



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

**AGENDA
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
MARCH 1, 2023
12:00 PM**

- 1. Call to Order**
 - 1. Roll Call**
- 2. Approval of Minutes**
 - 1. Historic Preservation Commission - Regular Meeting - Dec 7, 2022 12:00 PM**
- 3. Certificate of Appropriateness**
 - 1. 104 S. Independence St. - Sign with 5 Colors**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 22nd day of February, 2023.

Daniel Barnett, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
DECEMBER 7, 2022
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	
Bill Woods	Harrisonville		Present	
Robert Wiseman	Harrisonville		Present	
Gary Davidson	Harrisonville	Board Liaison	Present	
Dale Franklin	Harrisonville		Present	
April McLaughlin	Harrisonville	Vice-Chair	Absent	

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

2. Approval of Minutes

1. Historic Preservation Commission - Regular Meeting - Nov 2, 2022 12:00 PM

With no additions or corrections, the minutes from the November 2, 2022, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bill Woods
SECONDER:	Dale Franklin
AYES:	Atkinson, Woods, Wiseman, Davidson, Franklin
ABSENT:	April McLaughlin

3. Certificate of Appropriateness

1. 102 E. Wall St. - Courthouse Windows COA

Director Stanton presented the Staff Report for a Certificate of Appropriateness application from the Cass County Courthouse to remove the existing non-historic windows, dismantle and remove existing and historic wood trims, stops, and covering prior to window removal, and replace the existing aluminum windows with thermally broken insulated aluminum windows and add storm window insets to original wood window locations. The historic wood is to be salvaged and reinstalled in its original

position. The county's architects estimate that the current windows were replaced in the 1970's or 1980's. In the 1991 Historic Inventory Record, the building is identified as having an Italian Renaissance style. She said that in a letter from 1973, Mr. Buford Pickens from Washington University's School of Architecture, stated that the clock tower is usually referred to as "Campanile", which is why it is mistakenly called Italianate. Staff recommends approval.

Zachary Kornis, from TreanorHL, told the Commission that anything on that is historic will be removed, saved, and reinstalled around the windows. He said that the aluminum windows will be replaced with more historic looking energy efficient windows.

Bill Woods asked what the time frame for the replacement of the windows will be. Mr. Kornis said that the bid opening will be on January 11, 2023, and that they are planning to finish within the year.

Robert Wiseman asked what the plan is for the fire escape windows to be used in an emergency. Mr. Kornis said that they are not considered egress windows. They will still be able to open like the current windows.

Mr. Woods asked about the consideration of the weather. Mr. Kornis said that they will be doing a few windows at a time since the building will be occupied during the process.

Mr. Wiseman asked if they would be using scaffolding. Mr. Kornis said that they are hoping to be able to do interior installation.

Alderman Davidson asked what the estimated cost of the project is. Mr. Kornis said that the estimate is \$600,000.00.

Robert Wiseman made a motion to approve the Certificate of Appropriateness. Bill Woods seconded the motion. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Robert Wiseman
SECONDER:	Bill Woods
AYES:	Atkinson, Woods, Wiseman, Davidson, Franklin
ABSENT:	April McLaughlin

4. Discussion Items

Director Stanton updated the Commission on the Historic Grant application. She said that it was submitted on time and is now in the formal review stage. She also said that she was confident that funding will be awarded to the City from feedback that she has received during the process.

5. Adjourn

With nothing further to come before the Commission, Dale Franklin made a motion to adjourn. Bill Woods seconded the motion. The meeting was adjourned at 12:15PM.

Jamie Martin, Recording Secretary

STAFF REPORT

TO: Historic Preservation Commission
FROM: Christina Stanton,
DATE: February 22, 2023
SUBJECT: 104 S. Independence St. - Sign with 5 Colors

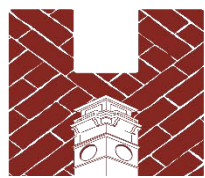
Type of Item: *Certificates of Appropriateness*

1. Action Item (ID # 4447)

104 S. Independence St. - Sign with 5 Colors

Attachments:

March 1, 2023 HPC Packet for 104 S Independence St (PDF)



To: Historic Preservation Commission
From: Christina Stanton, AICP, Community Development Director
Date: March 1, 2023
Re: Certificate of Appropriateness for 104 S. Independence Street

GENERAL INFORMATION

Applicant/Owner: Kim Lopez

Requested Actions: Approval of Certificate of Appropriateness

Date of Application: February 21, 2023

Existing Zoning: Downtown Core Business (CBD-1)

PROPOSAL

The Applicant has requested a Certificate of Appropriateness to allow for the replacement of the existing sign to a new permanent wall sign which has 5 colors.

BACKGROUND

According to the architectural/historical resources survey (CS-AS-001) conducted by Deon Wolfenbarger and Lacey Alkire, with Three Gables Preservation, in 1991 of the Harrisonville Courthouse Square this structure was built in 1885 and displays high style Italianate Commercial with multiple entry and display windows. The Harrisonville Courthouse Square Historic District was listed on the National Register of Historic Places on April 8, 1994. The “Additional physical description” of the Historic Inventory record from the 1991 Historic Resources states:

“The entrance to 104 is also a center recessed entry but with a wood framed glass door with a two-sectioned transom and sidelights. A flat, rounded roof covers the entry and the floor is wood. The store-front windows are framed by pressed design cast iron pilasters. The signboard area is covered by board and batten.”

Under “History and significance” it is stated:

“Although the first floor storefronts have been altered, the original openings have been retained. The overall mass and design elements, as well as the building’s historical significance in the commerce of the square, make it a probable contributing structure in a potential historic district.”

ANALYSIS

In Harrisonville’s Guidebook for Landmarks and Preservation Districts, table summarizing the guidelines and potential types of work which do or don’t need approval, it is stated that the removal of signs doesn’t require any approval; and staff may approve simple non-lighted signage not exceeding 20 square feet and not containing more than three (3) colors; all other signs require approval by the Historic Preservation Commission. There are no design guidelines as to the number of colors. Additionally, it should be noted

that the sign panel is 31.5 square feet; however, the actual area of the sign (the letters and symbol boxed in) is just under 16 square feet. The existing sign panel is 31.5 square feet.

REQUEST AND OPTIONS

The Applicant is proposing to:

- 1) Remove the existing permanent wall sign; and
- 2) Replace with the new proposed permanent wall sign.

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 remove the existing permanent wall sign and replace with the new permanent wall sign as proposed by the Applicant.

ATTACHMENTS

Application
 Sign Permit Application and Attachments
 Harrisonville Square – West Side: 104 South Independence Info Sheets
 Historic Resources Survey (1991)

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: 104 S Independence St Harrisonville MO 64701

Property Owner: KC Residence LLC

Owner's Address: PO Box 72 Bonner Springs KS 66012

TYPE OF WORK (check all that apply)

☐ Exterior Alteration or Repair

☐ New Construction

☐ Demolition of Structures

☐ Relocation of Structures

☒ Other Permanent Sign

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

Signature: Applicant Kim Lopez

Address PO Box 2766 Mission KS 66201

Phone 913-439-1765

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 2/21/23 (Initials)

Date Approved _____

Certificate Number CDA-23-001

ADDITIONAL INFORMATION TO BE SUBMITTED WITH APPLICATION**1. EXTERIOR ALTERATION OR REPAIR**

Describe clearly and in detail all work to be done. Include the following items where appropriate:

- A. Sketches, photographs, specifications, manufacturer's illustrations or other description of proposed changes to the building façade or roof, new additions, or site improvements. Drawings will be required for major changes in design for such items as roofs, facades, porches, or prominent architectural features.
- B. Color schedule (see attached).
- C. Color of brick and type of mortar to be used, for masonry work.
- D. Samples of proposed materials when the original material will not be retained.
- E. Site information, including the location of all large trees, parking areas, walls, fences, outbuildings, or other landscape features of note where major site improvements are proposed.
- F. Landscape plan with measured distances for new parking areas or other major site improvements.

2. NEW CONSTRUCTION

Describe the nature of the proposed project. Include the following items where appropriate:

- A. Site plan with measured distances.
- B. Elevation drawings of each façade and specifications which clearly show the exterior appearance of the project.
- C. Photograph of the proposed site.
- D. Landscape plan.
- E. Color Schedule.
- F. Samples or other description of materials to be used.
- G. Drawings or other description of site improvements: fences, walls, walks, lighting, pavement, patios, decks, ect.

3. DEMOLITION OF STRUCTURES

- A. Describe the structure and give the reason for demolition. Include a photograph.
- B. Describe the proposed reuse of the site, including landscaping.

4. RELOCATION OF STRUCTURES

- A. Give the reason for the relocation. Include a photograph. If the structure is to be relocated withing the district, describe any proposed changes.
- B. Describe any site features, which will be altered or may be disturbed, including foundation, walls, driveways, vegetation, etc.



City of

Harrisonville^{est. 1836}

Application for Sign Permit

Permit Number _____

Site Address: 104 S Independence St Harrisonville MO 64701

Tenant: Name: _____ Business Name: Smile Doctors Orthodontics
 Address: 104 S Independence
 City/State/Zip: Harrisonville MO 64701
 Phone #: _____ Fax #: _____

Property Owner: Name: KC Residence LLC Business Name: _____
 Address: PO Box 72
 City/State/Zip: Bonner Springs KS 66012
 Phone #: 913-441-4200 Fax #: _____

Sign Agent: Name: Kim Lopez Business Name: Mid America Sign LLC
 Address: PO BOX 2766
 City/State/Zip: Mission KS 66201
 Phone #: 913-439-1765 Fax #: _____

Type of Sign (Check All That Apply)

- | | | |
|--|--|--|
| ☐ Awning, Canopy, or Marquee Sign | ☒ Permanent Sign | ☐ Identification Sign |
| ☐ Ground Sign | ☐ Temporary Sign | ☐ Incidental Sign |
| ☐ Elevated Sign | ☐ Off-Premises Sign | ☐ Inflatable Sign |
| ☐ Monument Sign | ☐ On-Premises Sign | ☐ Name Plate Sign |
| ☐ Stand Alone Sign (temporary) | ☐ Animated Sign | ☐ Project Entrance Sign |
| ☐ Projecting Sign | ☐ Attention Attracting Device | ☐ Real Estate Sign |
| ☐ Roof Sign Elevated/Projecting | ☐ Banner/Fabric Message Display | ☐ Temporary Event Sign(s) |
| ☐ Roof Sign—Flush Mounted Logo | ☐ Billboard | <i>Describe Event:</i> |
| ☒ Wall Sign | ☐ Bulletin Board Sign | _____ |
| ☐ Window Sign | ☐ Construction Sign | _____ |
| Other: _____ | ☐ Electronic Message Board | <i>Building Permit Required:</i> |
| _____ | ☐ Entrance/Exit Sign | ☐ Yes ☐ No |
| | | <i>Construction Valuation:</i> |
| | | \$ _____ |

Attachment: March 1, 2023 HPC Packet for 104 S Independence St - Sign with 5 Colors)

Describe Project:

- ☐ New Sign
- ☐ Sign Maintenance/Repair
- ☒ Sign Replacement

Non Illuminated Flat Cut Out Logo & Letters on Pan Aluminum
backing panel -31.5 sq ft

Application Checklist

- Completed Application Form
- Approved Site Plan (*Freestanding Signs*)
- Engineered Footing Drawings (*for Billboards*)
- Elevation Plan to Show Sign Placement on Building (*for Signage on Buildings*)
- Detail Sheet (typically from Sign Company)
- Provide Plans Demonstrating Compliance with the Building Code and Electric Code.
- Describe the Type and Amount of Landscaping to be provided in conjunction with the sign.
- Additional information may be required to ensure compliance with City Codes.

List the Other Signs on the Property.
Include Dimensions and Types of Signs.

I hereby certify that the statements on this application are true to the best of my knowledge and belief. I further certify that I am either the owner of the property or the authorized representative acting on behalf of the property owner.

Kim Lopez
Name

01/16/2023

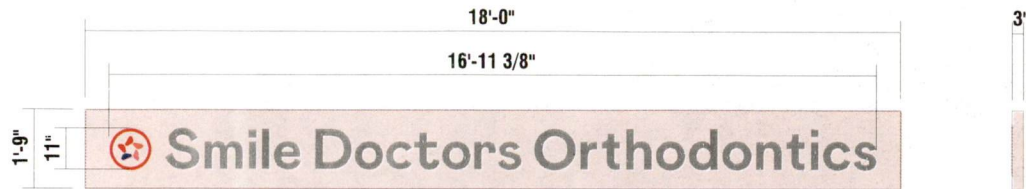
Date

—To Be Completed By the City—

Date Received: _____ Fee: _____ Zoning District: _____

Approved By: _____ Date Approved: _____

Notes:



A NON-ILLUMINATED FLAT CUT-OUT LOGO & LETTERS ON PAN ALUM. BKGD. PANEL | **ONE (1) REQ.** | **31.5 SQ.FT.** **END VIEW**

Scale: 3/8" = 1'-0"

Specifications:

LOGO: 1/4" THICK, FLAT CUT-OUT ALUMINUM PAINTED T/M COLOR SCHEDULE.

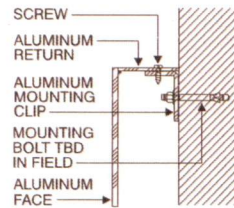
"SMILE DOCTORS ORTHODONTICS": 1/4" THICK FLAT CUT-OUT ALUMINUM PAINTED PMS 423C GRAY

MOUNTING: ALL FCO ELEMENTS TO BE FLUSH-MOUNTED TO BACKGROUND PANEL.

BACKGROUND PANEL: 3" DEEP PAN ALUMINUM PANEL PAINTED SW 7003 TOQUE WHITE & FLUSH MOUNTED TO FASCIA W/ CONCEALED CLIPS.

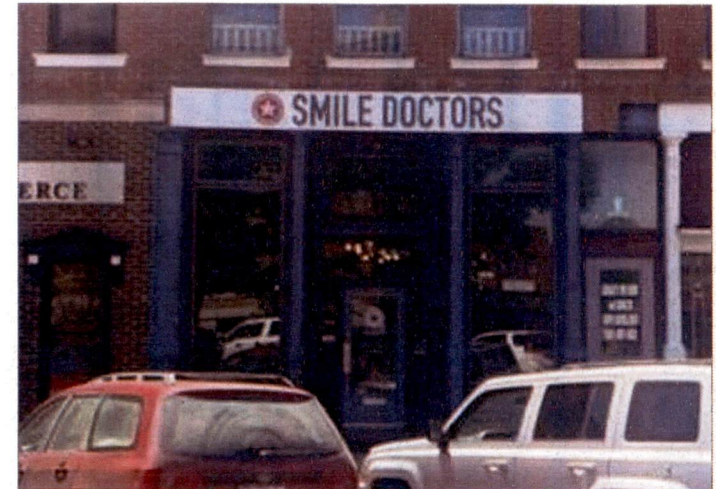
Color Schedule:

■ Pantone Bright Red C	■ PMS 1775 C Pink
■ 3M 3630-43 Tomato Red	■ 3M 3630-68 Rose Mauve
■ PMS 274 C Blue	■ PMS 164 C Orange
■ 3M 3630-87 Royal Blue	■ 3M 3630-84 Tangerine
■ White Substrate	



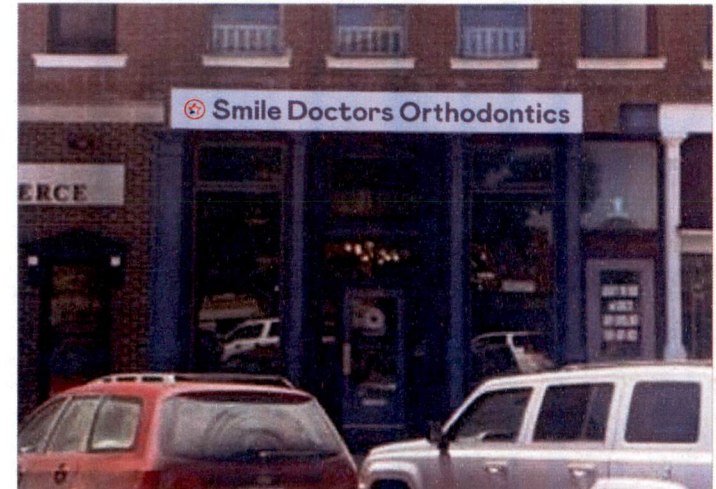
MOUNTING DETAIL

NOT TO SCALE



EXISTING LOOK

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



NEW LOOK

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



VISUAL COMMUNICATIONS

www.FederalHeath.com

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 Idaho Falls, ID - Louisville, KY - Ocean Ranch, CA
 Racine, WI - Rochester Hills, MI - San Antonio, TX
 Tampa, FL - Wilmette, IL - Orlando, FL

Building Quality Signage Since 1901

Revisions:
 01

Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer to Product Samples for Exact Color Match.

Client Approval/Date:

Landlord Approval/Date:

Account Rep: **MICHELLE BUSING**
 Project Manager: **KENNY SMITH**
 Drawn By: **Virgo S. Aragones**

Underwriters Laboratories Inc. **UL** **ETC**
 ELECTRICAL TO USE ALL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
 ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 480 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:



STORE #
104 S INDEPENDENCE ST
HARRISONVILLE, MO 64701

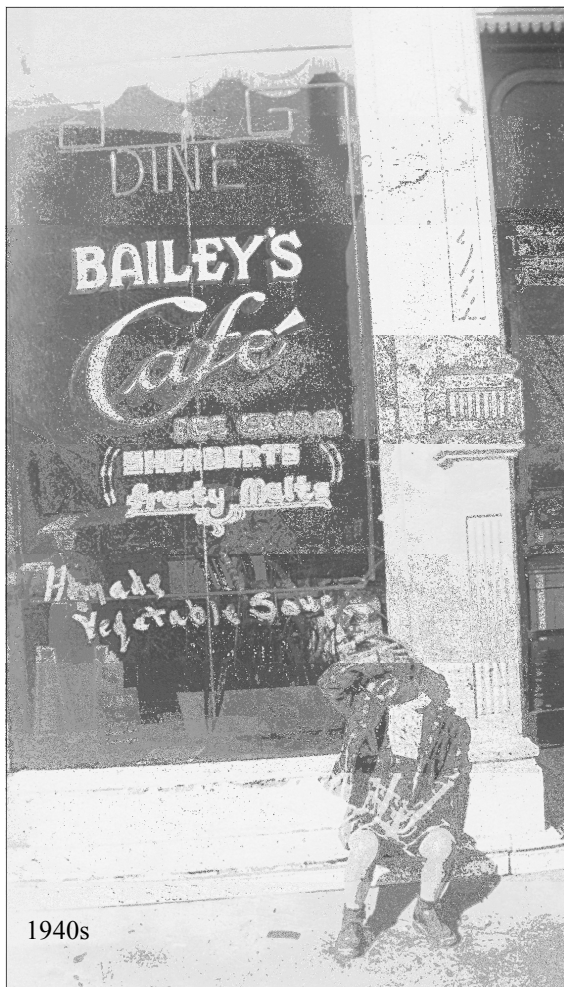
Job Number: **23-77015-10**
 Date: **July 20, 2022**
 Sheet Number: **2** of **4**
 Design Number: **23-77015-10**

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. ©FHSC

HARRISONVILLE SQUARE WEST SIDE

104 South Independence
Built 1884 - 85

This Italianate style building features cast-iron pilasters framing the entrance and display windows and a metal cornice with decorative brackets. It has housed a wide variety of firms including dry goods, groceries, and a café in the 1930s to 1950s. It housed Harrisonville Music Center in the 1960s and 1970s, briefly was a thrift shop, karate studio, and an antique store in the mid 1990s.



1940s



1966 - 78

2014	104 S. Independence Built 1884-85
	Braces by Hansen
2001	Harrisonville Square Antiques
2000	Fashion Shop
1991	Karate
1990	Sr. Citizens Thrift Shop (mid 1980s)
1981	
1980	Harrisonville Music Center (closed 1978)
1971	
1970	Harrisonville Music Center ('66-'78)
1961	
1960	Ralph's Café ('50-'51)
1951	
1950	Bailey's Café
1941	
1940	West Side Café
1931	
1930	C.J. Anderson Pool, Lunch (1921)
1921	A.B. Whitsitt Grocery
1920	Grocery
1911	
1910	Grocery
1901	2 nd floor Hand Printing
1900	Drug Store
1891	
1886	Mrs. L. Kravenger Dry Goods
Before 1886	



Attachment: March 1, 2023 HPC Packet for 104 S. Independence St. - Sign with 5 Colors)

HARRISONVILLE HISTORIC RESOURCES

Resource No. 7

1. Property name, present
vacant - 102
vacant - 104
Property name, historic

102 - 104 South Independence

2. Address/location

102-104 S. Independence

4. Owner's name and address

County Square Investment Corp.
P. O. Box K
Harrisonville, MO 64701

5. ☒ Building ☐ Structure
☐ Site ☐ Object

6. Use, present commercial

Use, original commercial OZE

8. Date of construction (or estimate)

1885

9. Changes

☒ Altered ☐ Addition ☐ Moved 0000

10. Architect/engineer/designer

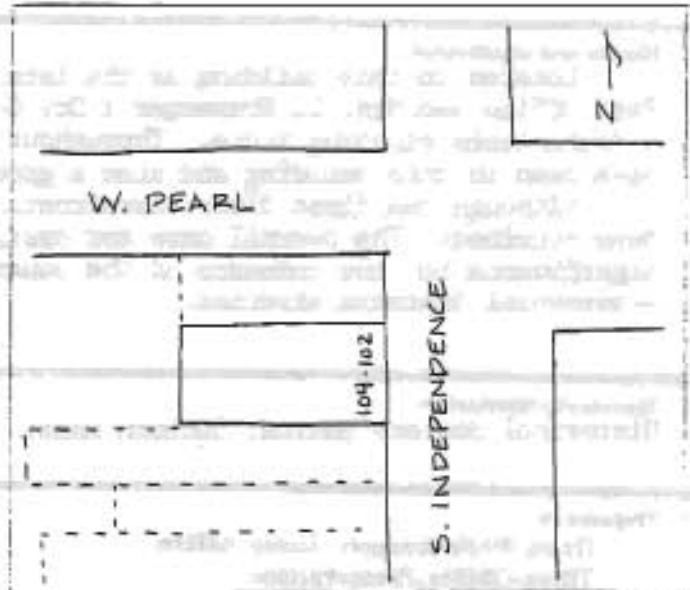
11. Contractor/builder/craftsman

12. Style ☒ High Style Italianate Commercial
☐ Elements Multiple Entry with Display
☐ No academic style Windows 67

13. Plan Shape

rectangular RC

7. Location Map



14. Number of stories

2

15. Roof type and material

flat/tar and gravel F+ 99

16. Type of construction

brick LB

17. Exterior material(s)

brick, painted 30 other 59 20 30

18. Foundation material(s)

stone 40

19. Porch(es)

RI

20. Additional physical description

The shopfront area of 102 has a center recessed entry with a modern aluminum frame glass door with plate glass windows on either side and a pressed wood bulkhead below. Plywood has been placed over the signboard area. The entrance to 104 is also a center recessed entry but with a wood framed glass door with a two-sectioned transom and sidelights. A flat, rounded roof covers the entry and the floor is wood. The storefront windows are framed by pressed design cast iron pilasters. The signboard area is covered by board and batten. An upstairs entrance is between the two business spaces and is a wood paneled and glass door with painted transom. The second story features four 2/2 wood frame double hung windows with heavy bottom-arched crowns. The remaining three windows with similar crowns have been paneled over in the upper sash and a 12 light window placed in the lower sash. A cast iron lintel below the second story with fleuron motif remains only on the northern section of the building. The metal cornice is supported by brackets and decorated with small triangular designs. A frieze with fleuron motif is above brick stringcoursing.

21. Description of environment and outbuildings

Located on the west side of the town square with buildings on either side. The entire block is composed of two story brick buildings with a unified roofline.

22. History and significance

Located in this building in the late 1880's was the George M. Houston Drug Store and Post Office and Mrs. L. Kravenger's Dry Goods. In 1895, R. Salinger opened "The Hub Store" a fashionable clothing store. Throughout the years barber, printing, and tailor shops have been in this building and also a grocery in the early 1900's.

Although the first floor storefronts have been altered, the original openings have been retained. The overall mass and design elements, as well as the building's historical significance in the commerce of the square, make it a probable contributing structure in a potential historic district.

23. Sources of information

Historical Society photos, Sanborn maps.

24. Prepared by

Deon Wolfenbarger; Lacey Alkire
Three Gables Preservation
9550 NE Cookingham Drive
Kansas City, MO 64157

25. Date of survey 1/91

26. ☐ On National Register
☐ Eligible for listing
☐ Individual
☐ District
☐ Local designation
☐ Eligible for local designation

27. Negative: roll# frame#



3.1.A

Attachment: March 1, 2023



Packet Pg. 17