



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

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

- 1. Call to Order**
 - 1. Roll Call**
- 2. Approval of Minutes**
 - 1. Historic Preservation Commission - Regular Meeting - Jul 6, 2022 12:00 PM**
- 3. Certificate of Appropriateness**
 - 1. Proposed 16' x 5' Metal Awning and sign at 100 E. Pearl St.**
 - 2. Proposed Event Structure at 200 E. Pearl St.**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 18th day of July, 2022.

Daniel Barnett , City Clerk



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

Minutes Acceptance: Minutes of Jul 6, 2022 12:00 PM (Approval of Minutes)



STAFF REPORT

TO: Historic Preservation Commission
FROM: Christina Stanton,
DATE: June 27, 2022
SUBJECT: Proposed 16' x 5' Metal Awning at 100 E. Pearl St.

Type of Item: *Certificates of Appropriateness*

1. Action Item (ID # 4233)

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

History:

07/06/22 Historic Preservation Commission TABLED Next: 07/21/22

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.

Attachments:

HPC Staff Report - The Vault(PDF)

Elevation Pic (JPG)

Vault Awning Elevation Drawing (PDF)

Vault Awning Elevation Drawing (1)(PDF)

Vault Awning Elevation Drawing (2)(PDF)

Vault Awning Elevation Drawing (3)-1 (PDF)

THE VAULT SIGN (PDF)



STAFF REPORT

TO Historic Preservation Commission

FROM Christina Stanton, AICP – Director of Community Development

DATE July 6, 2022

SUBJECT Certificate of Appropriateness for 100 E. Pearl St.

Type of Item: Certificate of Appropriateness

Issue:

The Applicant has requested a Certificate of Appropriateness for the building located at 100 E. Pearl Street since they are proposing a metal awning rather than canvas.

Background:

Request: Approval of Certificate of Appropriateness

Location: 100 E. Pearl St. – corner of Pearl St. & Independence

Applicant: Virginia Garrett, Heart of Life Church

Owner: First Baptist Church of Garden City MO, Inc.

Existing Zoning: Downtown Core Business (CBD-1)

According to the County Assessor's property information the building was built in 1890 and is located on the north side of the Harrisonville Town Square. The building is located within the Harrisonville Town Square Historic District but is not eligible for the National Register according to the Historic Inventory record from the 1995 Architectural/Historic Survey. The Historic Inventory record identifies this building as having a modern style.

The Applicant is proposing to:

- 1) Add a 16' x 5' metal awning (black) to the existing building as depicted in the sketch-up drawings provided by the applicant.

Options:

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

Recommendation:

Approval contingent upon compliance with Historic Preservation requirements.

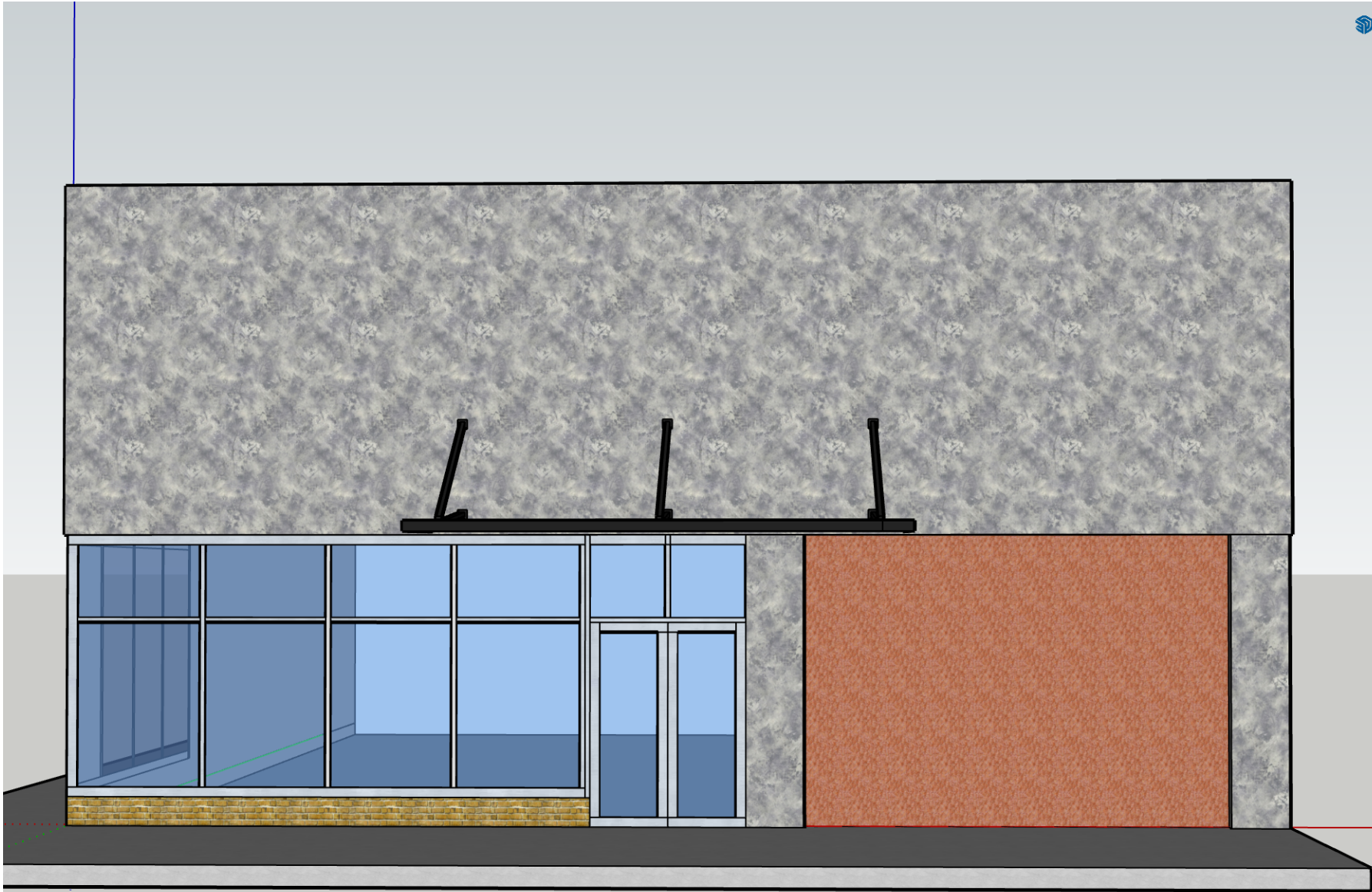


ULT

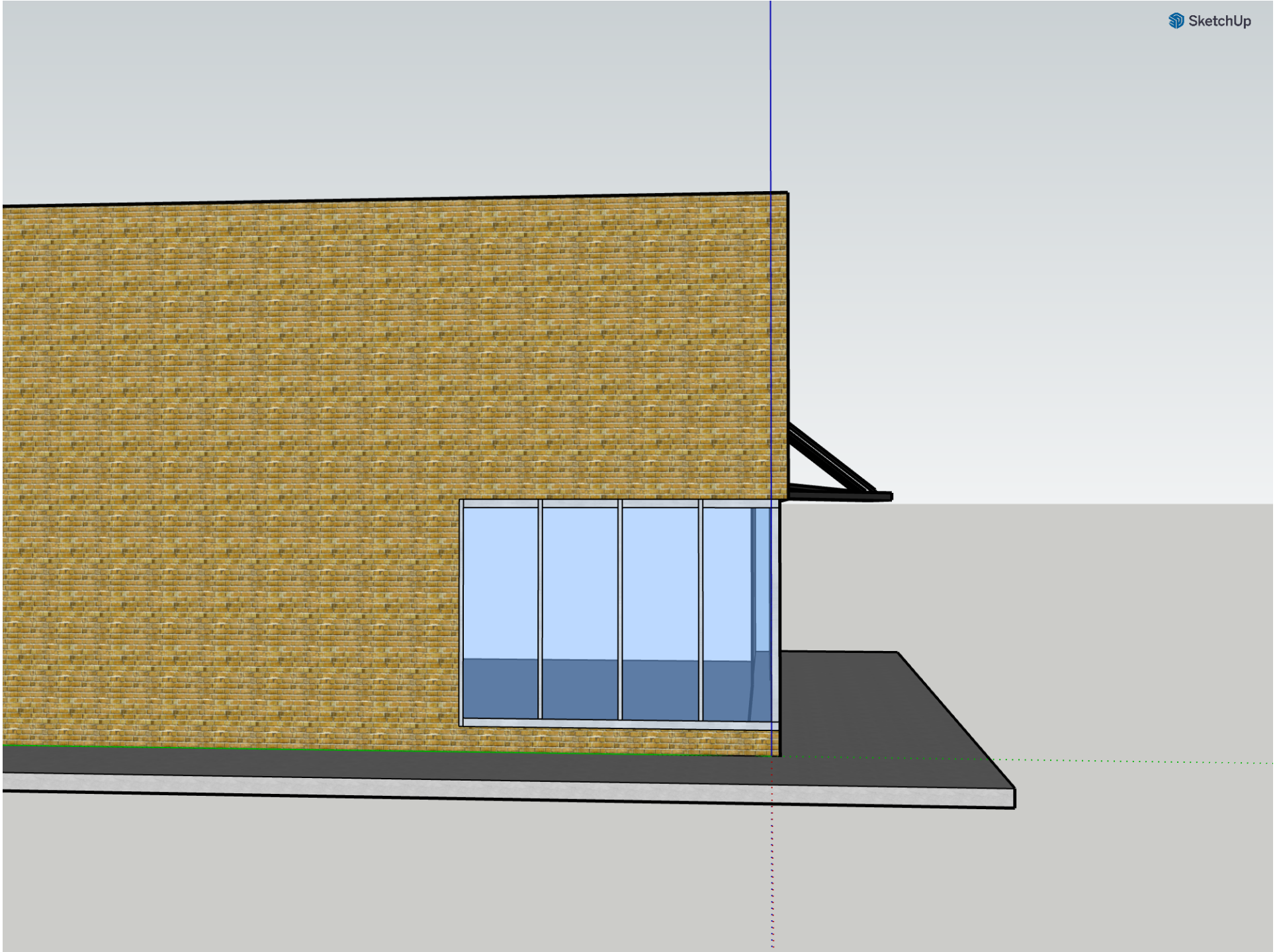


100

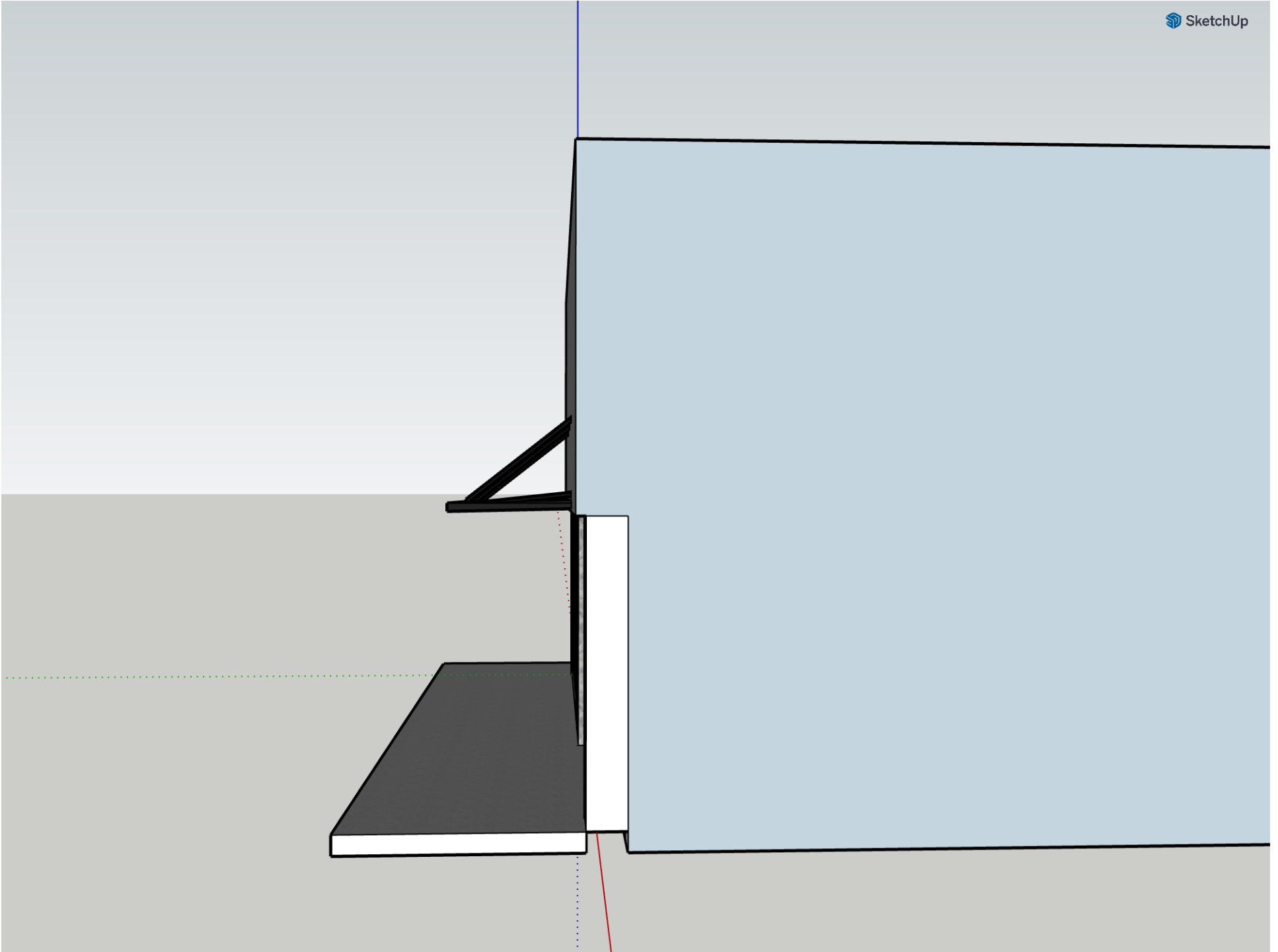
FRANK FATINO, CRADC
COUNSELING SERVICES
361-1582

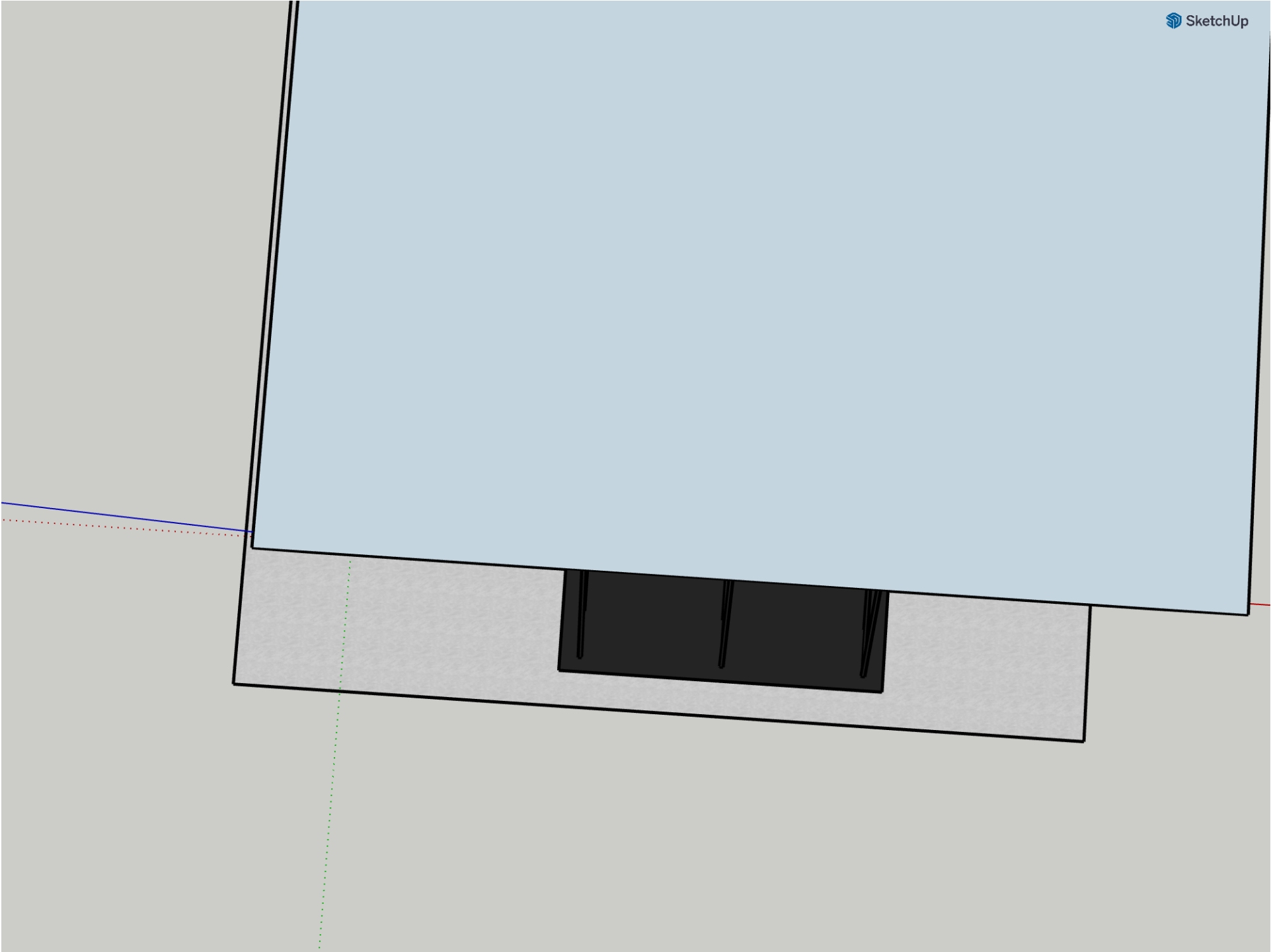


Attachment: Vault Awning Elevation Drawing (Proposed 16' x 5' Metal Awning at 100 E. Pearl St.)



Attachment: Vault Awning Elevation Drawing (1) (Proposed 16' x 5' Metal Awning at 100 E. Pearl St.)





Attachment: Vault Awning Elevation Drawing (3)-1 (Proposed 16' x 5' Metal Awning at 100 E. Pearl St.)



WALL SIGN

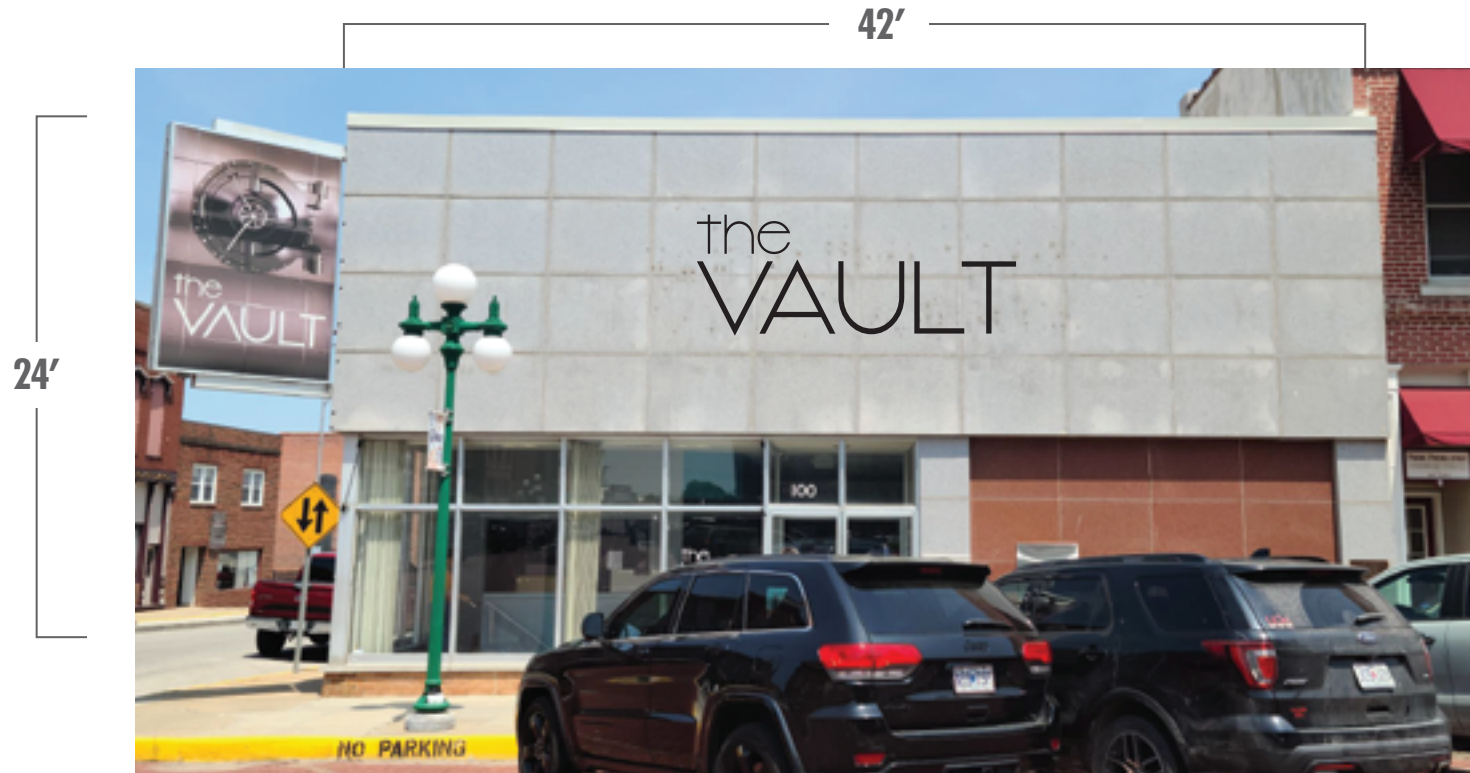
.5" PVC
non illuminated, stud mounted
Quantity: 1

Overall sign size: 156 x 59.1" • 64.02 ft²
Building face size: 42' x 24' • 1,008 ft²
Sign coverage: 6.3%

INSTALLATION ADDRESS

100 East Pearl
Harrisonville, MO 64401

Attachment: THE VAULT SIGN (Proposed 16' x 5' Metal Awning at 100 E. Pearl St.)



WALL SIGN

.5" PVC
non illuminated, stud mounted
Quantity: 1

Overall sign size: 156 x 59.1" • 64.02 ft²
Building face size: 42' x 24' • 1,008 ft²
Sign coverage: 6.3%

INSTALLATION ADDRESS

100 East Pearl
Harrisonville, MO 647

Attachment: THE VAULT SIGN (Proposed 16' x 5' Metal Awning at 100 E. Pearl St.)



STAFF REPORT

TO: Historic Preservation Commission
FROM: Christina Stanton,
DATE: June 27, 2022
SUBJECT: Proposed Event Structure at 200 E. Pearl St.

Type of Item: *Certificates of Appropriateness*

2. Action Item (ID # 4234)

Proposed Event Structure at 200 E. Pearl St.

History:

07/06/22 Historic Preservation Commission TABLED Next: 07/21/22

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.

Attachments:

HPC Staff Report - Birdie's (PDF)

Application 06-20-2022 20.46 (PDF)

Birdies project (description) (PDF)

Permit_Set Waddle (PDF)

Pictures-Concepts (PDF)



STAFF REPORT

TO Historic Preservation Commission

FROM Christina Stanton, AICP – Director of Community Development

DATE July 6, 2022

SUBJECT Certificate of Appropriateness for 200 E. Pearl St.

Type of Item: Certificate of Appropriateness

Issue:

The Applicant has requested a Certificate of Appropriateness for the building located at 200 E. Pearl Street. They are proposing stained decorative concrete facing Pearl Street, with a deck and a grain bin event structure on the north side of the parking lot with “special lighting” and a railing system on the south end of the area to separate it from the street.

Staff has concerns about where this structure will sit in relation to the property line, as no survey has been provided. If a variance is needed it would be self-imposed and very difficult to prove hardship. Staff also has concerns about the proposed use(s)—what specifically does the applicant intend to do and is it an allowed use? Additionally, a full-sized site plan with details—code summary and fire/life safety analysis; seating and/or standing occupant layouts and numbers construction and use type and class; notes on new doorway into the existing building; electrical; lighting and power; and 2018 IBC compliance—and building permit application will need to be submitted.

Background:

Request: Approval of Certificate of Appropriateness

Location: 200 E. Pearl St. – corner of Pearl St. & Lexington St.

Applicant: David Waddle

Owner: Kathy and David Waddle

Existing Zoning: Downtown Core Business (CBD-1)

According to the County Assessor's property information the building was built in 1930 and is located on the northeast corner of the Harrisonville Town Square. The building is located within the Harrisonville Town Square Historic District, and it is eligible for the National Register according to the Historic Inventory record from the 1995 Architectural/Historic Survey. The Historic Inventory record identifies this building as having a Victorian Commercial style.

The Applicant is proposing to:

- 1) Replace the existing asphalt and concrete facing Pearl Street with new stained decorative concrete;
- 2) Build a new deck all the way across the north end of the parking lot space;
- 3) Install a grain bin on top of the proposed deck;
- 4) Install "special lighting"; and
- 5) Install a railing system on the south end of the area to separate it from the street.

Options:

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

Recommendation:

Approval contingent upon the provision of additional information, confirmation of use(s), and compliance with Historic Preservation requirements.

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

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

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

Property Location: 200 E Pearl St. Harrisonville Mo, 64701

Property Owner: David & Kathy Waddle

Owner's Address: 27509 E 2275th, Pleasant Hill Mo, 64080

TYPE OF WORK (Check all that apply)

☒ Exterior Alteration or Repair

☐ New Construction

☐ Demolition of Structures

☐ Relocation of Structures

☐ Other _____

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

Signature: Applicant

[Signature]

Address

27509 E 2275th Pleasant Hill Mo, 64080

Phone

816964-9386

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

*first Wednesday
of each month
at noon*

The application, including all additional information, must be filed no later than fourteen days prior to the next regularly scheduled meeting of the Historic District Commission. The Commission meets on the second ~~Wednesday of each month at 8:00 p.m.~~ in the Council Chambers of City Hall, or as needed. Property Owners are urged to attend the meeting. Copies of all information submitted with an application must be retained by the Historic Preservation Commission.

Date Received by Department _____ (Initials)

Date Approved _____

Certificate Number _____

Attachment: Application 06-20-2022 20.46 (Proposed Event Structure at 200 E. Pearl St.)

Jamie Martin

From: David Waddle <dwaddle@ymail.com>
Sent: Monday, June 20, 2022 8:44 PM
To: Christina Stanton
Subject: Birdies project.

Project description.

We are wanting to improve our building and the square by revamping our side Lot which looks terrible right now. We want to remove the old asphalt and concrete and replace it with new stained decorative concrete.

On the North End of the space we would like to build a deck all the way across it and on top of that will be a grain bin that will protrude up through a roof line.

We will also will close in the back so you can no longer see parking lot behind us where the chain link is now. We are going to do some special lighting and there will be a railing system that on the south end of the area to separate it from the street.

As far as the use of this property we are not sure exactly what we want to use it for but we have a lot of ideas and are trying to get ahead of the growing Square curve. We never know what the future holds so we want to be ready to expand or two entice a new renter into our building.

It would be a great place for special events like swap meet, Art Fair ,movie nights or antiques special sales and photo shoots.

We Believe this project will be a great asset to the square and blend in perfectly with the existing feel.

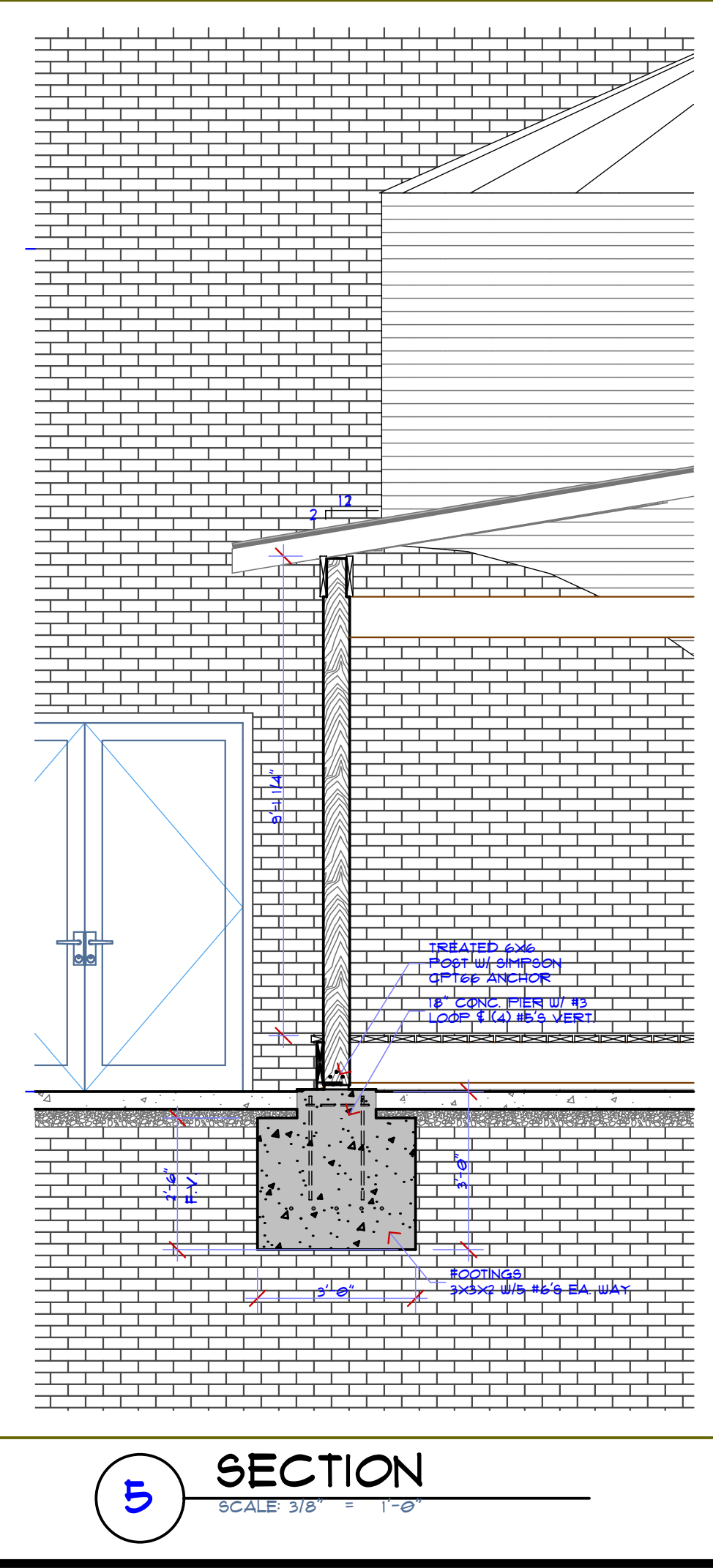
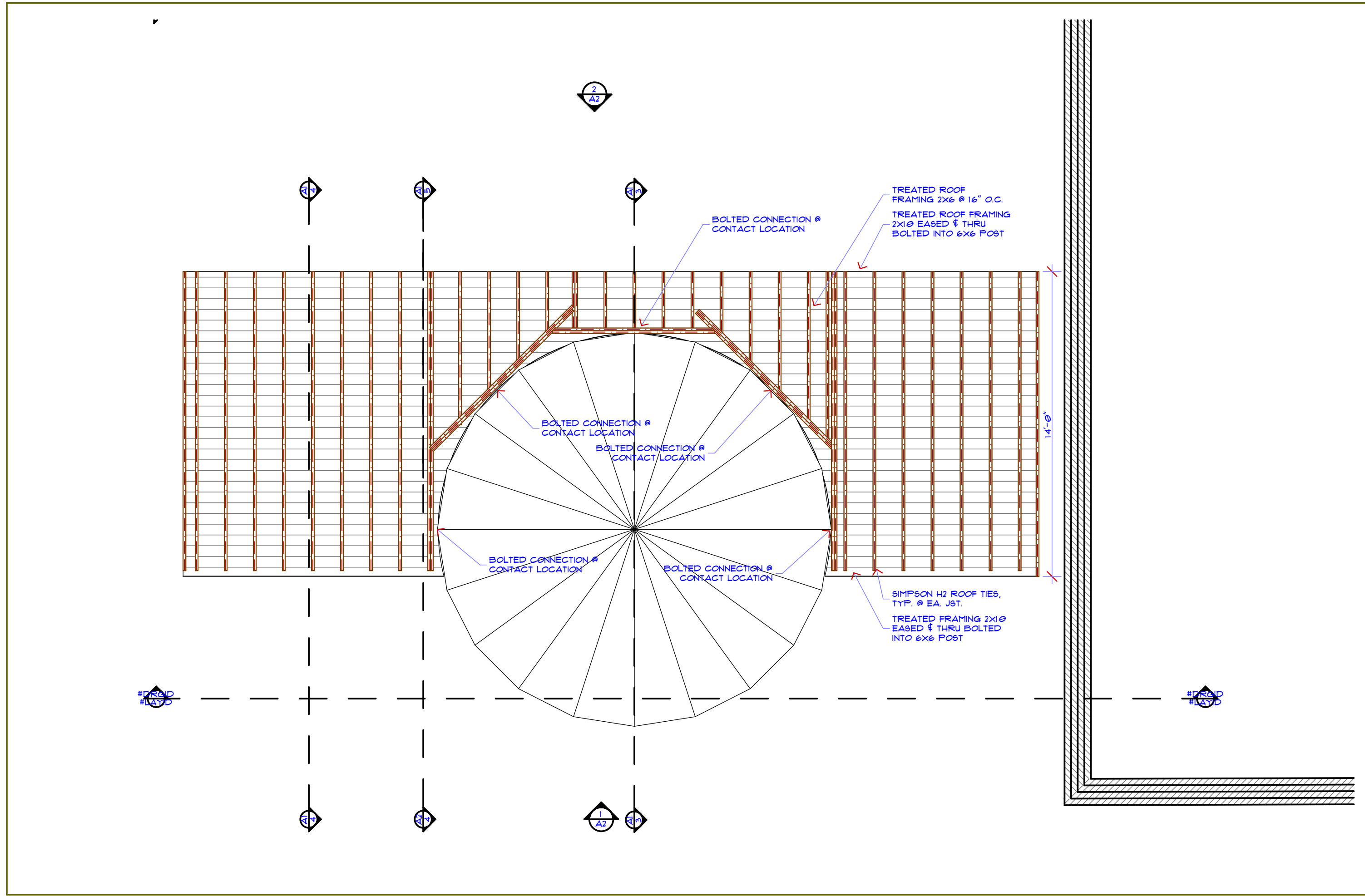
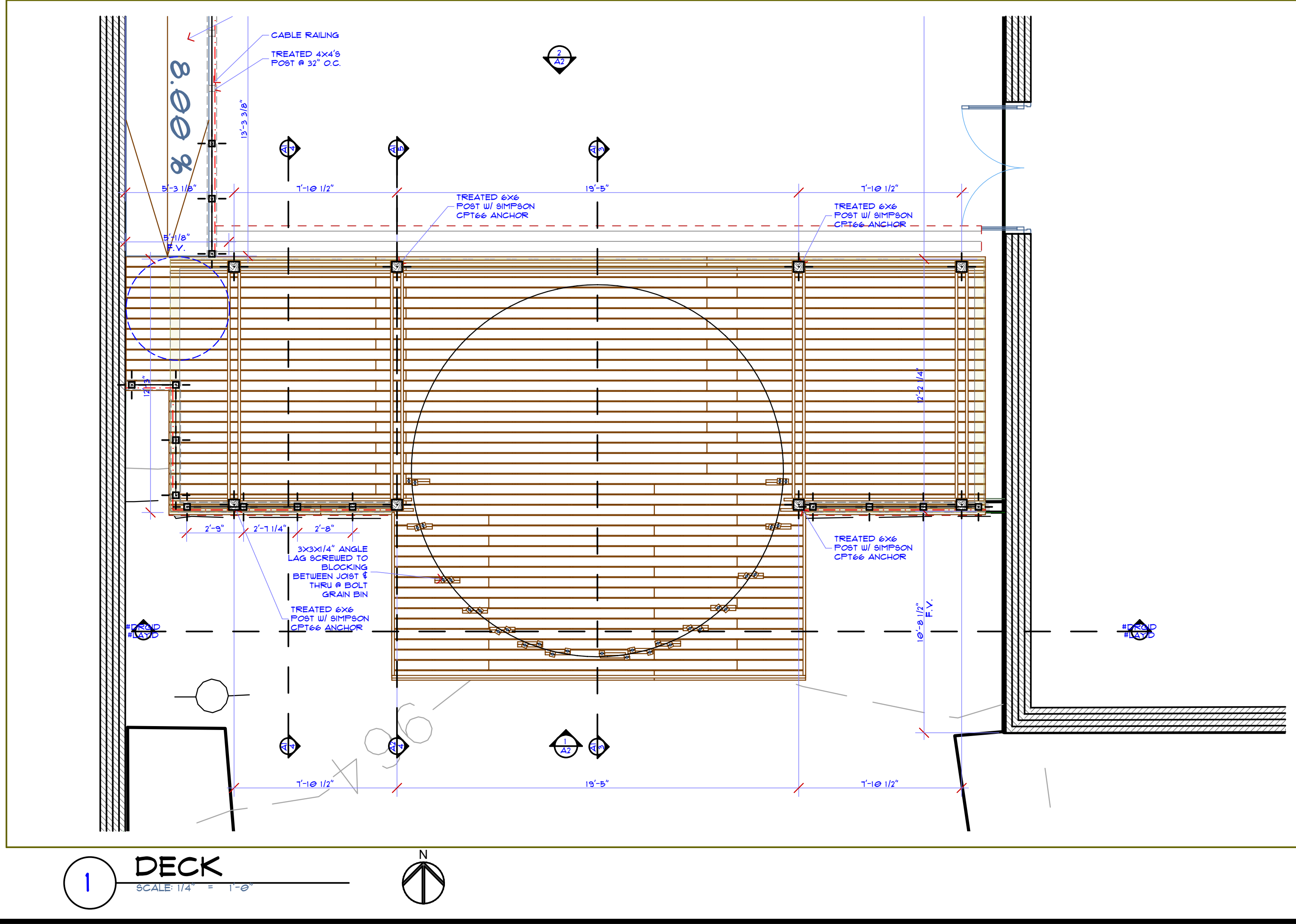
I will also give a presentation and answer questions. Thank you for your time.

David Waddle

[Sent from Yahoo Mail on Android](#)

This is an email from outside your organization.

Attachment: Birdies project (description) (Proposed Event Structure at 200 E. Pearl St.)

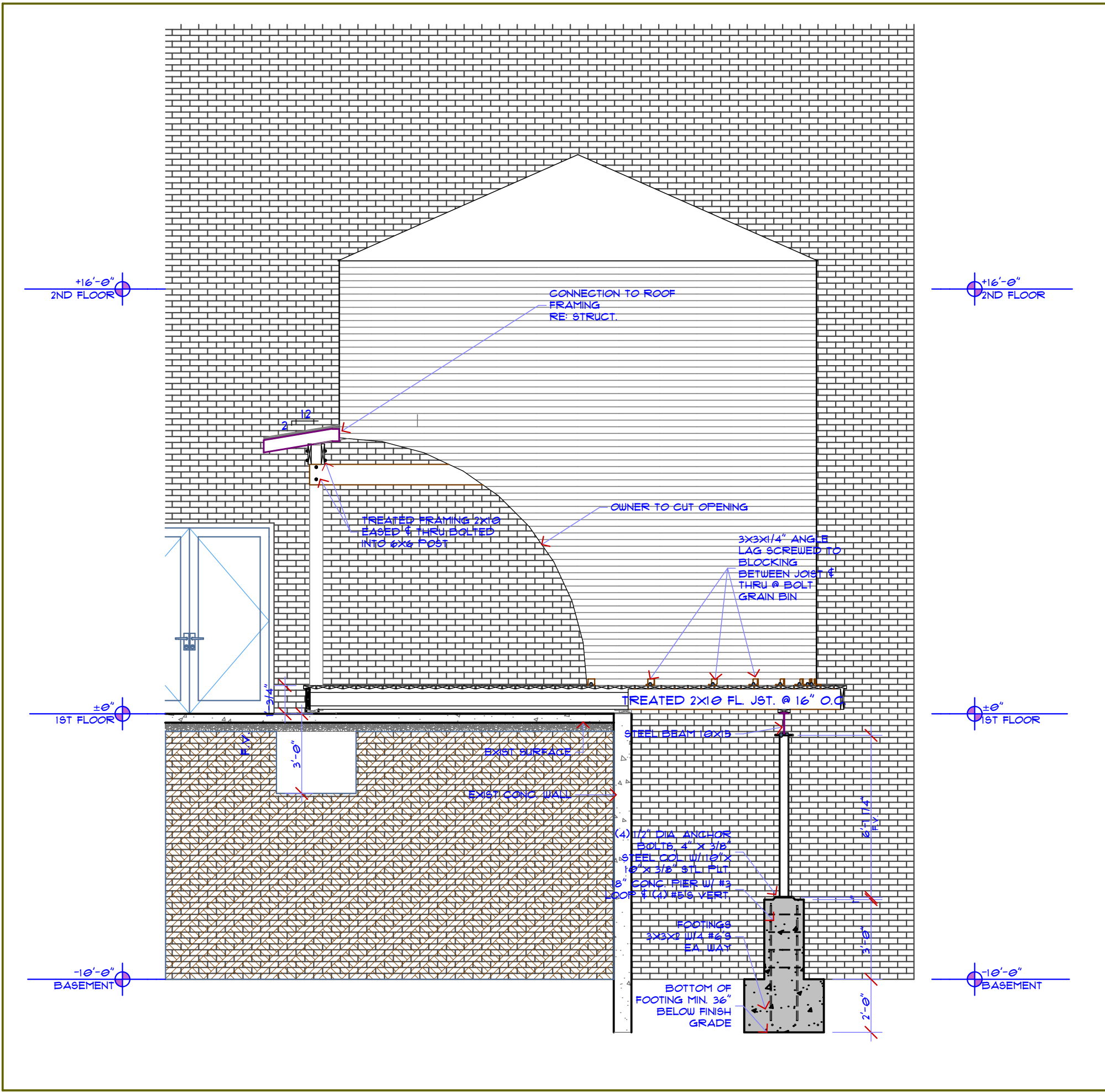
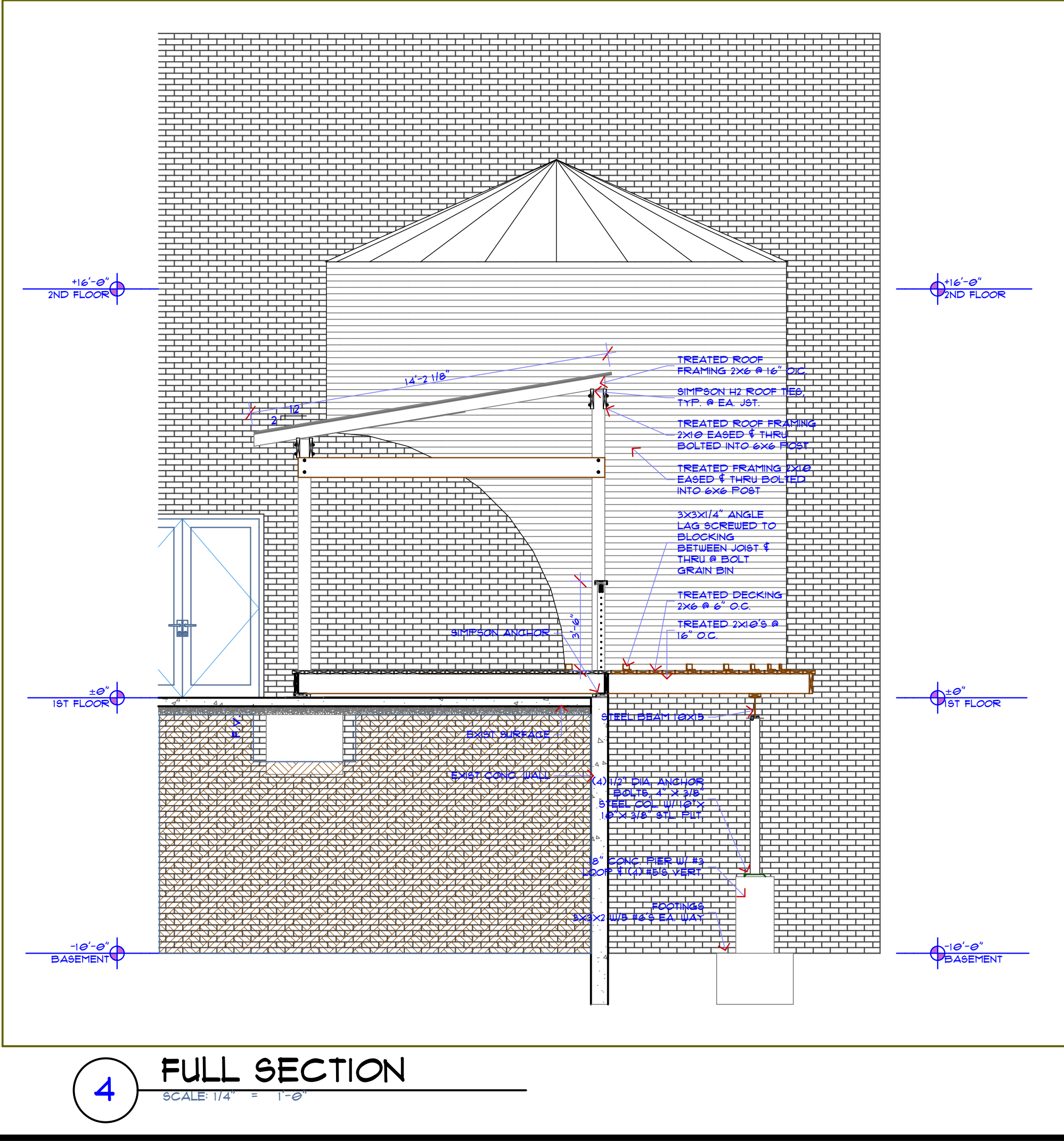


PROJECT LOCATION
THE BIN
200 E. PEARL ST.
HARRISONVILLE, MISSOURI 64701

ISSUED

PLANS	A1 PLANS & SECTIONS	☐
ELEVATIONS	A2 ELEV. & SECTIONS	☐
STRUCTURAL SHEETS	S1 STRUCTURAL	☐

CONSTRUCTION DOCUMENTS
04.28.22



PROJECT NO: 0126022
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT 2022

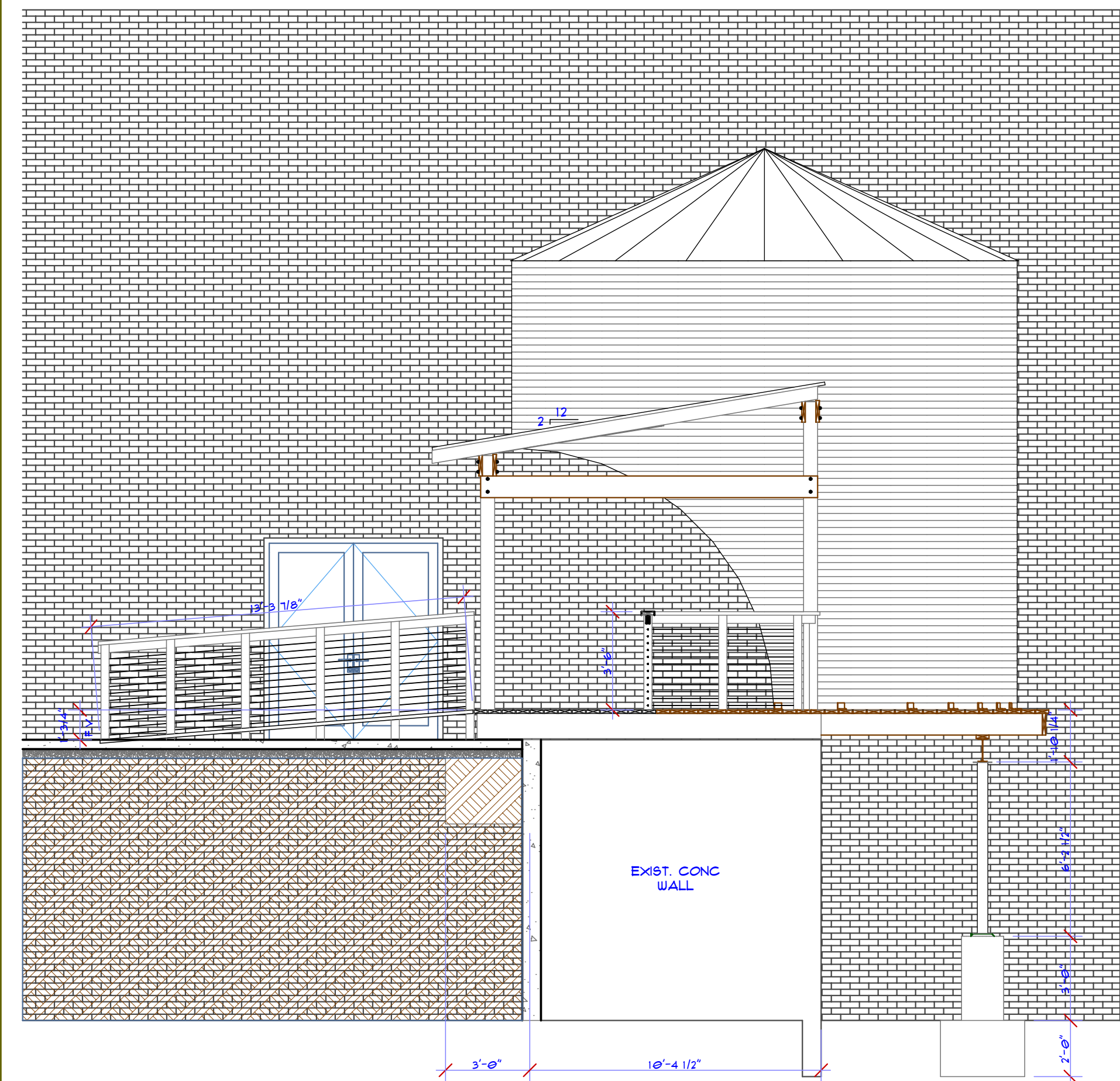
Plans & Sections

THE BIN
200 E. PEARL ST.
HARRISONVILLE, MISSOURI 64701

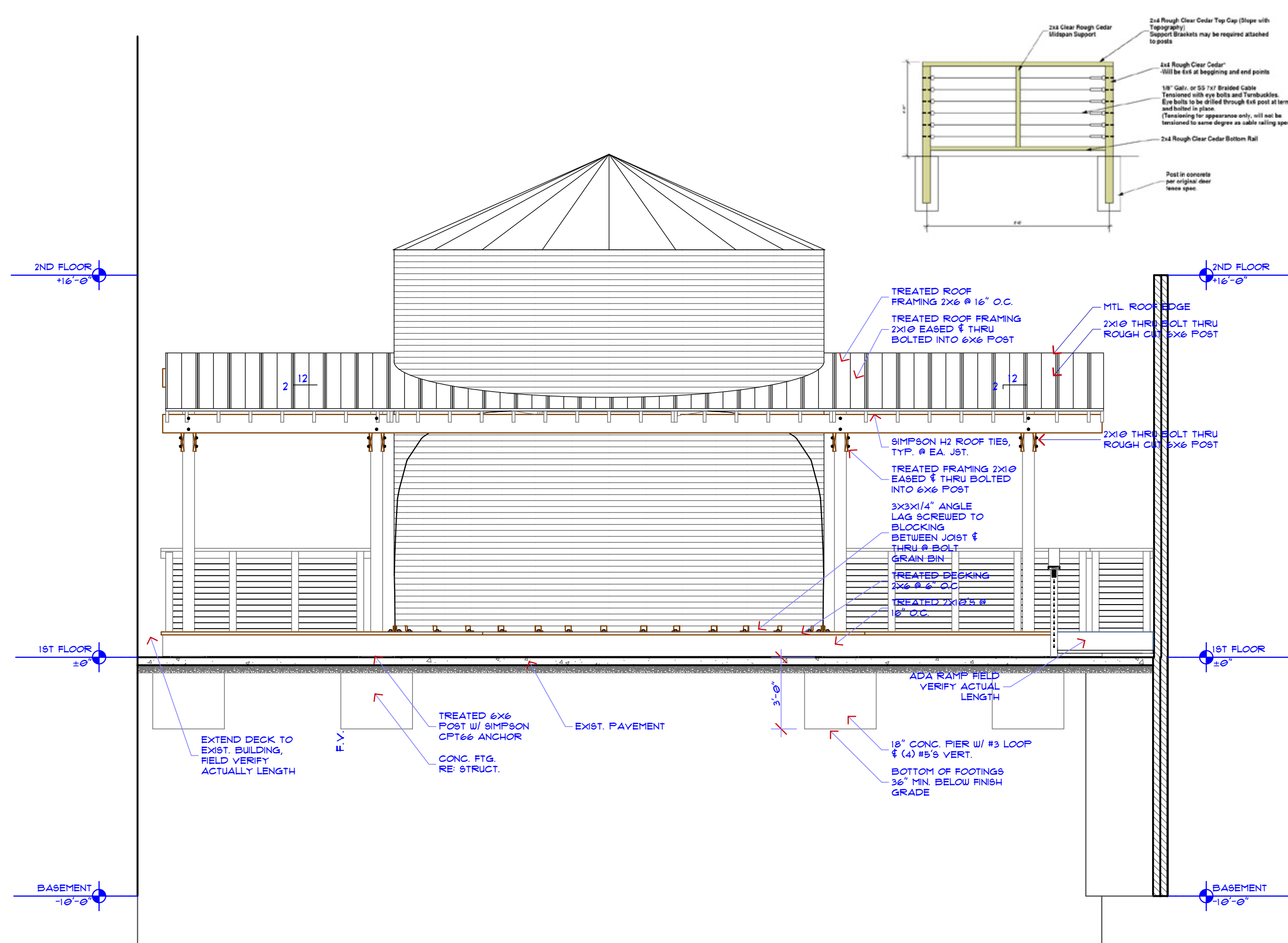
CONSULTANTS

tdc, inc.
30519 South Lone Tree Road
Harrisonville, MO 64701
(816) 380-6000
JPD/3.1/6
the design club, inc.
Professional Seal
#200525010

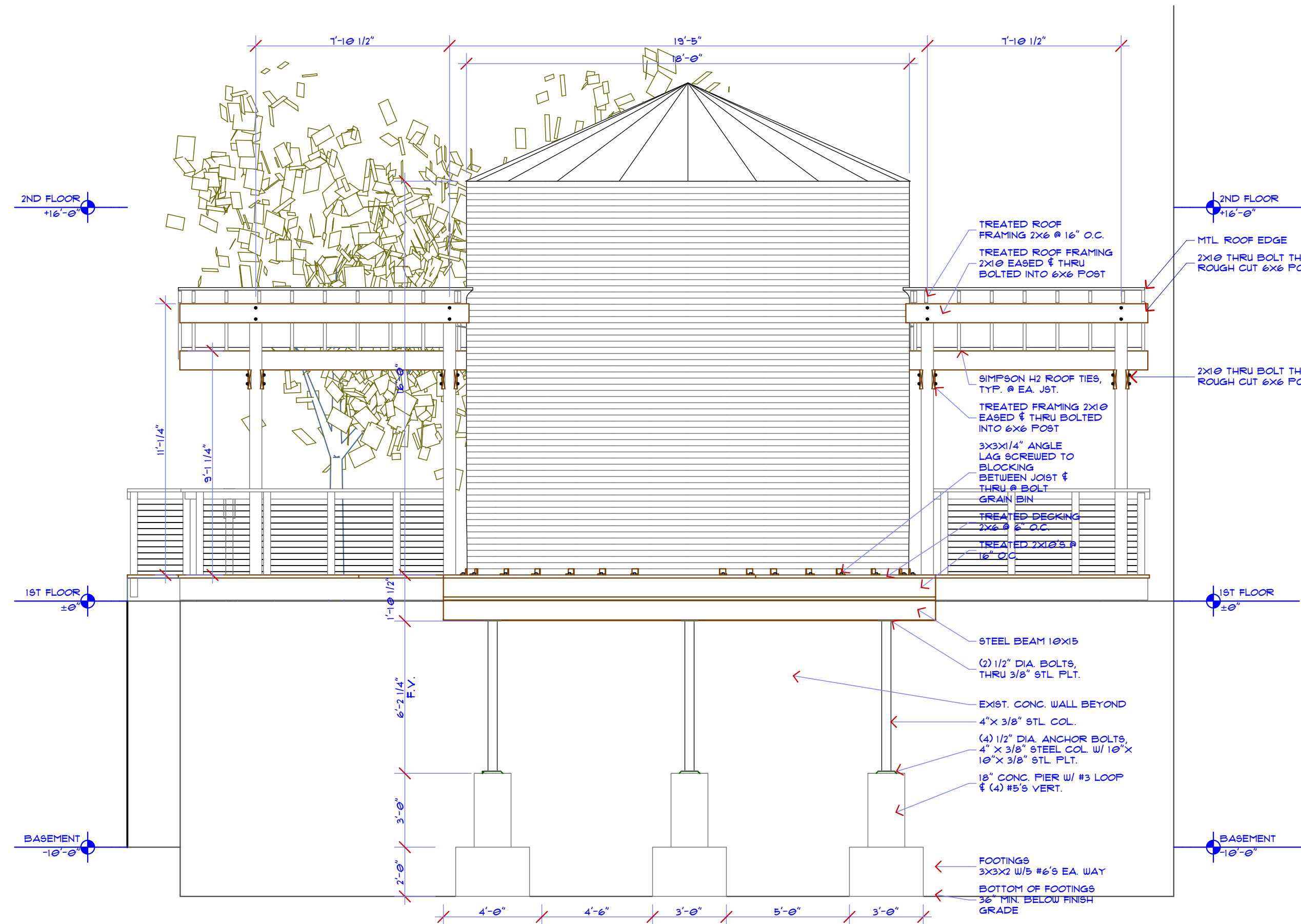
C:\Users\jimdelmont\OneDrive\projects\Harrisonville\200 Pearl\pn\0126022_Wad_0408022.pln



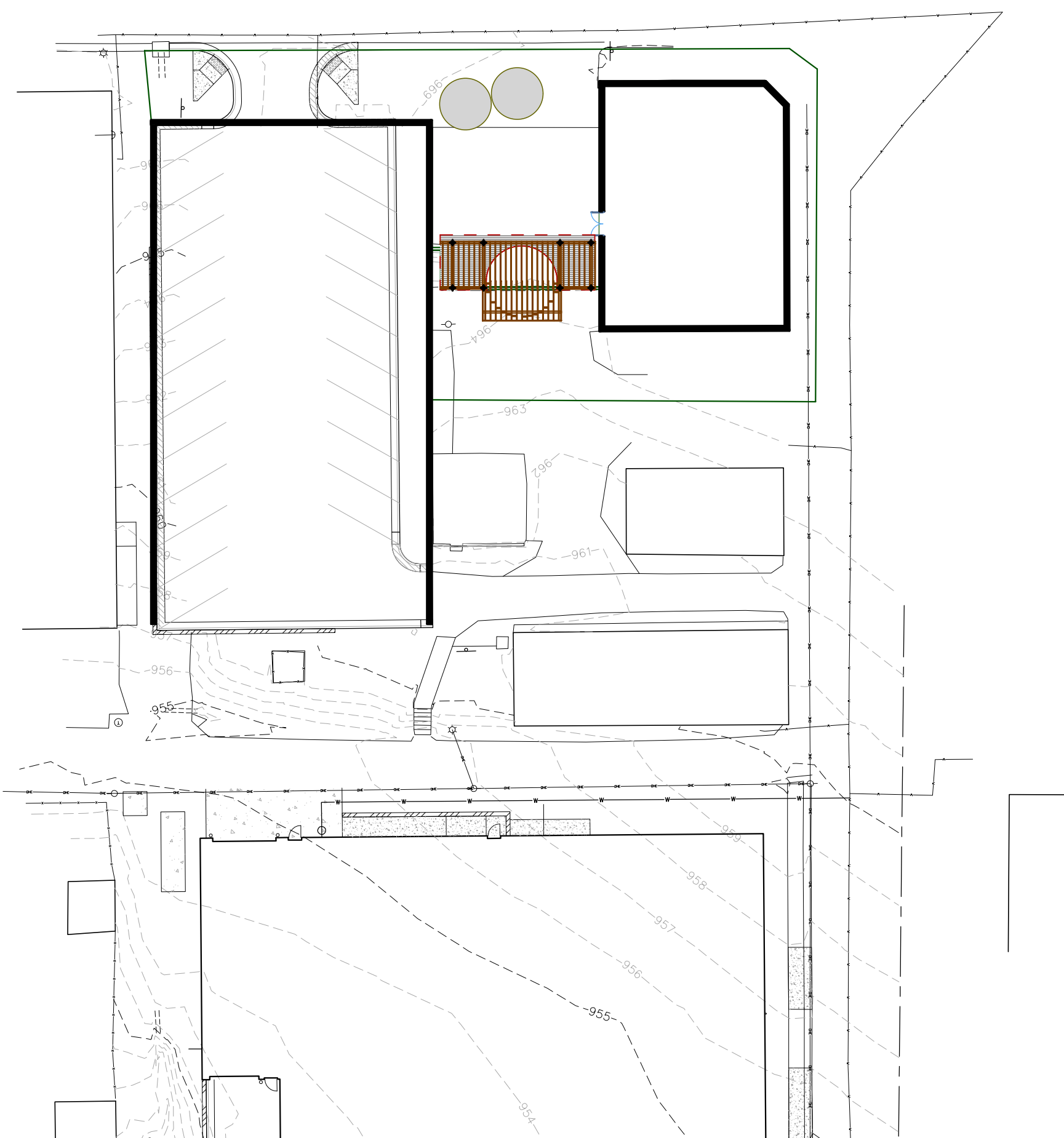
3 EAST ELEVATION
SCALE 1/4" = 1'-0"



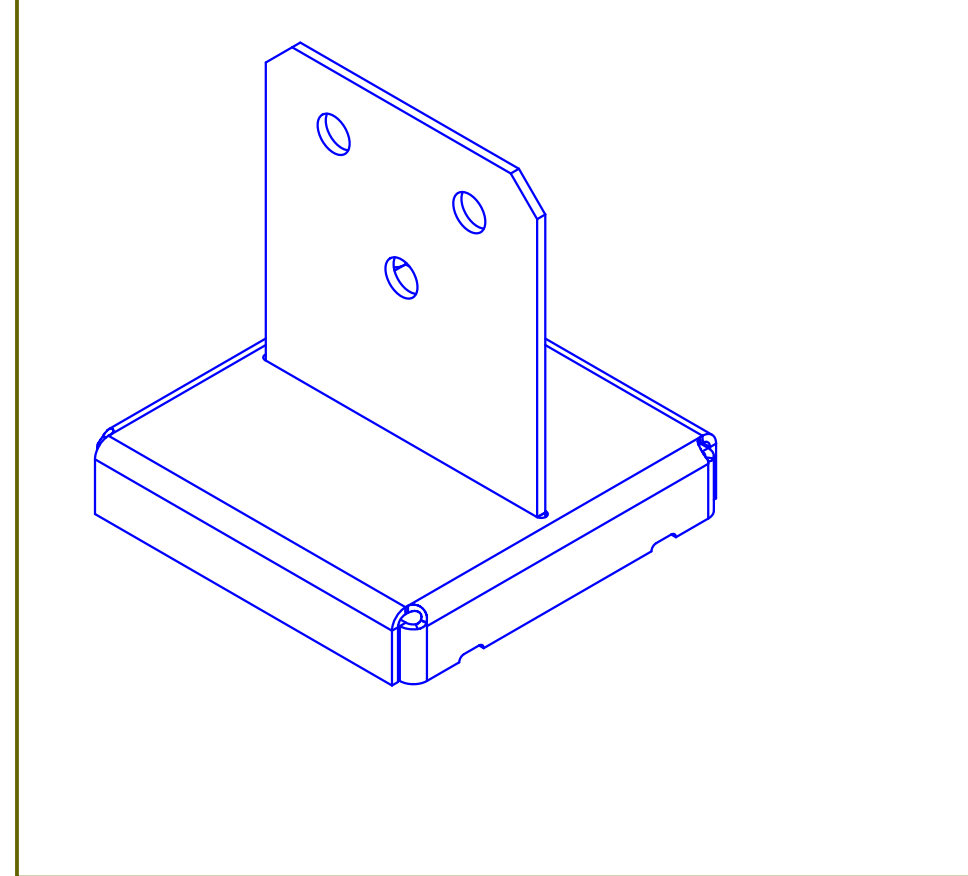
2 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



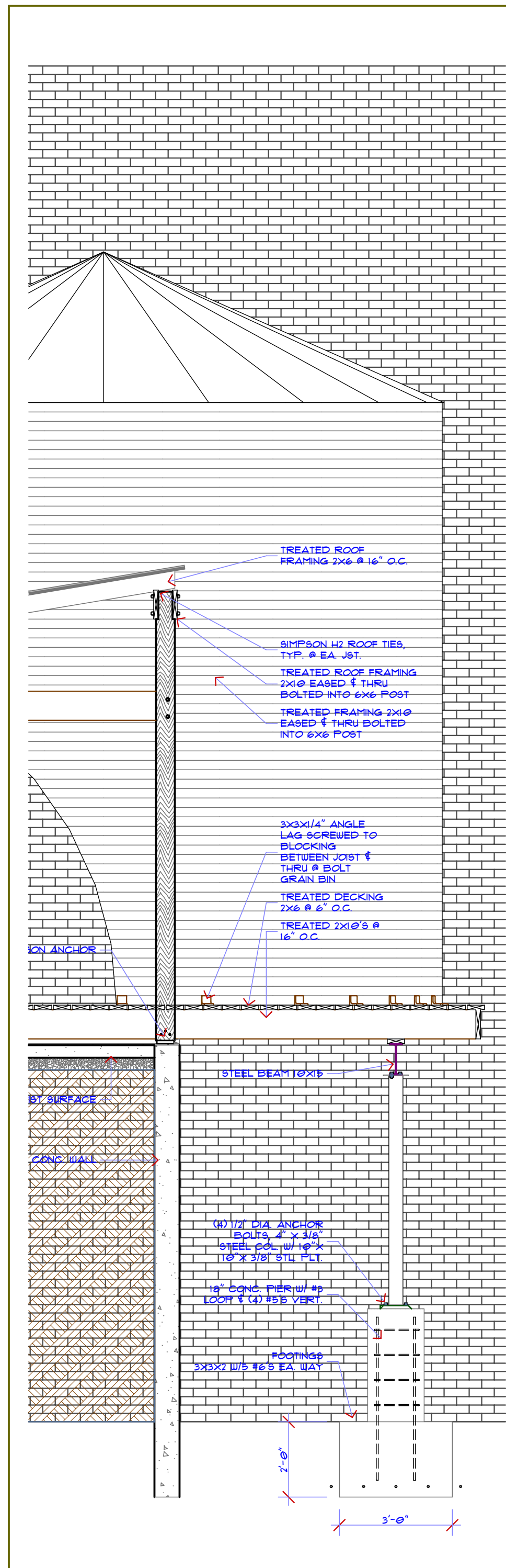
1 NORTH ELEVATION
SCALE 1/4" = 1'-0"



6 PLOT PLAN
SCALE 1" = 30'



5 CPT66Z-P
NOT TO SCALE



4 SECTION
SCALE 3/8" = 1'-0"



CONSULTANTS

THE BIN
200 E PEARL ST.
HARRISONVILLE, MISSOURI 64701

MARK	DATE	DESCRIPTION
04.28.22		CONSTRUCTION DOCUMENTS
		SHEET TITLE

PROJECT NO: 0126022
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT 2022

A2



Attachment: Pictures-Concepts (Proposed Event Structure at 200 E. Pearl St.)



Attachment: Pictures-Concepts (Proposed Event Structure at 200 E. Pearl St.)



Site



Site Looking Southwest



Site Looking South

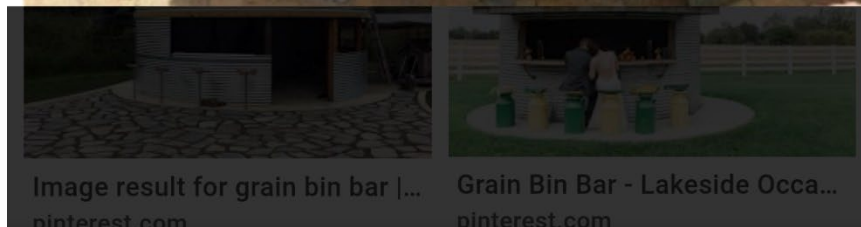
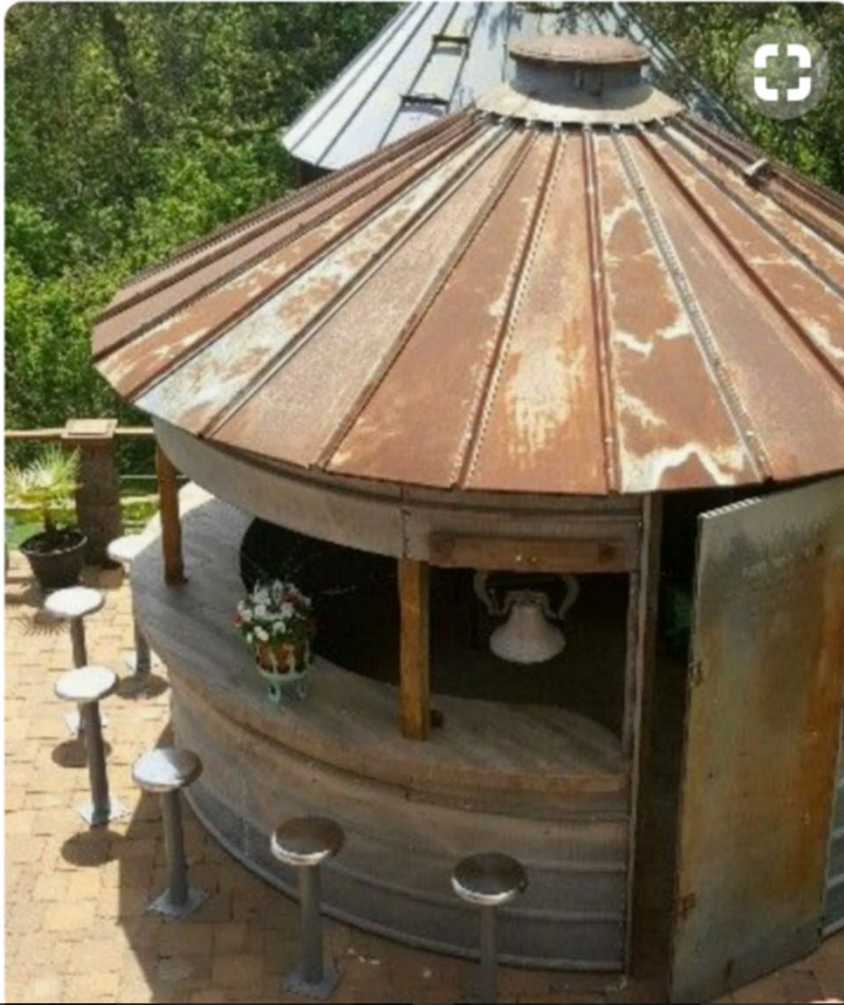


cricket               24%  3:36 PM



Concepts

Outdoor Kitchen/Bar

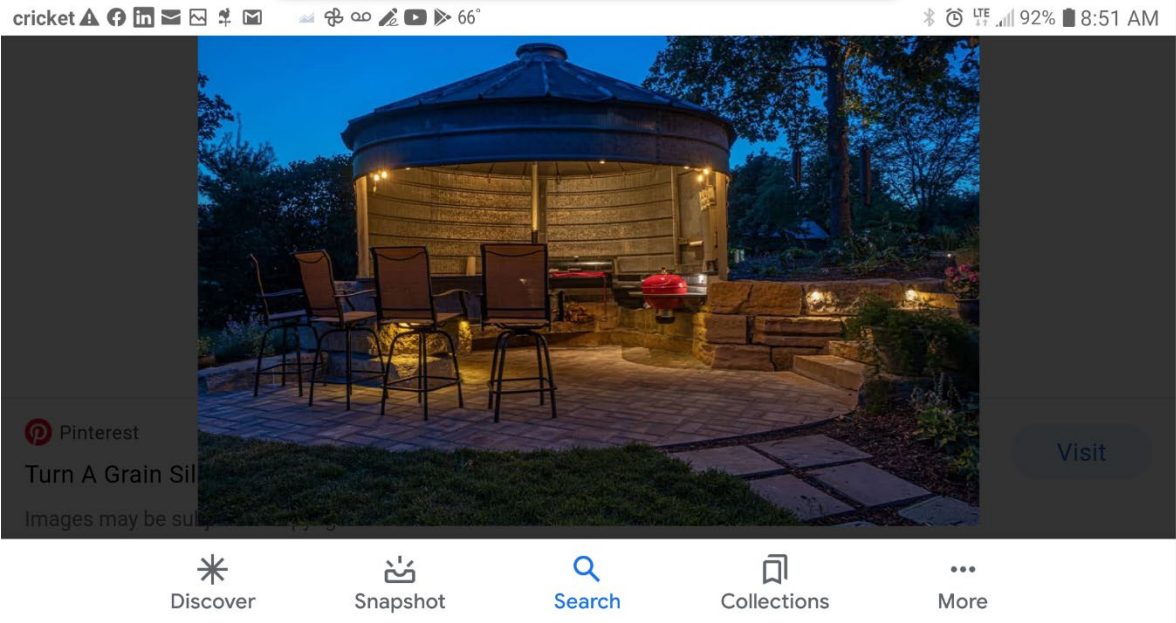


Discover Snapshot Search Collections More





Attachment: Pictures-Concepts (Proposed Event Structure at 200 E. Pearl St.)



Attachment: Pictures-Concepts (Proposed Event Structure at 200 E. Pearl St.)



Outside



Attachment: Pictures-Concepts (Proposed Event Structure at 200 E. Pearl St.)