



**THE CITY OF
HARRISONVILLE**
WHERE TRADITION MEETS INNOVATION

**AGENDA
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
SEPTEMBER 7, 2022
12:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Historic Preservation Commission - Regular Meeting - Jul 6, 2022 12:00 PM**
 - B. Historic Preservation Commission - Regular Meeting - Jul 21, 2022 12:00 PM**
- 3. Certificate of Appropriateness**
 - A. Dowling Windows - 116 S. Independence St.**
- 4. Discussion Items**
 - A. 2023 Historic Preservation Fund Grant**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 30th day of August, 2022.

Daniel Barnett , City Clerk



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
JULY 6, 2022
12:00 PM

1. 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	Present	
Bill Woods	Harrisonville		Absent	
Robert Wiseman	Harrisonville	Board Member	Present	
Gary Davidson	Harrisonville	Board Liaison	Present	
April McLaughlin	Harrisonville	Vice-Chair	Present	

Also in attendance were Rhonda Garrett, Applicant; David and Kathy Waddle, Applicants; Jennifer Reed, Cass County Historical Society; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Historic Preservation Commission - Regular Meeting - Jun 1, 2022 12:00 PM

With no additions or corrections, the minutes from the June 1, 2022, were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	April McLaughlin, Vice-Chair
SECONDER:	Robert Wiseman, Board Member
AYES:	David Atkinson, Robert Wiseman, Gary Davidson, April McLaughlin
ABSENT:	Bill Woods

3. Certificate of Appropriateness

A. Proposed 16' x 5' Metal Awning at 100 E. Pearl St.

Director Stanton presented the application for Certificate of Appropriateness for 100 E. Pearl Street. The applicant wishes to put a 16 foot by 5 foot metal awning over the door to "The Vault". She said the 1995 Architectural/Historic Survey didn't identify the building as being Historic or contributing to the historic district. According to "Harrisonville's Guidebook for Landmarks and Preservation Districts", City Staff can approve a canvas

awning, metal has to come before the Commission. This building has not had an awning of any kind before.

David Atkinson asked if there were gutters on the awning. David Waddle said that they are built in. The proposed awning would be just like the one at Birdies on Pearl Street.

Mr. Atkinson said the only issue he has with the awning is that the building never had one before. The one at Birdies was there and just replaced due to a snow storm.

Robert Wiseman said he believes an awning on that building would look better in metal than canvas.

Rhonda Garrett, the applicant, said they just want to make the front of the building attractive.

The Commission tabled the application so they could do more research to see if they could approve this awning as there has never been one.

RESULT:	TABLED [UNANIMOUS]
AYES:	David Atkinson, Robert Wiseman, Gary Davidson, April McLaughlin
ABSENT:	Bill Woods

B. Proposed Event Structure at 200 E. Pearl St.

Director Stanton presented the application for Certificate of Appropriateness for 200 E. Pearl Street. The applicant is proposing an Event Structure in the empty parking lot next to his building. Stained decorative concrete, a deck with a silo on the north end, decorative lighting, wooden privacy fence on north side, and decorative railing on the south side are on this application. Full size plans and a code summary would have to be provided to the Building Official for the permit process and would have to comply with the 2018 IBC.

April McLaughlin asked Mr. Waddle what his vision for this space is. Mr. Waddle said that the that area looks awful. The concrete is broken, the ADA transition from the lot to the sidewalk is not usable. He said he would like to re-pour the concrete, place a privacy fence on the north side, nice railing put in on the front side and a silo cantilevered off the north side of the parking lot 7 feet.

After much discussion on uses and plans for what the area will look like, April McLaughlin made a motion to table the application to look into the codes to see if this is something the HPC needs to approve since it is not a facade, and hold a special meeting in 2 weeks. Alderman Davidson seconded. The motion passed unanimously.

RESULT:	TABLED [UNANIMOUS]
MOVER:	April McLaughlin, Vice-Chair
SECONDER:	Gary Davidson, Board Liaison
AYES:	David Atkinson, Robert Wiseman, Gary Davidson, April McLaughlin
ABSENT:	Bill Woods

4. Discussion Items

A. FY 2020 and FY 2021 Annual Reports

Director Stanton told the Commission that the Annual Reports for the CLG have been caught up.

5. Adjourn

With nothing further to come before the Commission, April McLaughlin made a motion to adjourn. Robert Wiseman seconded the motion. The meeting was adjourned at 1:20 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT

**MINUTES
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
JULY 21, 2022
12:00 PM**

1. Call to Order

The meeting was called to order at 12:24 PM by Chair David Atkinson

Attendee Name	Organization	Title	Status	Arrived
David Atkinson	Harrisonville	Chair	Present	
Bill Woods	Harrisonville		Present	
Robert Wiseman	Harrisonville		Present	
Gary Davidson	Harrisonville	Board Liaison	Absent	
April McLaughlin	Harrisonville	Vice-Chair	Present	

Also in attendance were Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

1. Historic Preservation Commission - Regular Meeting - Jul 6, 2022 12:00 PM

There were not enough voting members of the Commission to make a motion on the minutes from the July 6, 2022, meeting that were in attendance of that meeting. These minutes will be voted on at the next scheduled meeting.

RESULT:	TABLED [UNANIMOUS]
AYES:	David Atkinson, Bill Woods, Robert Wiseman, April McLaughlin
ABSENT:	Gary Davidson

3. Certificate of Appropriateness

1. Proposed 16' x 5' Metal Awning and sign at 100 E. Pearl St.

Chairman Atkinson and the other Commission members explained the applications from the previous meeting to Mr. Woods who was not able to attend.

Bill Woods made a motion to approve the application for the proposed metal awning and sign as submitted to the Commission. Robert Wiseman seconded. The motion passed unanimously.

RESULT: APPROVED [UNANIMOUS]

MOVER:	Bill Woods
SECONDER:	Robert Wiseman
AYES:	David Atkinson, Bill Woods, Robert Wiseman, April McLaughlin
ABSENT:	Gary Davidson

2. Proposed Event Structure at 200 E. Pearl St.

Chairman Atkinson and the other Commission members explained the applications from the previous meeting to Mr. Woods who was not able to attend.

The Commission decided to vote on the different pieces to this application separately.

April McLaughlin made a motion to approve the silo and attached decking that is inside the Historic District. Robert Wiseman seconded. The motion passed unanimously.

Robert Wiseman made a motion to approve the railing on the south end of the lot. April McLaughlin seconded. The motion passed unanimously.

April McLaughlin made a motion to approve the decorative concrete and bronze coloring. Bill Woods seconded. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	David Atkinson, Bill Woods, Robert Wiseman, April McLaughlin
ABSENT:	Gary Davidson

4. Discussion Items

There were no discussions items.

5. Adjourn

With nothing further to come before the Commission, April McLaughlin made a motion to adjourn. Robert Wiseman seconded. The meeting was adjourned at 12:40 PM.

Respectfully Submitted, _

Jamie Martin, Recording Secretary



TO: Historic Preservation Commission
FROM: Christina Stanton,
DATE: August 30, 2022
SUBJECT: Dowling Windows - 116 S. Independence St.

Type of Item: *Certificates of Appropriateness*

A. Action Item (ID # 4293)

Dowling Windows - 116 S. Independence St.

Attachments:

Dowling 116 S Independence St Packet (PDF)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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

3.A.a

To: Historic Preservation Commission
From: Christina Stanton, AICP, Community Development Director
Date: September 7, 2022
Re: Certificate of Appropriateness for 116 S. Independence Street

GENERAL INFORMATION

Applicant/Owner: Dowling Investments, LLC
Requested Actions: Approval of Certificate of Appropriateness
Date of Application: July 28/, 2022
Existing Zoning: Downtown Core Business (CBD-1)

PROPOSAL

The Applicant has requested a Certificate of Appropriateness for new glass windows on the 1st floor front (east) and side (south) of building.

BACKGROUND

According to Images of America: Harrisonville by Mr. David Atkinson (page 29) the building was built in 1880 and was originally Deacon Hardware (a detailed history of the building from 1880 to 2014 is attached along with several pictures). The pictures show that the original windows were as tall as the pilasters which are located on either side of the display windows. The Historic Inventory record from the 1995 Architectural/Historic Survey identifies this building as having an Italianate style or design and states that this building is eligible for the National Register of Historic Places. The description of important features states:

“The main façade of this two-story red brick structure faces east, while its secondary façade faces south. The windows on this building have been altered and changed. New windows have been added to both facades. The upper sash area of the original windows has been boarded up. The windows are framed in segmental arches with rounded brick arches and stone keystone above them and lugsills below. A brick blend arcade supports the brick corbeled cornice. Brick belt coursing runs across the facades below the arcading. Pressed designed cast iron pilasters are located on each side of the display windows. The storefront area has been modernized with the inclusion of signage covering the transoms, a slanted wood shingle roof awning and multiple pane windows in heavy wooden frames. The window treatment on the secondary façade is the same as that on the main façade with the exception of the inclusion of three-square single light windows in segmental arches, located between the first and second floor. A recessed arched entranceway has been placed at the west end of this façade. A fixed rounded arch transom is over the door. The entire entranceway is framed in a rounded brick arch with stone keystone.”

It should be noted that the windows for the neighboring property, Salon 114, were approved by the Historic Preservation Commission in 2014.

Attachment: Dowling 116 S Independence St Packet (Dowling Windows - 116 S. Independence St.)

ANALYSIS

In The Guidelines for Harrisonville’s Preservation Districts and Landmarks, Subpart V, it is stated that windows that are being replaced and are visible from any street are required to be reviewed through the established application process. Staff would only be able to approve new windows if they were not visible from any street and met the following criteria:

- 1) Compatible in height, width, and style with the original windows.
- 2) If removed on brick structures the brick must be toothed in to match or recessed to express the opening.

Additionally, Section 405.460.A.4.b of the Code of Ordinances states: Windows and doors relationships and proportions should be compatible with the architectural style and character of the district or landmark and surrounding structures.

Furthermore, in “Interpreting The Secretary of the Interior’s Standards for Rehabilitation” #23—Windows: Selecting New Windows to Replace Non-Historic Windows it is stated:

“When no reparable historic fabric remains and functional replacement windows are in place, a number of options exist...If replacement is chosen, the new windows must be based on existing fabric, on historic documentary or pictorial evidence or, they must be compatible with the historic character of the building. As explicitly stated in Standard 6, when a historic feature is missing or is too deteriorated to repair, ‘the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.’”

In staff’s consideration of the above the proposed replacement is closer to what was historically existing than the current windows.

REQUEST AND OPTIONS

The Applicant is proposing to:

- 1) Replace the existing ground level windows that are “multiple pane windows in heavy wooden frames” with new windows similar to those of Salon 114 as depicted in the sketch/drawings provided by the applicant.

The Commission may:

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

STAFF RECOMMENDATION

Staff recommends approval of the requested Certificate of Appropriateness to replace the existing windows that have heavy wooden frames with new windows as proposed by the Applicant.

ATTACHMENTS

Application

Current Windows Pictures

Sketch of Proposal with Dimensions

Google Maps Street View

Harrisonville Square West Side: 116 South Independence, Built 1880

STAFF CONTACT:

Christina Stanton

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
TO
HARRISONVILLE HISTORIC PRESERVATION COMMISSION

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

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

Property Location: 116 S Independence
Property Owner: Dowling Investments LLC
Owner's Address: 3309 W 144th St Leawood KS 66224

TYPE OF WORK (check all that apply)

☐ Exterior Alteration or Repair

☐ New Construction

☐ Demolition of Structures

☐ Relocation of Structures

☒ Other New Glass on Front of building 1st Floor Front

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

Signature: Applicant Dowling Investments LLC Jeffrey Dowling member
Address 3309 W 144th St Leawood KS 66224
Phone 816-728-7850

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

The application, including all additional information, must be filed no later than fourteen days prior to the regularly scheduled meeting of the Historic Preservation Commission. The Commission meets on the first Wednesday of each month at 12:00 PM in the Council Chambers of City Hall, or as needed. Property Owners are urged to attend the meeting. Copies of all information submitted with an application must be retained by the Historic Preservation Commission.

Date Received by Department _____

Date Approved _____

Certificate Number _____



City of
Harrisonville

(Initials) _____

Jamie Martin

Building Department Administrative Assistant

816-380-8958 (Direct)
816-380-8906 (Fax)
jmartin@harrisonville.com

300 E Pearl Street
PO Box 367
Harrisonville, MO 64701
www.harrisonville.com

Attachment: Dowling 116 S Independence St Packet (Dowling Windows - 116 S. Independence St.)









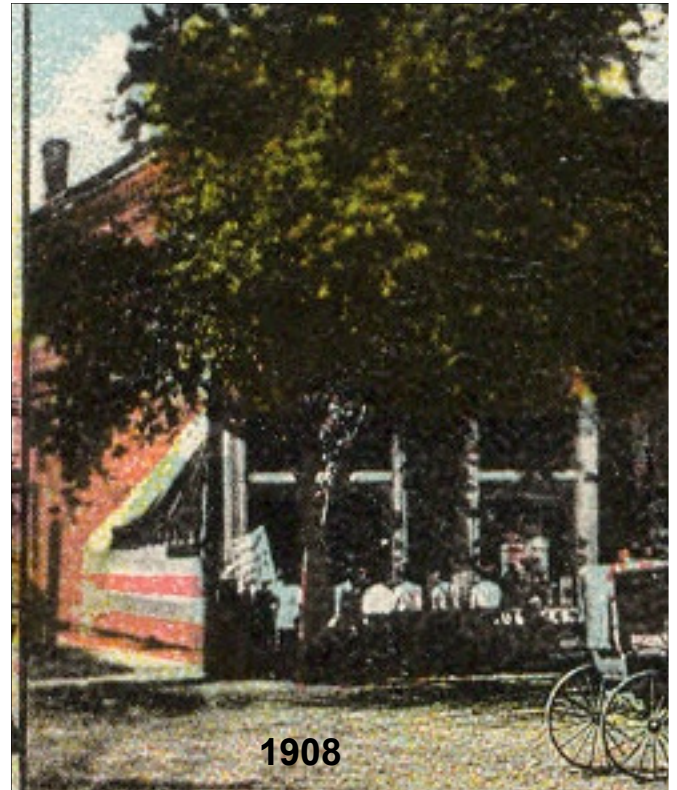


Attachment: Dowling 116 S Independence St Packet (Dowling Windows - 116 S. Independence St.)

HARRISONVILLE SQUARE WEST SIDE

**116 South Independence
Built 1880**

This is the earliest extant building on the Square and was built by brother E.G. and A. G. Deacon to house their farm implements and hardware business. They sold the business to the Burch Bros. in 1907, who in turn sold it to will Clemments. In the 1940s it was Carter & Sam Grocery, then Bowman's Appliance and Studio until 1966 when it became Noe's Jewelry until the late 1990s when it was purchased by Growth Industries.



Attachment: Dowling 116 S Independence St Packet (Dowling Windows - 116 S. Independence St.)

2014	116 S. Independence Built 1880
	Royal Relic
2010 2001	Vacant
2000 1991	Courtyard Jewelry
1990 1981	Noe's Jewelry & Precious Gems
1980 1971	Noe's Jewelry & Precious Gems
1970 1961	Noe's Jewelry & Precious Gems (1966)
1960 1951	Bowman's Appliance & Studio
1950 1941	Bowman's Appliance & Studio Carter & Sam Grocery
1940 1931	Clemments Hardware
1930 1921	Clemments Hardware
1920 1911	Burch Bros. Hardware & Furniture
1910 1901	Deacon Hardware & Implements (sold to Burch Bros. 1907) 2 nd floor Tin Shop
1900 1891	Deacon Hardware & Implements 2 nd floor Tin Shop
1880	E.C. & A.G. Deacon Hardware & Implements (est. 1868)



TO: Historic Preservation Commission
FROM: Christina Stanton,
DATE: August 30, 2022
SUBJECT: 2023 Historic Preservation Fund Grant

Type of Item: *Discussion*

- A. Action Item (ID # 4294)**
2023 Historic Preservation Fund Grant