPENDIX B

Notes from HPC Meeting of June 2, 2021

1. What is Historic Preservation?

Honoring the Past

Taking Control of what will make Harrisonville continue to **update, but keep its historical image**

Restoring/Maintaining Historic Buildings

Saving the Past for the Future

Inspiration

Preserving History/Placing History into Context

Saving the Square

Keeping the Past in the Present

Assets

2. What are some of the barriers to historic preservation in Harrisonville?

Lack of Interest or knowledge

Lack of Money/Perception that Preservation is a Luxury

Lack of Occupants/Empty Buildings

We are not proactive in protecting the integrity of buildings

3. What do you want to know from the public?

Do they want to be involved?

Do you care about preserving the square?

What is valuable to keep?

What are you proud of?

What is missing?

What is eroding?

How long have you lived here?

Would you like to know more about the preservation commission?

Would they support a CID?

What businesses would you like to see on the square?

Is the history of Harrisonville important?

Do they see preservation as a priority?

4. What is the role of the HPC?

Keeping, maintaining, and updating the historic district

To keep the organization alive

Keep the historic district historic

Ensuring buildings maintain historic architecture

Communicate and maintain preservation standards

Continuity

Structure

Approve changes to buildings

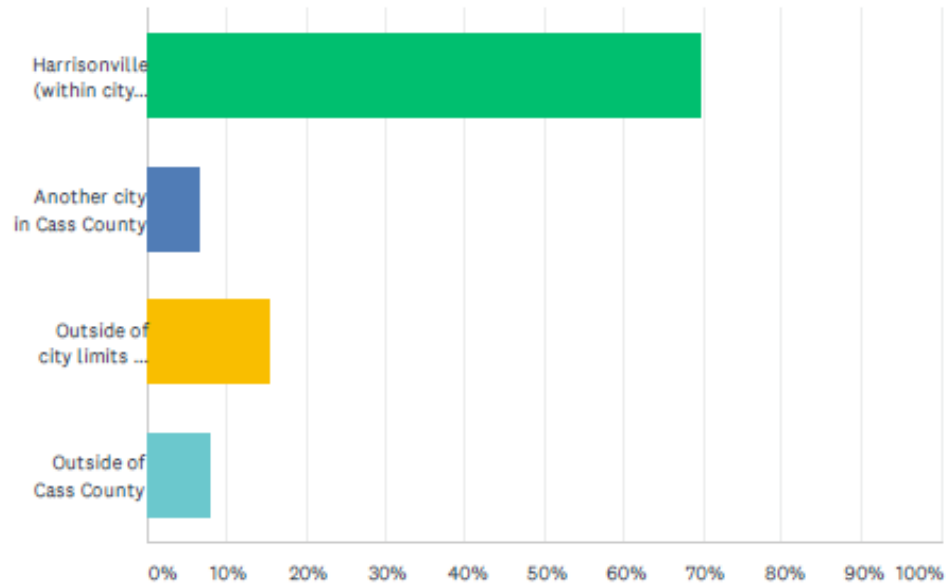
Set a plan

APPENDIX C

Public Survey Questions and Responses

Q1 Where do you live?

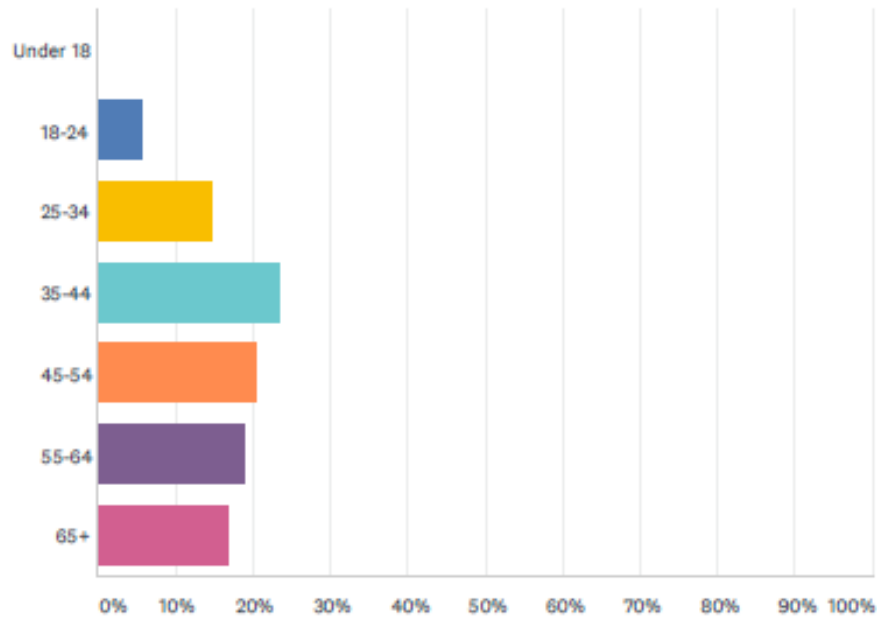
Answered: 162 Skipped: 0



ANSWER CHOICES	RESPONSES	
Harrisonville (within city limits)	69.75%	113
Another city in Cass County	6.79%	11
Outside of city limits in Cass County	15.43%	25
Outside of Cass County	8.02%	13
TOTAL		162

Q2 What is your age group?

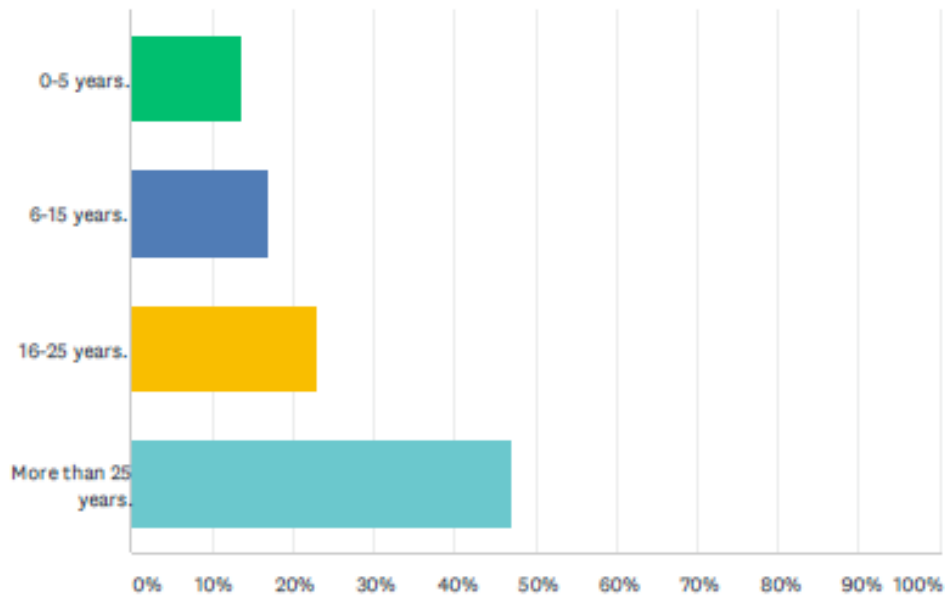
Answered: 162 Skipped: 0



ANSWER CHOICES	RESPONSES
Under 18	0.00% 0
18-24	5.56% 9
25-34	14.81% 24
35-44	23.46% 38
45-54	20.37% 33
55-64	19.14% 31
65+	16.67% 27
TOTAL	162

Q3 How long have you lived or worked in Harrisonville or the surrounding area?

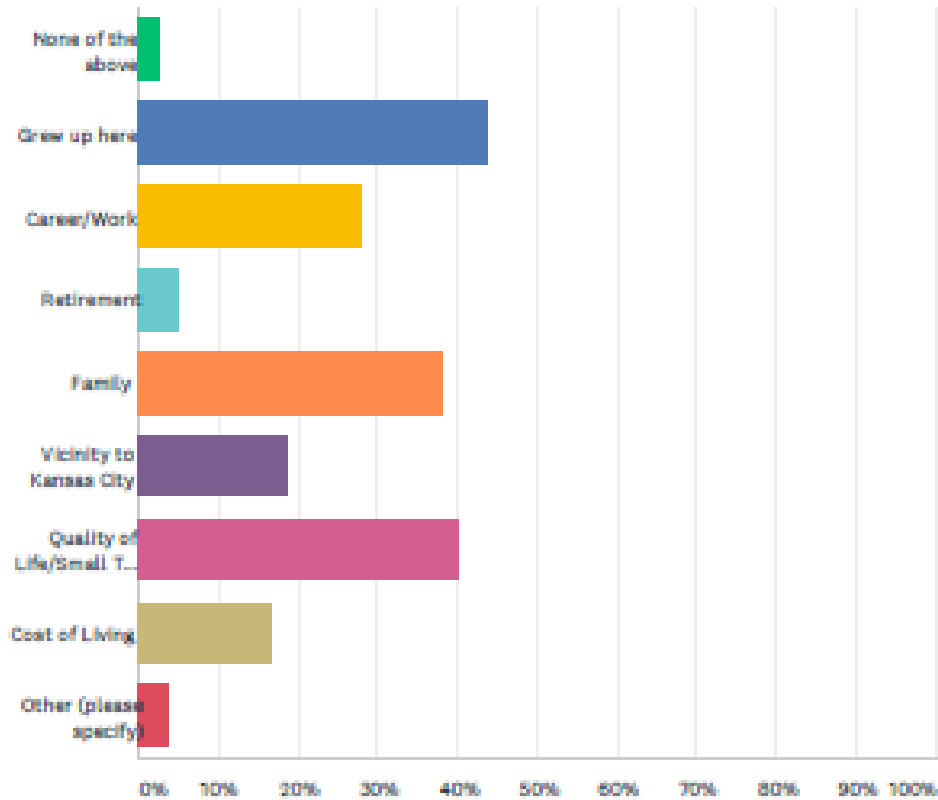
Answered: 162 Skipped: 0



ANSWER CHOICES	RESPONSES
0-5 years.	13.58% 22
6-15 years.	16.67% 27
16-25 years.	22.84% 37
More than 25 years.	46.91% 76
TOTAL	162

Q4 Why do you live or work in or around Harrisonville?

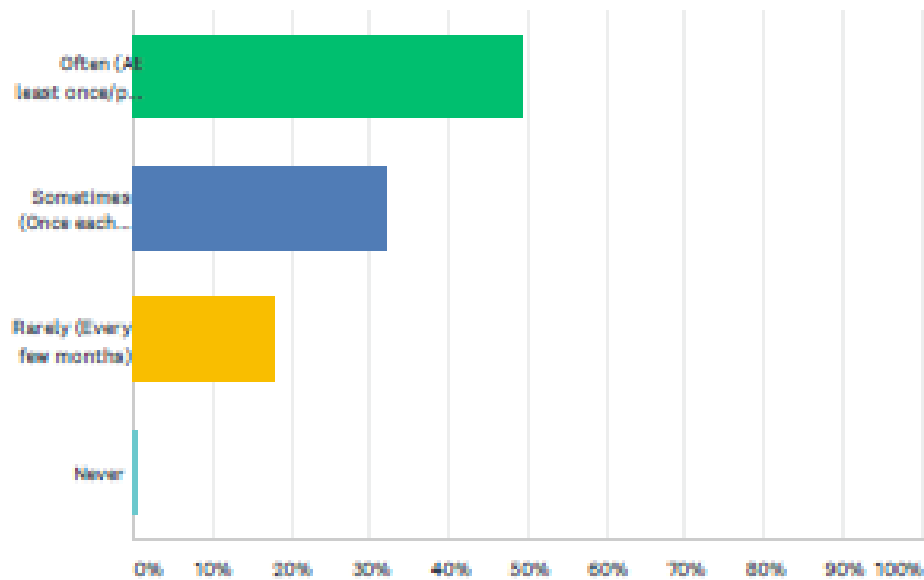
Answered: 162 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	2.47%	4
Grew up here	43.83%	71
Career/Work	27.78%	45
Retirement	4.94%	8
Family	38.27%	62
Vicinity to Kansas City	18.52%	30
Quality of Life/Small Town Living	40.12%	66
Cost of Living	16.67%	27
Other (please specify)	3.70%	6
Total Respondents: 162		

Q5 How often do you visit the Harrisonville Square (downtown)?

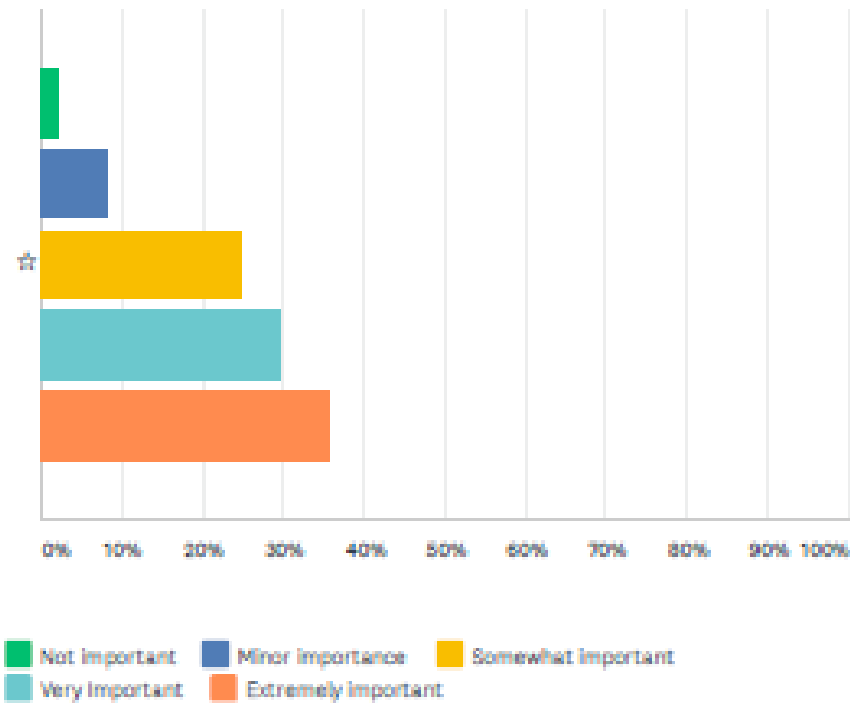
Answered: 146 Skipped: 16



ANSWER CHOICES	RESPONSES	
Often (At least once/per week)	49.32%	72
Sometimes (Once each month)	32.19%	47
Rarely (Every few months)	17.81%	26
Never	0.68%	1
TOTAL		146

Q6 How would you rate the importance of Harrisonville's history to the community's economic future?

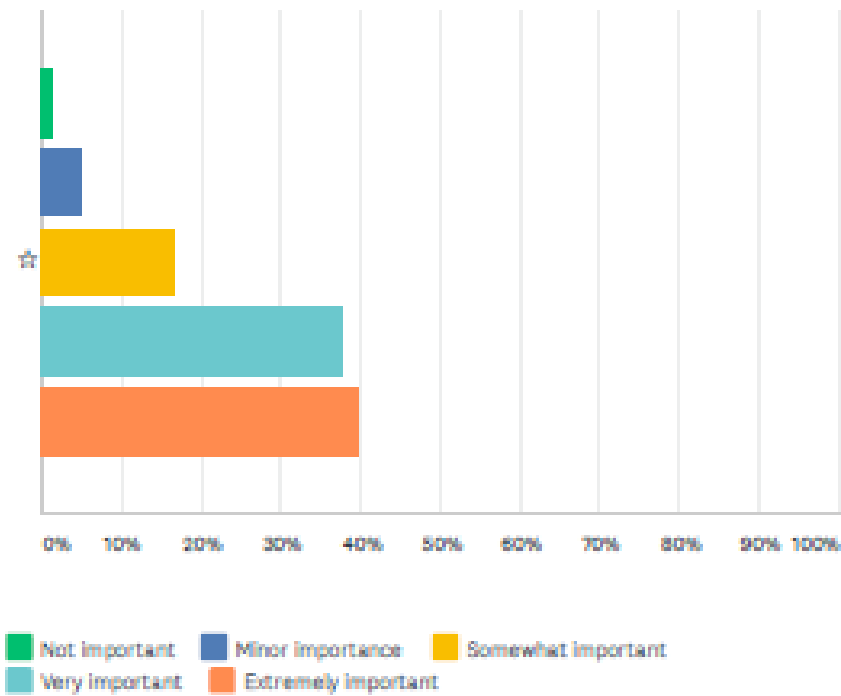
Answered: 146 Skipped: 16



	NOT IMPORTANT	MINOR IMPORTANCE	SOMEWHAT IMPORTANT	VERY IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
☆	2.05%	8.22%	24.66%	29.45%	35.62%	146	3.88
	3	12	36	43	52		

Q7 How would you rate the importance of historic preservation to Harrisonville?

Answered: 146 Skipped: 16



	NOT IMPORTANT	MINOR IMPORTANCE	SOMEWHAT IMPORTANT	VERY IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
☆	1.37%	4.79%	16.44%	37.67%	39.73%	146	4.10
	2	7	24	55	58		

Q8

What is missing in downtown Harrisonville? (businesses, services, etc.)

Answered: 135

Skipped: 27

(Note: Christy will summarize responses to Questions 8, 9, and 10 as 162 responses were received.)

WORD CLOUDS OF RESPONSES TO Q8

Q8 What is missing in downtown Harrisonville? (businesses, services, etc.)

variety dining clothing buildings restaurants shops Cafe small
family friendly good activities Retail Need
restaurants events businesses open
shop even square places entertainment food store old
make restaurants bars family Parking

Q9

Are there any historic buildings or places in town that you are concerned about?

Answered: 127

Skipped: 35

(Note: Christy will summarize responses to Questions 8, 9, and 10 as 162 responses were received.)

WORD CLOUDS OF RESPONSES TO Q9

Q9 Are there any historic buildings or places in town that you are concerned about?

ones abandon buildings see concern hospital NA need County
 square Yes buildings Courthouse old looks
 Pearl Street Grill around square town keep empty pearl st
 old Walmart

Q10

When you think of historic Harrisonville, what makes you proud?

Answered: 123

Skipped: 39

(Note: Christy will summarize responses to Questions 8, 9, and 10 as 162 responses were received.)

WORD CLOUDS OF RESPONSES TO Q10

Q10 When you think of historic Harrisonville, what makes you proud?

make small town revitalization know beautiful coming back life people
 Nothing city s Courthouse see square used old
 court house buildings business history better town much

Q11

Are there any important stories that aren't being told?

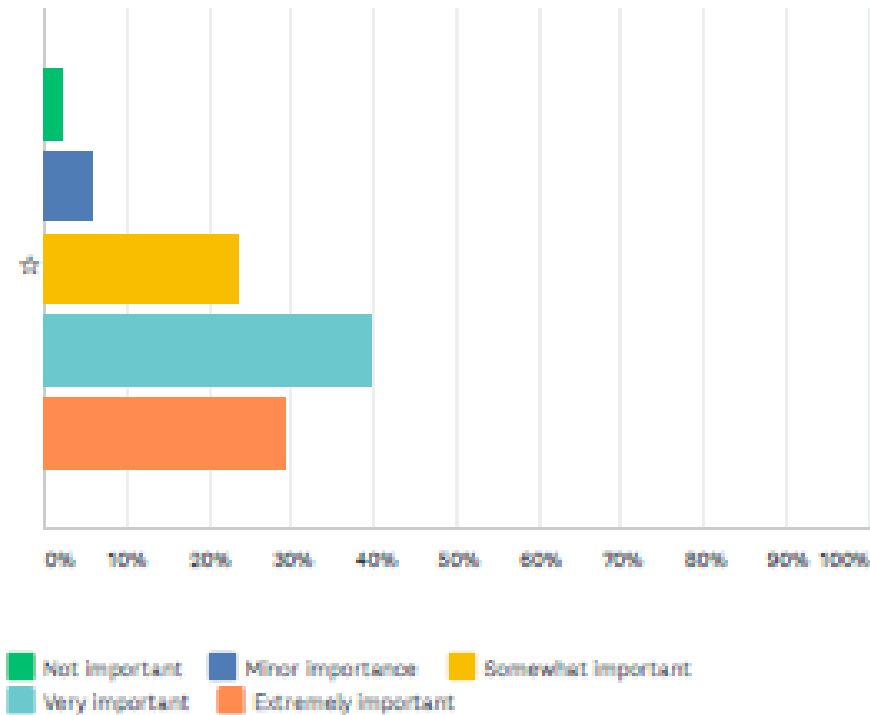
Answered: 97

Skipped: 65

(Note: Staff still looking at this question.)

Q12 How do you rank the importance of exploring local incentives for historic preservation?

Answered: 141 Skipped: 21



	NOT IMPORTANT	MINOR IMPORTANCE	SOMEWHAT IMPORTANT	VERY IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
☆	2.13%	5.67%	23.40%	39.72%	29.08%	141	3.88
	3	8	33	56	41		

APPENDIX D

Role of the Historic Preservation Commission

Chapter 405. Zoning Regulations

ARTICLE XVI. "H-1" Historic Preservation District

Division 1. General Provisions

Section 405.340. Purpose.

[Ord. No. 1825, 5-13-1991]

- A. The purpose of this Article is to promote the protection and enhancement of buildings, structures or land improvements of special historic, aesthetic or architectural significance in the interest of promoting the educational, cultural, economic and general welfare of the community by:
1. Providing a mechanism to identify and preserve the distinctive historic and architectural characteristics of Harrisonville which represent elements of the City's cultural, social, economic, political and architectural history;
 2. Safeguarding the City's historic, aesthetic and cultural heritage as reflected in such buildings, sites, structures or land improvements and landmarks;
 3. Fostering civic pride in the beauty and noble accomplishments of the past, as represented in Harrisonville's landmarks and historic districts;
 4. Promoting the use of a historic district as an educational and cultural resource of the City;
 5. Protecting and enhancing the attractiveness of the City to home buyers, tourists, visitors and shoppers thereby supporting and promoting business, commerce, industry and economic benefit to the City;
 6. Conserving and improving the value of property or areas designated as within historic districts; and
 7. Encouraging preservation, restoration and rehabilitation of structures, areas and neighborhoods thereby preventing future blight.

Section 405.345. Definitions Relating To Article XVI.

[Ord. No. 1825, 5-13-1991]

Unless specifically defined below, words or phrases in this Article shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this Article its most reasonable application.

ALTERATION

Any act or process that changes one (1) or more of the exterior architectural features of a structure including, but not limited to, the erection, construction, reconstruction or removal of any structure.

AREA

A specific geographic section of the City of Harrisonville.

BOARD OF ALDERMEN

The Board of Aldermen of the City of Harrisonville.

CERTIFICATE OF APPROPRIATENESS

A certificate issued by the Harrisonville Historic Preservation Commission authorizing an alteration, construction, removal or demolition affecting a defined feature described and delimited in the designation of a historic site or district.

COMMISSIONERS

Members of the Harrisonville Historic Preservation Commission.

CONSTRUCTION

The act of adding to an existing structure or the erection of a new principal or accessory structure on a lot or property.

DEMOLITION

Any act or process which destroys, in part or in whole, a landmark or a structure within a historic district or which threatens to destroy a landmark or a structure within a historic district by failure to maintain it in a condition of good repair and maintenance.

DESIGN GUIDELINES

A standard of appropriate activity that will preserve the historic and architectural character of a structure or area.

EXTERIOR ARCHITECTURAL APPEARANCE

The architectural character and general composition of the exterior of a structure including, but not limited to, the kind, color and texture of the building material and the type, design and character of all windows, doors, light fixtures and signs.

HISTORIC DISTRICT

An area designated as a "historic district" by ordinance of the Board of Aldermen and which may contain within definable geographical boundaries one (1) or more landmarks and which may have within its boundaries other properties or structures which, while not of such historic landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.

LANDMARK

A property or structure designated as a "landmark" by ordinance of the Board of Aldermen, pursuant to the procedures described herein, which is worthy of rehabilitation, restoration and preservation because of its historic and/or architectural significance to the City of Harrisonville.

OWNER OF RECORD

The person, corporation or other legal entity listed as owner on the records of the County Recorder of Deeds.

PRESERVATION COMMISSION

The Harrisonville Historical Preservation Commission.

PUBLIC IMPROVEMENT PROJECT

An action by the City of Harrisonville or any of its departments or agencies involving major modification or replacement of streets, sidewalks, curbs, street lights, street or sidewalk furniture, landscaping or other portions of the public infrastructure servicing commercial, residential or industrial development.

REMOVAL

Any relocation of a structure on its site or to another site.

REPAIR

Any change that is not construction, removal or alteration.

STOP WORK ORDER

An order of Harrisonville Historical Preservation Commission directing an owner, occupant, contractor or subcontractor to halt an action for which a certificate of appropriateness is required and notifying the owner, occupant, contractor or subcontractor of the application process for a certificate of appropriateness.

STRUCTURE

Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground including, but without limiting the generality of the foregoing, buildings, fences, gazebos, advertising signs, billboards, backstops for tennis courts, radio and television antennae and towers and swimming pools.

Division 2. Historic Preservation Commission

Section 405.350. Composition of Historic Preservation Commission.

[Ord. No. 1825, 5-13-1991; Ord. No. 3437, 5-7-2018]

The Harrisonville Historic Preservation Commission shall consist of seven (7) members who are residents of Harrisonville plus one (1) alternate who is the Board of Aldermen liaison for the HPC, all of whom shall be appointed by the Mayor and approved by the Board of Aldermen. Every effort shall be made to appoint persons with a demonstrated interest in the historical preservation of the City of Harrisonville. To the extent available, the Commission shall include professional members representing such disciplines as architecture, law, real estate, history, construction or any other field related to historic preservation. A quorum shall consist of four (4) members. Members must attend seventy-five percent (75%) of the meetings or not miss more than three (3) consecutive regularly scheduled meetings. The alternate must attend at least four (4) meetings a year, one (1) in each quarter. Failure to meet these requirements could be cause for removal by the Mayor and Board of Aldermen.

Section 405.355. Terms.

[Ord. No. 1825, 5-13-1991]

The terms of office of the members shall be for three (3) years, except the terms of the first (1st) appointed Commission shall be one (1) Commissioner shall serve for one (1) year, two (2) for two (2) years and two (2) for three (3) years. Vacancies shall be filled for the unexpired term only. The term set forth herein shall not be construed as preventing a member from serving more than one (1) consecutive term. Vacancies, to include expired terms, shall be filled in the manner stated herein within sixty (60) days.

Section 405.360. Officers.

[Ord. No. 1825, 5-13-1991]

- A. Officers shall consist of a Chairman, Vice Chairman and Secretary elected by the Preservation Commission and shall serve a term of one (1) year and shall be eligible for re-election. The Chairman shall preside over meetings. In the absence of the Chairman, the Vice Chairman shall perform the duties of the Chairman. If both are absent, a temporary Chairman shall be elected by those present.

The officers of the Preservation Commission shall assure that the following duties of the Commission are performed:

1. Preparation of minutes of each Harrisonville Preservation Commission meeting;
2. Publication and distribution of copies of the minutes, reports and decisions of the Commission to other Commission members;
3. Provisions of notice as required herein or by law for all public hearings conducted by the Commission;
4. Notification to the Mayor of vacancies on the Commission and expiring terms of members;
5. Preparation and submission to the Board of Aldermen of a complete record and votes of the proceedings before the Preservation Commission on any matter requiring Board consideration; and
6. Each Commission member attends one (1) informational or educational meeting during the first (1st) year of their term of office approved or conducted by the State Historic Preservation Officer pertinent to historic preservation.

Section 405.365. Meetings.

[Ord. No. 1825, 5-13-1991]

All decisions or actions of the Preservation Commission shall be made by a majority vote of those members present and voting at any meeting where a quorum exists. Five (5) members shall constitute a quorum. Meetings shall be held at regularly scheduled times to be established by resolution of the Preservation Commission, but not less than quarterly, of each calendar year or at any time upon the call of the Commission Chairman. No member of the Preservation Commission shall vote on any matter which may materially or apparently affect the property, income or business interest of that member. No action shall be taken by the Commission which could in any manner deprive or restrict the owner of a property in its use, modification, maintenance, disposition or demolition until such owner shall first have the opportunity to be heard at public meeting of the Harrisonville Historic Preservation Commission as provided herein. All meetings of the Preservation Commission shall be open to the public. The Commission shall keep minutes of its proceedings, showing the vote, indicating such fact and shall be immediately filed with Harrisonville City offices and be a public record.

Section 405.370. Powers and Duties.

[Ord. No. 1825, 5-13-1991]

- A. The Preservation Commission shall act in an advisory capacity to the Board of Aldermen and the Planning and Zoning Commission in carrying out activities required by the City ordinances relating to the administration of this Article and shall have the following powers and duties:
1. To adopt its own procedural regulations;
 2. To initiate and recommend property and/or properties for proposed designations as a historic landmark and/or historic district;
 3. To review applications for construction, alteration or reconstruction of landmarks or structures within a historic district and make recommendations concerning such applications to Planning and Zoning Commission and the Board of Aldermen;
 4. To review proposed changes to buildings, structures, street furniture, City parks, civic areas, public facilities or environmental features of a historic landmark or within a historic district and make recommendations concerning such to the Planning and Zoning Commission and the Board of Aldermen;

5. To review applications for demolition permits to demolish buildings or structures designated as landmarks or those within a historic district and make recommendations concerning such to the Planning and Zoning Commission and the Board of Aldermen;
6. To review applications for special use permits, proposed zoning amendments or applications for zoning variances for a historic landmark or within a historic district and to make recommendations concerning such requests to the Planning and Zoning Commission or Board of Adjustment as indicated by the nature of the request;
7. To initiate from time to time a comprehensive review of the provisions of this Article or any part thereof;
8. To disseminate to owners or occupants of landmarks or within historic districts or to the general public information concerning the preservation of landmarks or historic districts; and
9. To support the nomination to the National Register of Historic Places of local history landmarks and districts which the Commission members believe fill the standards herein set forth and have contributed to the history, architecture and culture of Harrisonville.

Division 3. Designation of Historic Districts and Landmarks

Section 405.375. Preliminary Research.

[Ord. No. 1825, 5-13-1991]

The Preservation Commission shall establish and maintain a survey and inventory of historic properties in accordance with standards and guidelines established by the Secretary of Interior's "Standards and Guidelines for Historic Preservation" (36 CFR Part 61). The survey will be compatible with Missouri's statewide Preservation Comprehensive Planning Process. In establishing the foregoing information, the Preservation Commission shall place particular emphasis on evaluating and incorporating the findings and studies the surveys already completed.

Section 405.380. Criteria For Designation of Landmarks and Historic Districts.

[Ord. No. 1825, 5-13-1991]

- A. A structure or site, portion of a structure, group of structures, landscape element, work of art or an integrated combination thereof may be designated for preservation if it:
 1. Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, State or nation; or is associated with the life of a person significant in the past;
 2. Exemplifies the cultural, political, economic, social or historical heritage of the community;
 3. Portrays the environment and area of history characterized by a distinct architectural style;
 4. By being part of or related to a park or other distinctive area, should be developed to preserve according to the plan based on a historic, cultural or architectural motive;
 5. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood, community or City;
 6. Any prehistoric/historic site containing information of archaeological value in that it has produced or can be expected to produce data affecting series of historic or prehistoric research interest as set forth in the State Historic Preservation Program master plan for cultural resources.

Section 405.385. Nominations of Landmarks.

[Ord. No. 1825, 5-13-1991]

Nominations of landmarks in historic districts shall be made to the Harrisonville Historic Preservation Commission on a form prepared by it and may be submitted by a member of the Commission, owner of record of the nominated property or structure or the Board of Aldermen of the City of Harrisonville.

Division 4. Procedure For Designation of Property As A Landmark or Historic District

Section 405.390. Recommendation To Designate Specific Property.

[Ord. No. 1825, 5-13-1991]

A recommendation to designate a specific property and/or properties as a landmark or historic district shall be considered an application for amendment of a Zoning District Map and Zoning Ordinance as provided in Section **405.630** of the Harrisonville Zoning Ordinance. All procedures as provided in said Section and by State law shall be followed by the Planning and Zoning Commission and the Board of Aldermen. The fee required under Article **XXIII** shall not be required upon initial considerations for designating a property as a landmark and/or historical district. The Planning and Zoning Commission may consider zoning amendment application by others all as provided by Article **XXIII**. The provisions of this Article shall control over any conflicting provisions in Section **405.630**.

Section 405.395. Notification of Nomination and Public Hearing.

[Ord. No. 1825, 5-13-1991]

The Preservation Commission shall schedule and hold a public meeting on the nomination as to whether or not a nominated landmark or historic district meets the criteria for designation. The meeting shall be scheduled, held and conducted in the same manner as other meetings to consider applications for Zoning Map amendments or ordinance amendments and to receive the viewpoints of affected property owners, residences and other interested citizens. Notice of the date, time, place and purpose of the meeting and a copy of the completed nomination form shall be in the same manner as all public hearings concerning zoning matters to the owners of record, adjoining property owners and to the nominators; and notice shall also be published in a newspaper having general circulation in the City of Harrisonville.

Section 405.400. Interim Control.

[Ord. No. 1825, 5-13-1991]

No building permit shall be issued for alteration, construction, demolition or removal of a nominated landmark or of any property or structure within a nominated historic district from the date of the meeting of the Historic Preservation Commission at which a nomination form is first presented until the final disposition of the nomination by the Board of Aldermen, unless such alteration, removal or demolition is authorized by formal resolution of the Board of Aldermen as necessary for public health, welfare or safety. In no event shall the delay be more than one hundred twenty (120) days.

Section 405.405. Timely Determination.

[Ord. No. 1825, 5-13-1991]

A. Within forty-five (45) days of the conclusion of the public hearing, the Preservation Commission shall make a recommendation as to whether or not the nominated landmark or historic district meets the criteria for designation under Section **405.380**. Said recommendation may be for approval, disapproval or approval in part and together with a report which shall contain the following information:

1. An explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation;
2. An explanation of the integrity or lack of integrity of the nominated landmark or historic district; and
3. In case of a nominated landmark or historic district found to meet the criteria for designation, the significant exterior architectural features of the nominated landmark that should be protected and the types of construction, alteration, demolition or removal other than those requiring a demolition permit that should be reviewed for a certificate of appropriateness. The recommendation and report of the Preservation Commission shall be sent to the Board of Aldermen and the Planning and Zoning Commission within seven (7) days following the vote on the resolution and shall be available to the public at Harrisonville City Hall offices.

Section 405.410. Action By Planning and Zoning Commission.

[Ord. No. 1825, 5-13-1991]

- A. Upon receipt of the Preservation Commission's recommendations and report, the Planning and Zoning Commission shall review each proposed landmark or historic district for historic zoning designation and within the thirty (30) days make a recommendation with respect to the proposed "H-1" designation. The recommendation, together with a record of the proceeding, shall be forwarded to the Board of Aldermen. That recommendation shall not be binding on the Board of Aldermen.
- B. A "H-1" historic designation shall be regarded as a supplemental zoning designation and shall not affect in any way the underlying zoning designation as provided in other Articles of the Harrisonville Zoning Ordinance. The existing zoning standards for each district are set forth and shall be complied with unless such standards conflict with the provisions of the ordinance designating said landmarks or historic district. In the event of a conflict, provisions of the historic district ordinance shall prevail. A landmark or historic district shall be designated with a "H-1" affixed to the current zoning district acronym and illustrated as such on the official Zoning District Map.

Section 405.415. Notification of Determination.

[Ord. No. 1825, 5-13-1991]

Notice of a determination of the Planning and Zoning Commission, including a copy of the report, shall be sent by certified mail to the owners of record of a nominated landmark and by regular mail to the owners of all property within a nominated historic district and to the nominator within seven (7) days following a determination of the Planning and Zoning Commission that the nominated landmark or historic district does or does not meet the criteria for designation. A copy of the resolution and report accompanied by a recommendation concerning the nominated landmark or historic district shall be sent to the Board of Aldermen.

Section 405.420. Action of Board of Aldermen.

[Ord. No. 1825, 5-13-1991]

The Board of Aldermen shall within forty-five (45) days after receiving the recommendation of the Planning and Zoning Commission concerning the nominated landmark or historic district either accept or reject the recommendation of the Planning and Zoning Commission. If the Board wishes to designate a landmark or district, it shall do so by ordinance. The Board of Aldermen shall hold a public hearing before

enacting the resolution or ordinance and provide notice and take testimony in the same manner as provided in the Harrisonville Zoning Ordinance. Any resolution or ordinance shall be accompanied by a written statement explaining the reasons for the action by the Board of Aldermen. The City Clerk shall provide written notification of the action of the Board of Aldermen by regular mail to the nominator and the owners of record of the nominated landmark or of all property within a nominated historic district. The notice shall include a copy of the designation ordinance or resolution passed by the Board of Aldermen and shall be sent within seven (7) days of the Board of Aldermen action. A copy of each designation ordinance shall be sent to the Historic Preservation Commission, the Planning and Zoning Commission and the Codes Enforcement Department of the City of Harrisonville. A determination by the Board of Aldermen shall be a final and administrative decision as that term is defined in Chapter 536, RSMo.

Section 405.425. Designation Ordinance.
[Ord. No. 1825, 5-13-1991]

Upon designation, the landmark or historic district shall be classified as a "District "H-1" Historic District". The official Zoning Map of the City of Harrisonville shall be amended to show the location of the "District "H-1" Historic District".

Division 5. Certificates of Appropriateness

Section 405.430. Certificate of Appropriateness.
[Ord. No. 1825, 5-13-1991]

- A. A certificate of appropriateness shall be required before the following actions affecting the exterior architectural appearance of any landmark or property within a historic district may be undertaken:
1. Any construction, alteration or removal requiring a building permit from the City of Harrisonville;
 2. Any demolition in whole or in part requiring a permit from the City of Harrisonville;
 3. Any violation of a minimum maintenance standard or construction, alteration, demolition or removal affecting a significant exterior architectural feature or features;
 4. Any construction, alteration, removal or demolition in whole or in part proposed by the City of Harrisonville or any of its agencies or departments for a landmark or a structure within a historic district and affecting a significant exterior architectural feature or features.

Section 405.435. Applications For Certificate of Appropriateness.
[Ord. No. 1825, 5-13-1991]

No application for a building or demolition permit affecting the exterior or architectural appearance of a designated landmark or property within a designated historical district shall be granted by the City until approved by the Preservation Commission. An applicant may request a meeting with the Preservation Commission before or during the review of the application. Application for review of construction, demolition or removal not requiring a building permit for which a certificate of appropriateness is required shall be made on a form prepared by the Codes Enforcement Department of the City of Harrisonville and available at the office of the Codes Enforcement Department of the City of Harrisonville. Applicants may be required to submit plans, drawings, elevations, specifications and other information as may be requested by the Preservation Commission. The Preservation Commission shall consider the completed application at its next regular meeting. The Preservation Commission may call a specific meeting to review

routine application for certificate of appropriateness when delay to the next regular meeting would create an unnecessary inconvenience to the applicant.

Section 405.440. Stop Work Order.

[Ord. No. 1825, 5-13-1991]

Whenever the Historic Preservation Commission has a reason to believe an action for which a certificate of appropriateness is required has been initiated or is about to be initiated, it shall make every reasonable effort to contact the owners, occupants, contractors or subcontractors and inform them of the application for certificate of appropriateness process. If the Historic Preservation Commission determines that a stop work order is necessary to halt an action that requires a certificate of appropriateness, it shall deliver or send a copy of the stop work order by certified mail return receipt requested to the owners, occupants, contractors and subcontractors and notify them of the certificate of appropriateness process. A copy of the proper application form shall be included in the notice. A copy of the stop work order shall be sent to the Codes Enforcement Director of the City of Harrisonville, who shall be responsible for monitoring said situation and citing those in violation of this Article.

Section 405.445. Determination By Historic Preservation Commission.

[Ord. No. 1825, 5-13-1991]

- A. The Historic Preservation Commission shall review the application for a building or demolition permit or for a certificate of appropriateness and issue or deny the certificate of appropriateness within no more than forty-five (45) days of receipt of the application. Determination will be based on the standards and guidelines set forth in this Article. Written notice of the approval or denial of the application for a certificate of appropriateness shall be provided the applicant and the Codes Enforcement Department of the City of Harrisonville within seven (7) days following the determination and shall be accompanied by a certificate of appropriateness in case of approval.
- B. The certificate of appropriateness shall become void unless construction is commenced within six (6) months of the date of issuance. Any person who does not complete a project according to the guidelines provided in the certificate of appropriateness shall be deemed in violation of this Article.

Section 405.450. Denial of Certificate of Appropriateness.

[Ord. No. 1825, 5-13-1991]

A denial of the certificate of appropriateness shall be accompanied by a statement of the reasons for the denial. The Historic Preservation Commission shall make recommendations to the applicant concerning changes, if any, in the proposed action which would cause the Commission to reconsider its denial and shall confer with the applicant and attempt to resolve as quickly as possible the differences between the applicant and the Commission. The applicant may resubmit an amended application or reapply for a building or demolition permit that takes into consideration the recommendation of the Commission. Projects requiring certificates of appropriateness will be monitored as necessary by the Commission or its designated representatives to insure compliance of the terms and specifications of the certificate of appropriateness, building permits and demolition permits. If necessary, a second (2nd) stop work order may be issued by the Commission for the same project.

Section 405.455. Standards For Review.

[Ord. No. 1825, 5-13-1991]

- A. In considering an application for a building or demolition permit for a certificate of appropriateness, the Historic Preservation Commission shall be guided by the following general standards in addition to any design guidelines in the ordinance designating the landmark or historic district:
1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building structure or site and its environment or to the use of the property for its originally intended purpose.
 2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.
 3. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
 4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own rank and this significance should be recognized and respected.
 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
 6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repairs or replacement of missing architectural features should be based on accurate duplication of features substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
 7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Cleaning methods that will damage the historic building shall not be undertaken.
 8. Contemporary design for alteration and additions to existing properties and for new construction may be permitted when such alterations, additions or new construction do not destroy significant historical or architectural or cultural material and such design is compatible with the size, scale, color, material and character of the property neighborhood and environment.
 9. Whenever possible, new additions or alterations to structures shall be done in a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
 10. New buildings do not need to duplicate older styles of architecture, but must be compatible with the architecture within the district. However, the scale, placement on lots and street setback must conform with the scale, placement and setback of adjacent structures, especially in the context of rows of buildings and streetscapes. Styles of architecture will be controlled only to insure that their exterior design, materials and color are in harmony with neighboring structures.
 11. The Commission may consider economic hardship and other factors that may affect an owner's ability to undertake or complete rehabilitation or other work under consideration.

Division 6. Design Guidelines

Section 405.460. Design Guidelines. [Ord. No. 1825, 5-13-1991]

- A. The City of Harrisonville and the Harrisonville Historic Preservation Commission have adopted the following design and review guidelines for all historic districts and landmarks of the City. The

guidelines will be enforce within district or landmark boundaries under any of the following circumstances:

1. Construction, alteration or removal requiring a building permit and which has an impact on the exterior appearance of a structure.
2. Demolition in whole or in part requiring a permit.
3. Construction, alteration (including color changes), demolition or removal affecting a significant exterior or architectural feature or features.
4. Construction, alteration improvement (including color changes), demolition or removal which negatively impacts the significant appearance or harmony of adjacent structures, rows of buildings, streetscapes or the historic district as a whole as determined by the Historic Preservation Commission. Design guideline architectural criteria:
 - a. Height of any proposed alteration or construction should be compatible with style and character of the surrounding structures.
 - b. Windows and doors relationships and proportions should be compatible with the architectural style and character of the district or landmark and surrounding structures.
 - c. The relationship of a structure to the open space between it and adjoining structures should be compatible.
 - d. Roof shape and design should be compatible with the character of the district or landmark and surrounding structures.
 - e. Landscaping should be compatible with the architectural style and character of the district or landmark or surrounding structures.
 - f. The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures.
 - g. Facades should blend with other structures with regard to directional expression. Structures should be compatible with the dominant historical or vertical expression of a landmark after alteration, construction or partial demolition and should be compatible with its original architectural style and character.
 - h. 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.

Division 7. Maintenance of Properties

Section 405.465. Maintenance of Historic Properties.

[Ord. No. 1825, 5-13-1991]

- A. *Ordinary Maintenance Exclusion.* Nothing in this Section shall be construed to prevent the ordinary maintenance or repair of any exterior elements of any building or structure designated as a landmark or within a historic preservation district.
- B. *Definition Of Ordinary Maintenance.* Any work for which a building permit is not required by law, where the purpose and the affect of such work is to correct any deterioration or decay or damage to a structure or any part thereof and to restore the same as nearly as may be practical to its condition prior to the occurrence of such deterioration, decay or damage.
- C. *Minimum Maintenance Requirement.* All buildings and structures designated by the City ordinance as "H-1" shall be preserved against decay and deterioration and free from certain structural defects in the following manner by the owner thereof or such other person or persons who may have legal

custody and control thereof. The owner or other person having legal custody thereof shall repair such building if it is found to have any of the following defects:

1. Those which have parts thereof which are so attached that they may fall and injure members of the public or property.
2. Deteriorated or inadequate foundation.
3. Defective or deteriorated flooring or flooring supports or floor supports of insufficient size to carry imposed loads with safety.
4. Members of walls, partitions or other vertical support that split, lean, list or buckle due to defective material or deterioration.
5. Members of walls, partitions or other vertical supports that are insufficient size to carry imposed loads with safety.
6. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration.
7. Members of ceilings, roofs, ceiling and roof supports or other horizontal members that are of insufficient size to carry imposed loads with safety.
8. Fireplace or chimneys which list, bulge or settle due to defective material or deterioration.
9. Fireplace or chimneys which are of insufficient size or strength to carry imposed loads with safety.
10. Deteriorated, crumbling or loose plaster.
11. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or walls, including broken windows or doors.
12. Defective or lack of weather protection for exterior wall coverings, including lack of paint or weathering due to lack of paint or other protective coating.
13. Any fault or defect in a building which renders the same structurally unsafe or not properly watertight.

- D. *Public Safety Exclusion.* None of the provisions of this Chapter shall be construed to prevent any measures of construction, alteration or demolition necessary to correct or abate the unsafe or dangerous condition of any structure, other feature or part thereof, where such condition has been declared unsafe or dangerous by the Codes Enforcement Department of the City of Harrisonville and where the proposed measures have been declared necessary by such department or departments to correct the said condition; provided however, that only such work as is reasonably necessary to correct the unsafe or dangerous condition may be performed pursuant to this Section. In the event any structure or other feature shall be damaged by fire or other calamity or by an act of God or by public enemy to such an extent that, in the opinion of the aforesaid department, it cannot reasonably be repaired or restored, it may be removed in conformity with normal permit procedures and applicable laws.
- E. If minimum maintenance is not being maintained, the owner of the property or other person having legal custody thereof shall be notified thereof by the Preservation Commission. The notice shall be by certified mail and shall specify each item in the property or landmark that fails to meet with minimum maintenance requirements. The owner or other person having custody of the property shall have thirty (30) days from the receipt of the notice to comply with minimum maintenance requirements. The Preservation Commission, for good cause shown, may grant an additional extension of thirty (30) days. If, after the original thirty (30) day period or any extension granted, the owner or person having legal custody of the property should fail to meet the minimum maintenance requirements, the owner or person having legal custody of the property shall be in violation of this Section and punished subject to the punishment set forth in this Chapter.

Division 8. Appeals

Section 405.470. Appeals.

[Ord. No. 1825, 5-13-1991]

If the Preservation Commission denies an application for a certificate of appropriateness, the applicant may, within thirty (30) days after the post-marked date of the notice of the determination, file with the City Clerk a written appeal to the Harrisonville Board of Aldermen specifying the grounds thereof. In acting on the appeal, the Board of Aldermen may grant a variance from the strict interpretation of this Chapter when such will not materially affect the health or safety of the applicant and the general public.

Division 9. Fees and Penalties

Section 405.475. Fees and Penalties.

[Ord. No. 1825, 5-13-1991]

The Harrisonville Preservation Commission may establish an appropriate system of processing fees for review of nominations and certificates of appropriateness. An application must be filed through City of Harrisonville City Hall. Any person who undertakes or causes an alteration, construction, demolition or removal of nominated or designated landmark or property within a nominated or designated historic district without a certificate of appropriateness shall be guilty of a misdemeanor and upon conviction thereof shall be punished in accordance with the penalties set forth in the Harrisonville Code of Ordinances. Every person who violates this Chapter concerning the maintenance of a structure within a historic district shall be guilty of a misdemeanor and upon conviction thereof shall be punishable in accordance with the penalties set forth in the Harrisonville Code of Ordinances.

Division 10. Guidelines For Landmarks and Preservation Districts

Section 405.480. Guidelines For Landmarks and Preservation Districts.

[Ord. No. 1825, 5-13-1991]

See Appendix A to this Zoning Code "Harrisonville's Guidebook for Landmarks and Preservation Districts" which is on file in the City offices.

APPENDIX ESample Concepts of Historic Buildings











