



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

**AGENDA  
CITY OF HARRISONVILLE  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING  
CITY HALL  
MARCH 6, 2024  
12:00 PM**

- 1. Call to Order**
  - A. Roll Call**
- 2. Approval of Minutes**
  - A. Historic Preservation Commission - Regular Meeting - Jan 3, 2024 12:00 PM**
- 3. Certificate of Appropriateness**
  - A. 101/103 W. Wall St. COA for Projecting Sign with 5 colors**
- 4. Discussion Items**
  - A. SHPO Grant Update**
- 5. Adjourn**

**Posted on City Hall Bulletin Board this 28th day of February, 2024.**

---

**Daniel Barnett, City Clerk**



**DRAFT**  
**MINUTES**  
**CITY OF HARRISONVILLE**  
**HISTORIC PRESERVATION COMMISSION**  
**REGULAR MEETING**  
**CITY HALL**  
**JANUARY 3, 2024**  
**12:00 PM**

**1. Call to Order**

The meeting was called to order at 12:01 PM by Board Member Robert Wiseman

| Attendee Name    | Organization  | Title         | Status  | Arrived  |
|------------------|---------------|---------------|---------|----------|
| David Atkinson   | Harrisonville | Chair         | Absent  |          |
| Bill Woods       | Harrisonville |               | Present |          |
| Robert Wiseman   | Harrisonville |               | Present |          |
| Gary Davidson    | Harrisonville | Board Liaison | Present |          |
| Dale Franklin    | Harrisonville |               | Present |          |
| April McLaughlin | Harrisonville | Vice-Chair    | Present | 12:02 PM |

*Also in attendance were 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 - Oct 4, 2023 12:00 PM**

*With no additions or corrections, the minutes from the October 4, 2023, meeting were unanimously accepted.*

|                  |                                                |
|------------------|------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                    |
| <b>MOVER:</b>    | Bill Woods                                     |
| <b>SECONDER:</b> | Robert Wiseman, Board Member                   |
| <b>AYES:</b>     | Woods, Wiseman, Davidson, Franklin, McLaughlin |
| <b>ABSENT:</b>   | David Atkinson                                 |

**3. Discussion Items**

**1. Update on SHPO Grant for Survey**

*Director Stanton went through the timeline for the grant up to current. She said that on October 25, 2023, Staff emailed the RFP to 28 agencies identified by the SHPO as historic resource professionals. Staff also had the RFP posted on the City's website. On November 30, 2023, the RFP closed. Staff opened and recorded the six bids that were received. December 1, 2023, Staff emailed members of the Historic Preservation Commission to request participation in RFP review as part of the evaluation committee.*

December 4, 2023, Mr. Dial approved the scoring sheet for use in reviewing the RFPs. December 6, 2023, Staff received agreement from Jennifer Reed, Cass County Historical Society; Dale Franklin, HPC member; and Robert Wiseman, HPC member; to review and score the RFPs received. December 13th, 2023 Staff received an email response from the SHPO Grants Manager, Andrew Dial, recommending that Staff speak with Rachel Senzee at Jefferson City as she has worked with David Taylor most recently. Mr. Dial sent detailed information on all consultants being considered, including information showing 3 projects undertaken by Mr. Taylor in 2020 and 2021 were still incomplete. Director Stanton said that on December 15, 2023, she spoke with Ms. Senzee who advised that Mr. Taylor's communication had been poor throughout and his quality of work was lacking. In light of the bad review, Director Stanton said that she updated the Evaluation Committee and the SHPO that the Committee's second choice, Civil & Environmental Consultants, were being selected. December 18, 2023, the Board of Aldermen approved Resolution No. 2023-050 authorizing the City Administrator to enter into a contractual agreement with Civil & Environmental Consultants, Inc. for the Intensive-Level Architectural Survey of approximately 54-acres comprised of the area identified as Phase 1. December 19, 2023, Staff sent a notice of Intent to Award for Request for Proposal #2023-608-02 to Civil & Environmental Consultants, Inc. On December 27, 2023, City Administrator, Brad Ratliff, signed and executed the contractual agreement with Civil & Environmental Consultants, Inc. This completed Milestone #3. She explained that in the Grant Agreement, there are 10 milestones to be completed and their due dates. Milestone #1 was completed on October 13 and Milestone #2 was completed on December 15, 2023. Director Stanton said that staying ahead of schedule will hopefully help get the project completed sooner.

Director Stanton told the Commission the next steps for the grant. She said that on January 17, 2024, Staff will be meeting with SHPO and the consultant virtually over Webex to discuss the next steps outlined in both the City's grant agreement with SHPO and the RFP and contractual agreement with the consultant. The next steps will also include Public Information meetings, one of them at the beginning of the process and another one near the end; consultant shall draft research design by or before April 29, 2024; consultant shall provide final research design, including 5 sample inventory forms and site plans keyed to a base map of the survey area by or before June 14, 2024; consultant shall provide fully completed draft inventory forms and survey map by or before September 16, 2024; consultant shall provide final inventory forms and site plans, with maps and photos and a draft survey report by or before February 3, 2025; consultant shall provide the final survey report and documentation for the second public information meeting by or before April 31, 2025; and Staff's completed reimbursement packet is due to SHPO by or before May 15, 2025.

#### 4. Adjourn

With nothing further to come before the Commission, Dale Franklin made a motion to adjourn. April McLaughlin seconded. The meeting was adjourned at 12:18 PM.

Jamie Martin, Recording Secretary

Minutes Acceptance: Minutes of Jan 3, 2024 12:00 PM (Approval of Minutes)

## STAFF REPORT

**TO:** Historic Preservation Commission  
**FROM:** Christina Stanton,  
**DATE:** February 15, 2024  
**SUBJECT:** 101/103 W. Wall St. COA for Projecting Sign with 5 colors

**Type of Item:** *Approval*

**1. Action Item (ID # 4763)**

101/103 W. Wall St. COA for Projecting Sign with 5 colors

Attachments:

Staff Rpt - The Chill Spot, 101-103 W Wall Sign (PDF)

The Chill Spot COA Application (PDF)

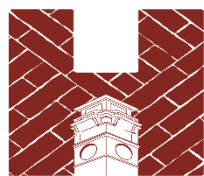
The Chill Spot Signage (PDF)

Sign Permit Application (PDF)

LOCATION FOR THE SIGN (PDF)

Previously approved sign, same location Sept. 2021 (PDF)

Architectural Survey (PDF)



**To:** Historic Preservation Commission  
**From:** Christina Stanton, AICP, Community Development Director  
**Date:** February 28, 2024  
**Re:** Certificate of Appropriateness for 101/103 W. Wall Street

---

#### GENERAL INFORMATION

---

**Applicant/Owner:** Brent Goodall  
**Requested Actions:** Approval of Certificate of Appropriateness  
**Date of Application:** February 14, 2024  
**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 projecting 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 1892 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 main entrance to this building is recessed and angled to the corner. It is single door, two paneled and framed by pressed design cast iron pilasters. Additional entrances facing Wall include a single wood door with transom and a glass and wood door recessed at west end. Cast Iron pilasters separate the large rectangular plate glass windows with covered transoms.”

Under “History and significance” it is stated:

“The basically original storefront openings, as well as the decorative elements of the upper level, make this building a good representative of its period and style.”

---

#### 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, there have been 2 other projecting signs in the same location. The first one was for Shiver’s Ice House, brought to the the HPC

on September 15, 2021, and approved with the same request. The second, most recent was for The Girls and approved by Staff.

---

## REQUEST AND OPTIONS

---

The Applicant is proposing to:

- 1) Remove the existing projecting sign; and
- 2) Replace with the new proposed projecting 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 for the new projecting wall sign as proposed by the Applicant.

---

## ATTACHMENTS

---

Application  
 Sign Permit Application and Attachments  
 Harrisonville Square – 101 W. Wall St./ 103 W. Wall St. 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: 103 W Wall St. Harrisonville Mo 64701

Property Owner: Chris and Kelley Filer

Owner's Address: 101 W Wall St. Harrisonville Mo 64701

**TYPE OF WORK (check all that apply)**

☐ Exterior Alteration or Repair

☐ New Construction

☐ Demolition of Structures

☐ Relocation of Structures

☒ Other New Sign with more than 3 colors

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

Signature: Applicant

*Brent Goodall*

dotloop verified  
02/14/24 10:59 AM CST  
B4A2-RUTO-CV8J-EUAA

Address 302 E 223rd St. Cleveland Mo64734

Phone 816-797-5096

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 2/14/24 3/6/24 meeting (Initials)

Date Approved \_\_\_\_\_

Certificate Number \_\_\_\_\_

Attachment: The Chill Spot COA Application (101/103 W. Wall St. COA for Projecting Sign with 5 colors)



bracket  
53" across

sign 40"

Attachment: The Chill Spot Signage (101/103 W. Wall St. COA for Projecting Sign with 5 colors)



# THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

Permit Number:

24059

## Application for Sign Permit

**Site Address:** 103 W Wall St. Harrisonville Mo 64701

**Tenant:**

Name: Brent Goodall

Business Name: The Chill Spot

Address: 103 W Wall St.

City/State/Zip: Harrisonville Mo. 64701

Phone # 816-797-5096

Email: brentgoodall@kw.com

**Property Owner:**

Name: Chris & Kelley Filer

Business Name: Artisans Corner

Address: 101 W Wall

City/State/Zip: Harrisonville Mo. 64701

Phone # 816-529-8892

Email: kfiler@me.com

**Sign Agent:**

Name: Tamie Bennett

Business Name: Bennett Signs

Address: 27700 RT-7N

City/State/Zip: Harrisonville Mo. 64701

Phone # 816-380-4999

Email: bennettsgns@aol.com

**Type of Sign (Check all that apply)**

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

\$ 375.00

Attachment: Sign Permit Application (101/103 W. Wall St. COA for Projecting Sign with 5 colors)

**Describe Project:**

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

---



---



---



---



---

**Application Checklist**

- Completed Application Form
- Approved Site Plan (Freestanding Signs)
- Engineered Footing Drawings
- 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.

Brent Goodall dotloop verified  
02/13/24 9:42 PM CST  
IBKF-SDXI-UK0W-XL7D

Name

Date

~To be Completed by City~Date Received: 2/14/24 Fee: 60.00 Zoning District: CBD-1

Date Approved: \_\_\_\_\_ Approved By: \_\_\_\_\_

Notes: Needs HPC Approval  
5 colors

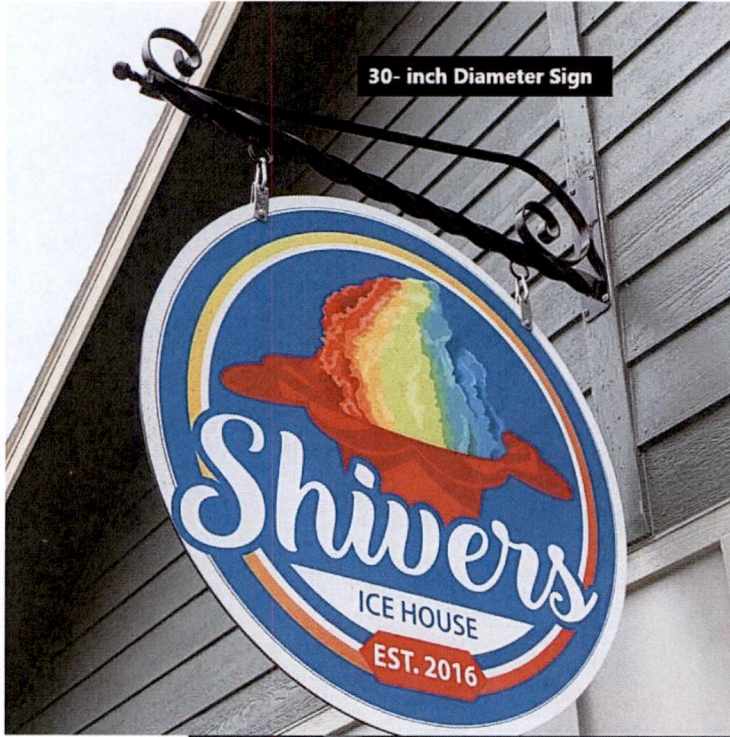
Attachment: Sign Permit Application (101/103 W. Wall St. COA for Projecting Sign with 5 colors)



LOCATION FOR THE SIGN



Attachment: LOCATION FOR THE SIGN (101/103 W. Wall St. COA for Projecting Sign with 5 colors)



Proposed Location on Building  
(Sign will be perpendicular to building face)

## HARRISONVILLE HISTORIC RESOURCES

Resource No. 108

1. Property name, present

vacant

Property name, historic

101-103 West Wall Street Building

2. Address/location

101-103 W. Wall

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 *ODE*

8. Date of construction (or estimate)

c. 1892

9. Changes

☒ Altered ☐ Addition ☐ Moved

10. Architect/engineer/designer

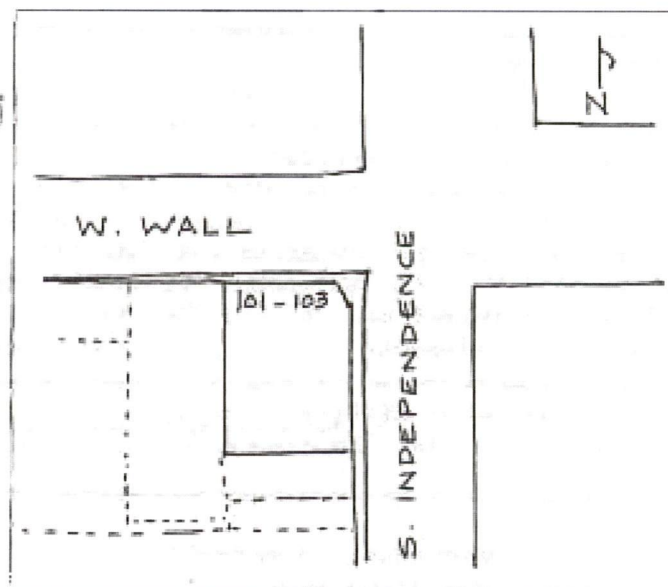
11. Contractor/builder/craftsman

12. Style ☒ High Style *Italianate Commercial*  
☐ Elements *Corner Entrance*  
☐ No academic style *42 63*

13. Plan Shape

rectangular *RC*

7. Location Map



14. Number of stories

2

15. Roof type and material

flat/ tar and gravel *Ft 99*

16. Type of construction

brick *LB*

17. Exterior material(s)

brick *30 20 other 20 40*

18. Foundation material(s)

stone *40*

19. Porch(es)

20. Additional physical description

The main entrance to this building is recessed and angled to the corner. It is a single door, two paneled and framed by pressed design cast iron pilasters. Additional entrances facing Wall include a single wood door with transom and a glass and wood door recessed at west end. Cast iron pilasters separate the large rectangular plate glass windows with covered transoms. The second story features windows in segmental arches with decorative pedimented hood molds. Painted stone sills are plain. Upper sashes have been covered and the lower sashes are either one or two lights. The highly decorative cornice is supported by large curving brackets and dentil trim. A frieze with an alternating circle and rectangle motif is directly below. The east facade has no windows on the first story and second story windows are similar except without the hood molds.

Attachment: Architectural Survey (101/103 W. Wall St. COA for Projecting Sign with 5 colors)

## 21. Description of environment and outbuildings

Located on the southwest corner of the town square with commercial buildings on each end.

## 22. History and significance

This building is located on the site of New York pioneer, Henry Baker's general store structure. 101 has been the location of 1st National Bank, founded in 1877 with H. Daniels as first president. It was the first bank to fail in Harrisonville in 1893. Ca County Bank was located here at the time of the south side fire in 1900 and was nearly lost to flames. 103 was the location of the Silver Moon restaurant in the late 1890's and has also been various groceries and bakeries. The jewelry store of Will T. Price was located here in 1907. He had worked previously for L. O. Kunze for forty years. In the late 19th Russell's Market was in 101. The basically original storefront openings, as well as the decorative elements of the upper level, make this building a good representative of (Continued)

23. Sources of information: History of Harrisonville, MO., 1988, Healthful Cooking, Index of Advertisements, Women's Christian Temperance Union, c. 1892-1897, 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#



101 - 103 W. Wall

22. (con't.) its period and style. In spite of apparent sandblasting and closed-in second story windows, it would be a significant contributing building to a potential historic district.

STAFF REPORT

**TO:** Historic Preservation Commission  
**FROM:** Christina Stanton,  
**DATE:** February 15, 2024  
**SUBJECT:** SHPO Grant Update

**Type of Item:** *Discussion*

1. **Action Item (ID # 4762)**  
SHPO Grant Update