



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

**AGENDA
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
MAY 3, 2023
12:00 PM**

- 1. Call to Order**
 - 1. Roll Call**
- 2. Public Participation**
- 3. Approval of Minutes**
 - 1. Historic Preservation Commission - Regular Meeting - Mar 1, 2023 12:00 PM**
- 4. Certificate of Appropriateness**
 - 1. 111 S. Lexington St. COA for 2nd Floor Windows Replacement**
- 5. Discussion Items**
- 6. Adjourn**

Posted on City Hall Bulletin Board this 27th day of April, 2023.

Daniel Barnett, City Clerk



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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

1. Call to Order

The meeting was called to order at 12:05 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	
Dale Franklin	Harrisonville		Present	
April McLaughlin	Harrisonville	Vice-Chair	Present	

Also in attendance were representatives from Mid-America Signs, the Applicants; Jennifer Reed, Cass County Historical Society; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

1. Historic Preservation Commission - Regular Meeting - Dec 7, 2022 12:00 PM

With no additions or corrections, the minutes from the December 7, 2022, meeting were unanimously accepted.

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

3. Certificate of Appropriateness

1. 104 S. Independence St. - Sign with 5 Colors

Director Stanton presented the Staff Report. She told the Commission that the size of the proposed sign could be approved at Staff level, however there a five colors counting the background which requires HPC approval. She said the colors were not obtrusive and Staff recommended approval.

Robert Wiseman asked if the materials for the new sign would be the same. Director Stanton said yes.

David Atkinson asked if they were just adding a word and a new smaller logo. Kim Lopez, with Mid-America Signs, said yes.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	April McLaughlin, Vice-Chair
SECONDER:	Bill Woods
AYES:	Atkinson, Woods, Wiseman, Franklin, McLaughlin
ABSENT:	Gary Davidson

4. Discussion Items

April McLaughlin asked Staff if it is acceptable to have someone other than the Building Owners be the applicant for a Certificate of appropriateness. Director Stanton said that she would check to see the specific language in Municipal Code and let the Commission know.

Director Stanton told the Commission that she is anticipating to hear from SHPO about the grant that had been applied for sometime this month.

5. Adjourn

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

Jamie Martin, Recording Secretary

STAFF REPORT

TO: Historic Preservation Commission
FROM: Christina Stanton,
DATE: April 27, 2023
SUBJECT: 111 S. Lexington St. COA for 2nd Floor Windows Replacement

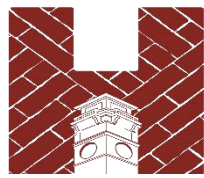
Type of Item: *Certificates of Appropriateness*

1. Action Item (ID # 4511)

111 S. Lexington St. COA for 2nd Floor Windows Replacement

Attachments:

111 S Lexington COA Packet 5-3-23 (PDF)



To: Historic Preservation Commission
From: Christina Stanton, AICP, Community Development Director
Date: May 3, 2023
Re: Certificate of Appropriateness for 111 S. Lexington Street

GENERAL INFORMATION

Applicant/Owner: Jennifer Sexton-Rugh
Requested Actions: Approval of Certificate of Appropriateness
Date of Application: April 19, 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 second floor windows.

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 circa 1888-1892 and displays Vernacular Commercial style with single 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:

“An upstairs entrance is at the north edge of the building and is also a modern aluminum frame glass door with double transoms. The second story features four 1/1 double hung new windows within the larger, original arched openings. The radiating brick voussoirs and iron sills are painted white. White brick coursing separates the upper story from the shopfront level. The cornice is brick corbeled with recessed rectangular panels and stringcoursing below.”

Under “History and significance” it is stated:

“This commercial building built in 1888-1889 has housed [a] variety of stores with office space above on the second floor. A postcard postmarked 1910, shows the business name as “J.A. Harvey”. The closing down of the shopfront with brick, as well as the smaller replacement windows on the upper story, both detract from the structure’s architectural integrity. However, the remaining significant design features on the second story, as well as the building’s overall mass contribute to the visual continuity of the block.”

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 consideration of the fact that the existing upper windows are more modern and not historic, staff is supportive of their replacement provided that the existing historic features remain in place.

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 replace the existing second floor windows with new windows as proposed by the Applicant, provided the existing historic features remain in place.

ATTACHMENTS

Application and Specifications
Current Windows Picture
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: 111 Lexington

Property Owner: Jenaike Sexton-Rugh

Owner's Address: 132 S 1st St., Pleasant Hill, MO 64080

TYPE OF WORK (check all that apply)

☒ Exterior Alteration or Repair

☐ New Construction

☐ Demolition of Structures

☐ Relocation of Structures

☐ Other Replace Front Windows

*See attached
window specs.*

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

Signature: Applicant Jenaike Rugh

Address 132 S 1st St., Pleasant Hill

Phone 816-605-5213

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 April 19, 2023 JM (Initials)

Date Approved _____

Certificate Number _____

To Commission May 3, 2023

Sales Person:

Customer
AcknowledgementQuote Date
4/19/2023Date Ordered
Quote Not Ordered

Dealer Name:

2J8790 GUTTERS TO GLORY-188-2J8790-0

Bill To:
GUTTERS TO GLORY
6519 EAST 99TH ST
KANSAS CITY, MO 64134

Ship To:
SAME

Order Notes:

Delivery Notes:

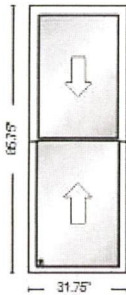
Phone: (816) 642-6498 Fax:

Quote Name:
Rough

Project Name:
Rough

QUOTE #	RUSH	STATUS	PO#
4246077	No	None	

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
1	4	31.75" X 85.75"	118		\$716.37	\$2,865.48



3001-Mezzo Double Hung 31.75 x 85.75
Sash Split = Even
Operation / Venting = Double Hung
Steel Reinforcement, Frame Option = Standard Block
Frame
Frame Color = White, Exterior Finish = Black
CLIMATECH, Tempered Bottom
Full Screen
U-Factor = 0.3, CR = 58, SHGC = 0.3, VT = 0.55, CPD =
ASO-A-89-71730-00001
Header Expander, Brickmould and Casing = No
Brickmould, Frame Size

Line Item Notes:

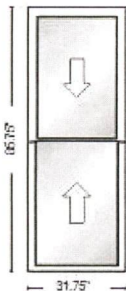
Pricing Detail:

\$365.87 1A - Base Price
\$46.27 1A - Glass Type
\$73.44 1A - Tempered
\$209.07 1A - Exterior Finish
\$13.54 1A - Screen Option
\$8.18 1A - Frame Strength

Comment / Room:

None Assigned

Line Item #	Qty	Width x Height	UI	Description	Net Price	Extended
2	4	31.75" X 85.75"	118		\$642.93	\$2,571.72



3001-Mezzo Double Hung 31.75 x 85.75
Sash Split = Even
Operation / Venting = Double Hung
Steel Reinforcement, Frame Option = Standard Block
Frame
Frame Color = White, Exterior Finish = Black
CLIMATECH
Full Screen
U-Factor = 0.3, CR = 58, SHGC = 0.3, VT = 0.55, CPD =
ASO-A-89-71730-00001
Header Expander, Brickmould and Casing = No
Brickmould, Frame Size

Line Item Notes:

Pricing Detail:

\$365.87 1A - Base Price
\$46.27 1A - Glass Type
\$209.07 1A - Exterior Finish
\$13.54 1A - Screen Option
\$8.18 1A - Frame Strength

Comment / Room:

None Assigned

QUOTE #	RUSH	STATUS	PO#
4246077	No	None	

Customer Notes:**ATTENTION**

Please note that all weights provided are estimates and subject to change based on actual order shipment.
For Informational Purposes: All windows are viewed from the outside looking in.

NOTICE: The rating information provided on this quote is based upon the NFRC ratings at the time of quote. Such ratings are subject to changes in the standard by the applicable regulatory agencies and will be finalized at the time of manufacturing. All ratings printed on the NFRC label will supersede the NFRC rating set forth in the quote. Any changes made to an order after submission may also result in changes to the NFRC rating. Customer shall be solely responsible for determining whether the product ordered meets their jurisdiction's requirements.

In accordance with the state of California:

 **WARNING:** Cancer and Reproductive Harm - www.p65Warnings.ca.gov

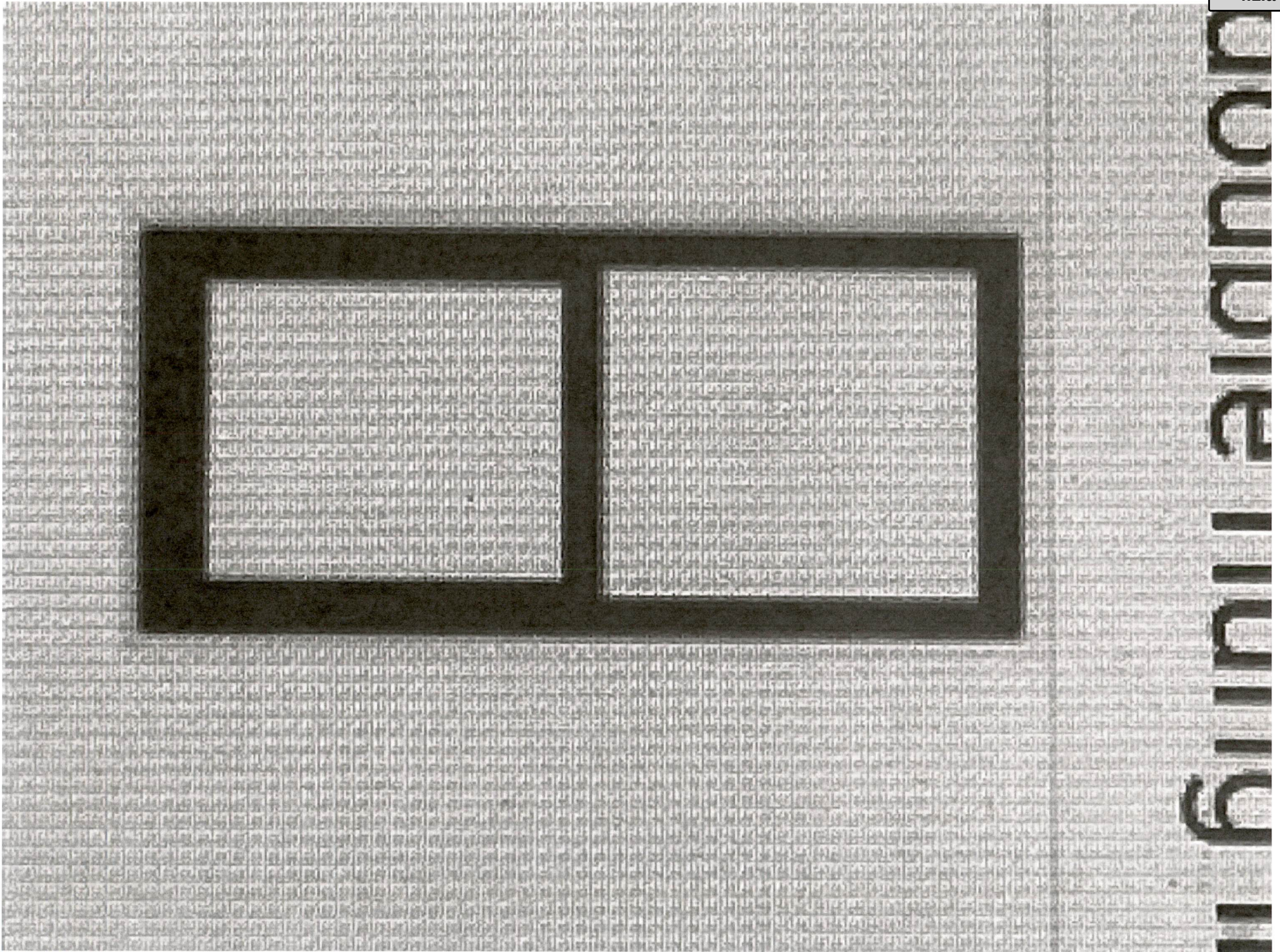
This order is subject to AMI's Standard Terms and Conditions, which can be found here:
<https://www.associatedmaterials.com/resources/>

Want to see real-time status for window orders? Register here for the Associated Materials Customer Portal – Portal.associatedmaterials.com/account/register

I have reviewed this order and certify that it is correct. I understand that this order is noncancellable, nonreturnable, and nonrefundable.

By _____ Authorized Representative

Total Unit Count	8
TOTAL WEIGHT	151.3
SUB-TOTAL:	\$5,437.20
SALES TAX 1	\$0.00
SALES TAX 2:	\$0.00
LABOR:	\$0.00
FREIGHT:	\$0.00
TOTAL:	\$5,437.20





Attachment: 111 S Lexington COA Packet 5-3-23 (111 S. Lexington St. COA for 2nd Floor Windows Replacement)



PH56 City:Harrisonville Buidlings:Square,East side 1980 3copies BW

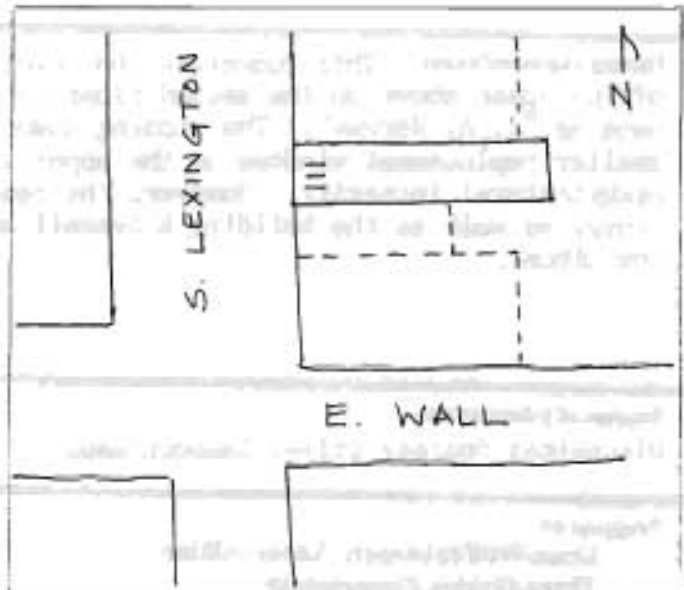
Attachment: 111 S Lexington COA Packet 5-3-23 (111 S. Lexington St. COA for 2nd Floor Windows Replacement)

HARRISONVILLE HISTORIC RESOURCES

Resource No. 22

1. Property name, present
Square Center Medical Center
- Property name, historic
111 South Lexington Street Building
2. Address/location
111 S. Lexington
4. Owner's name and address
David Coffelt
Rt. 1, Box 135
Creighton, MO 64739
5. ☒ Building ☐ Structure
☐ Site ☐ Object
6. Use, present commercial
Use, original commercial OE
8. Date of construction (or estimate)
c.1888-1889
9. Changes
☒ Altered ☐ Addition ☐ Moved DOOD
10. Architect/engineer/designer
11. Contractor/builder/craftsman
12. Style ☐ High Style Victorian Commercial
☒ Elements Single Entry with Display
☐ No academic style Windows 69
13. Plan Shape
rectangular RC

7. Location Map



14. Number of stories
2
15. Roof type and material
flat/tar and gravel FT PR 99
16. Type of construction
brick UD
17. Exterior material(s)
brick 30 other 30 39
18. Foundation material(s)
stone 40
19. Porch(es)

20. Additional physical description

The shopfront area of this building has been bricked in and now shows an entry of a modern aluminum frame glass door with fixed transom to the side. The only window at this level is a narrow, rectangular, industrial glass at the south side of the entry. An upstairs entrance is at the north edge of the building and is also a modern aluminum frame glass door with double transoms. The second story features four 1/1 double hung new windows within the larger, original arched openings. The radiating brick voussoirs and iron sills are painted white. White brick coursing separates the upper story from the shopfront level. The cornice is brick corbeled with recessed rectangular panels and stringcoursing below.

21. Description of environment and outbuildings

Located on the east side of the town square with commercial buildings on each side. The block is composed of two story buildings with a three story structure on the south end.

22. History and significance This commercial building built in 1888-1889 has housed variety stores with office space above on the second floor. A postcard postmarked 1910, shows the business name as "J. A. Harvey". The closing down of the shopfront with brick, as well as the smaller replacement windows on the upper story, both detract from the structure's architectural integrity. However, the remaining significant design features on the second story, as well as the building's overall mass contribute to the visual continuity of the block.

23. Sources of information

Historical Society files, 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#



4.1.a

Attachment: 111 S Lexington



Packet Pg. 15