



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

AGENDA
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
JUNE 5, 2024
12:00 PM

1. **Call to Order**
 1. **Roll Call**
2. **Approval of Minutes**
 1. **Historic Preservation Commission - Regular Meeting - Jan 3, 2024 12:00 PM**
3. **Discussion Items**
 1. **Research Design Final Draft Review**
4. **Adjourn**

Posted on City Hall Bulletin Board this 23rd day of May, 2024.

Daniel Barnett

Daniel Barnett, City Clerk



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bill Woods
SECONDER:	Robert Wiseman, Board Member
AYES:	Woods, Wiseman, Davidson, Franklin, McLaughlin
ABSENT:	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: May 23, 2024
SUBJECT: Research Design Final Draft Review

Type of Item: *Discussion*

1. Action Item (ID # 4849)

Research Design Final Draft Review

Attachments:

R 337-064 2024 05-21_Harrisonville_ResearchDesign_ (PDF)

**RESEARCH DESIGN FOR
PHASE I OF THE INTENSIVE LEVEL ARCHITECTURAL SURVEY FOR
THE CITY OF HARRISONVILLE
IN GRAND RIVER TOWNSHIP, CASS COUNTY, MISSOURI**

**Prepared For:
CITY OF HARRISONVILLE, MISSOURI**

**Prepared By:
Sarah Terheide, MA
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
INDIANAPOLIS, INDIANA**

**Lead Agency:
NATIONAL PARK SERVICE**

CEC Project 337-064

May 21, 2024



Sarah Terheide, MA



Civil & Environmental Consultants, Inc.

TABLE OF CONTENTS

1.0	SURVEY OBJECTIVES.....	ERROR! BOOKMARK NOT DEFINED.
2.0	GEOGRAPHICAL DESCRIPTION .	ERROR! BOOKMARK NOT DEFINED.
3.0	METHODOLOGY	3
4.0	EXPECTED RESULTS	6
5.0	SUMMARY	8
6.0	REFERENCES.....	9

FIGURES

Figure 1. Cass County, Missouri, Project Map.....	12
Figure 2. Harrisonville, MO Quadrangle Map.....	13
Figure 3. Study Area Aerial Map.....	14
Attachment A	15

1.0 SURVEY OBJECTIVES

This research design will put forward a proposed survey methodology to identify and evaluate above-ground resources in accordance with the Missouri State Historic Preservation Office's (MO-SHPO) "Standards for Professional Architectural and Historic Surveys" and "Instructions for Completing the General Architectural Survey Form." The study will examine known and unidentified above-ground resources that are within the predetermined study area.

The City of Harrisonville has hired Civil & Environmental Consultants, Inc. (CEC) to conduct an intensive-level architectural survey of the Courthouse Square. This is the first phase of a planned four-phase re-survey of Harrisonville. The boundaries for this study were selected by the city in consultation with the MO-SHPO. The Phase I boundary encompasses a 54-acre commercial area comprised of approximately 120 primary properties that were built in or before 1985. This survey is provided for under a Historic Preservation Fund (HPF) Grant as it qualifies as an eligible grant assisted activity.

The purpose of the intensive-level survey is to permit the evaluation of the properties within the Phase I boundary as they relate to the neighborhood's history and development in order to update the city's inventory of historic properties. A portion of the study area was previously surveyed in the 1991 "Historic Resources of Harrisonville: Courthouse Square District Survey." This area was designated as the Harrisonville Courthouse Square Historic District and was listed to the National Register of Historic Places (NRHP) in 1994. The current survey will evaluate changes to the area since the 1991 survey, and will provide recommendations for future preservation activities, including but not limited to identifying properties eligible for the NRHP.

Additionally, an architectural survey is required of Harrisonville as a Certified Local Government (CLG) per 36 CFR 61.6 (e)(3). This survey also advances Goal 3.A "Increase the number of historic and architectural properties surveyed and evaluated" of Missouri's 2018–2024 Statewide Preservation Plan.

Sarah Terheide, an architectural historian who meets the Secretary of the Interior's Professional Qualifications Standards for Section 106 work per 36 CFR Part 61, conducted the literature review and authored this research design. Jim Snyder served as project manager.

2.0 GEOGRAPHICAL DESCRIPTION

Cass County is located in west-central Missouri (Figure 1). Harrisonville has been the county seat since the establishment of Cass County and is located centrally in the county. Cass County contains a portion of the Cherokee Prairie Land Resource Area of the Central Feed Grains and Livestock Region of the United States. This land resource has historically provided rich soils for farming in the region around Harrisonville (Simmons 1985). This fertile farmland and numerous waterways led to increased settlement of the area and the establishment of Harrisonville in 1837. The study area is in the historic commercial center of the city which arose in the 1830s but developed largely from the mid-nineteenth to early twentieth centuries (Wolfenbarger and Alire 1991). The study area is surrounded by residential and commercial development with several nearby city parks. The closest waterway to the study area is Town Creek which is located 700-feet north and runs from Lake Luna to the southwest out of the city. The topography in Harrisonville gently slopes providing extensive visibility to and from the study area (Figure 2).

The majority of properties within the study area include commercial and residential buildings dating from 1850–1983. A previously designated district, the Harrisonville Courthouse Square Historic District occupies the central portion of the study area (Figure 3). This district is comprised of the Cass County Courthouse and numerous commercial buildings that were built in the late nineteenth to early twentieth centuries. The properties within the study area are a mixture of privately and publicly owned. Missouri Route 7/Mechanic Street passes through the southern end of the study area. Missouri Route 7 is a state highway that connects the Kansas City area to the Ozarks. The section that passes through Harrisonville provides an important link from Kansas City to Springfield. Built in the 1920s, this highway system has been an important thoroughfare in the state through the present day (Missouri Department of Transportation [MDOT] 2022).

The study area is a 54-acre portion of Harrisonville bounded by Washington Street to the south, North Butler Terrace to the west, West Shady Lane to the north, and North Lake Avenue to the east (Figure 3). The boundary largely encapsulates the downtown commercial area (properties zoned CBD-1 and CBD-2) with a slight extension to the west along Wall Street and to the north along Independence Street. This boundary was selected by the city in consultation with the MO-SHPO. There are 149 parcels within the study area, 118 of which contain properties that were built prior to 1985 according to the Cass County Assessor GIS map.

3.0 METHODOLOGY

Sarah Terheide, an architectural historian who meets the Secretary of the Interior's Professional Qualifications Standards for Section 106 work per 36 CFR Part 61, will conduct the literature review, field survey, and will co-author the final report and inventory forms. A cultural resources field technician will assist with the field survey under the supervision of a qualified professional. Sue Becher Gilliam, an architectural historian who meets the Secretary of the Interior's Professional Qualifications Standards for Section 106 work per 36 CFR Part 61, will assist in evaluating above-ground resources within the study area, and will co-author the report and inventory forms.

A project architectural historian will conduct research of published literature to locate and obtain sources of information pertinent to the history and architecture of Cass County. A variety of databases and sources, including topographic maps and aerial photographs, will be consulted to identify known or previously surveyed historic properties, as well as to document the location of new properties requiring evaluation. The Missouri Department of Natural Resources, Historic Districts and Sites GIS map has been consulted for known or previously surveyed historic properties in and around the study area. The Cass County Assessor GIS has been used to collect dates of construction for properties within the study area. The results of this background research will be used to determine previously identified resources that are listed or potentially eligible for the NRHP. This initial research will also give the field survey team a list of properties that date to 1985 or earlier which is the date range that is being utilized for this study.

While conducting the survey and in culminating the final report, further information about the properties within the study area will be collected using letters issued to landowners, in-person archival research, and collection of oral histories. The letters will detail a project description, including the study area, and will invite the property owners to contact the project architectural historians with information that is relevant to the property's history. These letters will be prepared by CEC and will be distributed by the city prior to fieldwork. In-person archival research will consist of visits to the Cass County Public Library, Cass County Historical Society, and the Cass County Assessor and Recorder, all of which are located in Harrisonville.

Oral history interviews will take place informally during the field survey. The project architectural historians will make an effort to contact the property owners as they are surveying the properties, providing them with the opportunity to share any stories or contextual information they may have about the resource. Oral histories may also be collected as a result of the letters that will be distributed or from the public meetings. Questions that may be asked will include:

1. Where were you born and raised?
2. What was it like to grow up there?

3. When and how did you first come to Harrisonville?
4. What was the neighborhood like then and how was it similar or different to today?
5. Do you know anything about the previous owners/use of your property?
6. Do you have any photos you'd be willing to share?

Two public meetings will be held by the city. The first public meeting will be held prior to fieldwork. For the first public meeting, CEC will provide a brochure explaining the project details, proposed schedule, with a call to action asking the community for information they may have about properties in the study area. The second public meeting will be held after the completion of fieldwork and inventory forms. For this meeting, CEC will provide a brochure explaining the results of the project including any historic preservation recommendations for the future.

A field survey will be completed of the entire study area to identify, photograph, and evaluate all properties that were constructed in or before 1985. The architectural historian will take high resolution photographs (1600 x 1200 pixels and at least 300 dpi) of individual properties, as well as representative viewscape and streetscape photographs. At least two photographs of each surveyed building will be taken. Where possible, multiple photographs of each surveyed building will document all publicly accessible elevations. It is anticipated that approximately 350 photographs will be taken and implemented into Architectural/Historic Inventory Forms and the final survey report. Observations regarding the physical characteristics of surveyed properties in the study area will be recorded. Any NRHP-listed, previously determined NRHP-eligible, or previously surveyed properties that are identified in the literature review will be field reviewed to determine if the existing documentation remains adequate and/or valid and will be photographed to document their state at the time of review. Based on research and field review, properties may be documented individually or in groups (e.g., districts). The field survey will commence in the existing NRHP-listed Harrisonville Courthouse Square Historic District and will then branch out to the surrounding properties within the study area.

Architectural/Historic Inventory forms will be completed following the “Instructions for Completing the Architecture/Historic Inventory Form” guidance. These shall be completed for each property within the study area including vacant lots. If a property has more than one associated resource, a site plan will be completed showing the orientation of outbuildings. Five sample inventory forms have been completed for the final version of the research design, which are keyed to a base map of the survey area (Figure 3; Attachment A). As there are 149 parcels within the boundaries of the study area, it is anticipated that no more than 149 forms will be completed and submitted with the final survey reporting.

A boundary map will be created by CEC showing the location of each property inventoried including addresses and the location of associated outbuildings. The map will show survey boundaries and boundaries for any potential NRHP districts. The contributing status of each

property, including outbuildings, will be marked within the recommended historic district boundary (if applicable).

Likewise, individually eligible or previously listed properties will be noted. Other maps will include the location of the study area on state and topographic maps. Boundary maps will be submitted with the draft inventory forms. Boundary maps and state and topographic maps will be submitted electronically in a pdf format along with the draft survey report.

CEC will prepare a historic architectural report that meets the MO-SHPO "Standards for Professional Architectural and Historic Surveys." This report will describe the scope and scale of the survey; methodology of the project a brief history of the development of the surveyed neighborhood(s), provide historic contexts for evaluation of the resources under NRHP criteria as applicable (Andrus 1995); describe and analyze property types within the study area; discuss the rationale for evaluation; make recommendations for future NRHP listings (individual and districts if any); and future survey activities. Any recommendations for NRHP listing must identify potential areas, levels, periods of significance, and provide an explanation supporting eligibility. A PDF of the draft report will be sent to the city and the HPF Grant Manager or their designee for review. Any revisions requested by the city and the HPF Grant Manager or their designee will be addressed and resubmitted within two weeks of receipt.

Potential problems could include an obscured viewshed of properties within the study area. Trees and other foliage are present around the residential properties. The courthouse square is used frequently for parking which could make taking photographs of the commercial buildings surrounding the square difficult. In these circumstances, the field survey team will make an effort to capture angles of the buildings that include as little obstruction as possible. Other possible complications could include difficulty in finding archival data about the properties in the study area. The project architectural historians will work with those familiar with the records to solve these issues and to gather the information that they need.

4.0 EXPECTED RESULTS

The review of the MO-SHPO database revealed two previously surveyed resources located within the study area (Figure 3):

- The Harrisonville Courthouse Square Historic District was listed to the NRHP in 1994 and contains 36 contributing resources. It is significant under Criterion A for Commerce and Politics/Government and Criterion C for its architecture. A number of architectural styles are represented in the district including Italianate, Queen Anne, Tudor, and Colonial Revival. The period of significance for the district was determined between ca 1880–1943 (Becker and Millstein 1994).
 - Properties within and in the immediate vicinity of the district will be evaluated to determine if they qualify as contributing resources to the district. Previously determined contributing resources will be evaluated to verify they retain their architectural integrity. Additionally, resources within the district will be evaluated to determine if they qualify for individual NRHP eligibility in addition to being contributing resources to the district.
- St. Peter’s Episcopal Church (400 West Wall Street) was listed to the NRHP in 1982. The church is located within a residential area in the western half of the study area. This one-story Tudor/Gothic Revival style building was recommending eligible for its architecture (Criterion C) and for its association with events important to the local history of Harrisonville (Criterion A). The period of significance is from 1895–1896 and 1940 (Soren 1981).
 - Not included in the nomination is an adjacent house (402 West Wall Street) which is referred to as the Charles W. Hight home. This residence was purchased by the church in 1956 for church school and parish activities. This house will be re-evaluated as a contributing property to the St. Peter’s Episcopal Church NRHP boundaries.

According to the Cass County Assessor GIS, historic Sanborn maps, and historic aerials, there are 118 properties that meet the age requirement of 1985 or earlier, nine properties that were built after 1985, and 22 vacant lots or parking lots (Sanborn 1902, 1909, 1918; Historic Aerials 1952, 1981, 1986). The majority of resources that were built in 1985 or earlier are commercial or residential. Other common property types include religious or fraternal organizations and governmental institutions. Based on the preliminary desktop review and available assessor data, it is anticipated that no more than 10 previously unidentified individual resources will be evaluated as potentially eligible for the NRHP. Several properties that appear to exhibit significant architectural integrity according to imagery available on the Cass County Assessor site include:

- 402 West Wall Street, Residential, ca 1920
- 300 West Wall Street, Residential, 1852

- First Christian Church, 400 South Independence Street, Church, 1916
- 302 East Mechanic Street, Residential, 1870

It is anticipated that no new historic districts will be identified.

Development of the historic context will take place during the completion of the report following the field survey. It is anticipated that historic contexts will need to be developed discussing the history of Harrisonville and its relationship to state and national historical themes. A context will need to be developed for the history of the commercial district as well, examining patterns that influenced commercial and residential development within the study area. Transportation history will need to be addressed due to the presence of Missouri Route 7 which passes through the study area. This context will examine how major transportation routes influenced commerce and the economy in Harrisonville.

5.0 SUMMARY

The two previously listed NRHP resources, the Harrisonville Courthouse Square Historic District and the St. Peter's Episcopal Church will need to be evaluated to ensure they still meet the Criteria for eligibility to the NRHP. An additional four individual resources have been identified via a desktop review that appear to retain sufficient architectural integrity to be evaluated for the NRHP. It is anticipated that as a part of this project no new historic districts will be identified and no more than 10 previously unidentified individual resources will be evaluated as potentially eligible for the NRHP. A historic context for Harrisonville and Cass County, highlighting important themes will be developed. This context will be developed using archival resources collected online and from visits to the Cass County Assessor, Cass County Recorder, Cass County Historical Society, and Cass County Library.

Public meeting documentation will be developed that outlines the project objectives and presents opportunities for the public to provide information concerning resources within the study area.

Photographs of all properties within the study area will be taken. The field survey will consist both of photographic documentation and informal oral history interviews to gather information on the historical context of the resources within the study area. A final report documenting the survey, information gathering, and NRHP evaluation will be prepared for the city and MO-SHPO consultation.

6.0 REFERENCES

Andrus, Patrick W.

1995 *How to Apply the National Register Criteria for Evaluation*, edited by Rebecca H. Shrimpton. Revised ed. National Register Bulletin No. 15. Interagency Resources Division, National Park Service, US Department of the Interior. US Government Printing Office, Washington, DC.

Becker, Linda F., and Cydney E. Millstein

1994 *National Register of Historic Places Inventory Nomination Form: Harrisonville Courthouse Square Historic District*. Prepared by Architectural and Art Historical Research.

Historic Aerials

1952 *Historic Aerials: Viewer*. Electronic document, <https://www.historicaerials.com/viewer>, accessed March 25, 2024.

1981 *Historic Aerials: Viewer*. Electronic document, <https://www.historicaerials.com/viewer>, accessed March 25, 2024.

1986 *Historic Aerials: Viewer*. Electronic document, <https://www.historicaerials.com/viewer>, accessed March 25, 2024.

Missouri Department of Natural Resources, State Historic Preservation Office

2016 *Standards for Professional Architectural and Historic Surveys*. Electronic document, <https://mostateparks.com/page/85651/standards-professional-architectural-and-historic-surveys>, accessed March 25, 2024.

Missouri Department of Transportation

2024 “Missouri Highway Map Archive 1918–2019.” Missouri Department of Transportation. Electronic document, <https://www.modot.org/missouri-highway-map-archive-1918-2019>, accessed March 25, 2024.

Sanborn Map Company

1902 *Harrisonville, Missouri, 1902*. Digitized by the University of Missouri Library Systems Office. Electronic document, <https://dl.mospace.umsystem.edu/mu/islandora/object/mu%3A140551>, accessed March 25, 2024.

1909 *Harrisonville, Missouri, 1909*. Digitized by the University of Missouri Library Systems Office. Electronic <https://dl.mospace.umsystem.edu/mu/islandora/object/mu%3A140556>, accessed March 25, 2024.

1918 *Harrisonville, Missouri, 1918*. Digitized by the University of Missouri Library Systems Office. Electronic document, <https://dl.mospace.umsystem.edu/mu/islandora/object/mu%3A140561>, accessed March 25, 2024.

Simmons, George T.

1985 *Soil Survey of Cass County, Missouri*. United States Department of Agriculture, Soil Conservation Service, Washington DC.

Soren, Noelle

1981 *National Register of Historic Places Inventory Nomination Form: St. Peter's Episcopal Church*. Prepared by the Missouri Department of Natural Resources.

Wolfenbarger, Deon K., and Lacey C. Alkire

1991 *Historic Resources of Harrisonville: Courthouse Square District Survey*. Prepared by Three Gables Preservation. Prepared for the City of Harrisonville, Missouri.

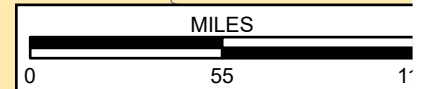
FIGURES



Project

LEGEND

- MISSOURI COUNTIES
- CASS COUNTY



**Civil & Environmental
Consultants, Inc.**

530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777 · 877.746.0749
www.cecinc.com

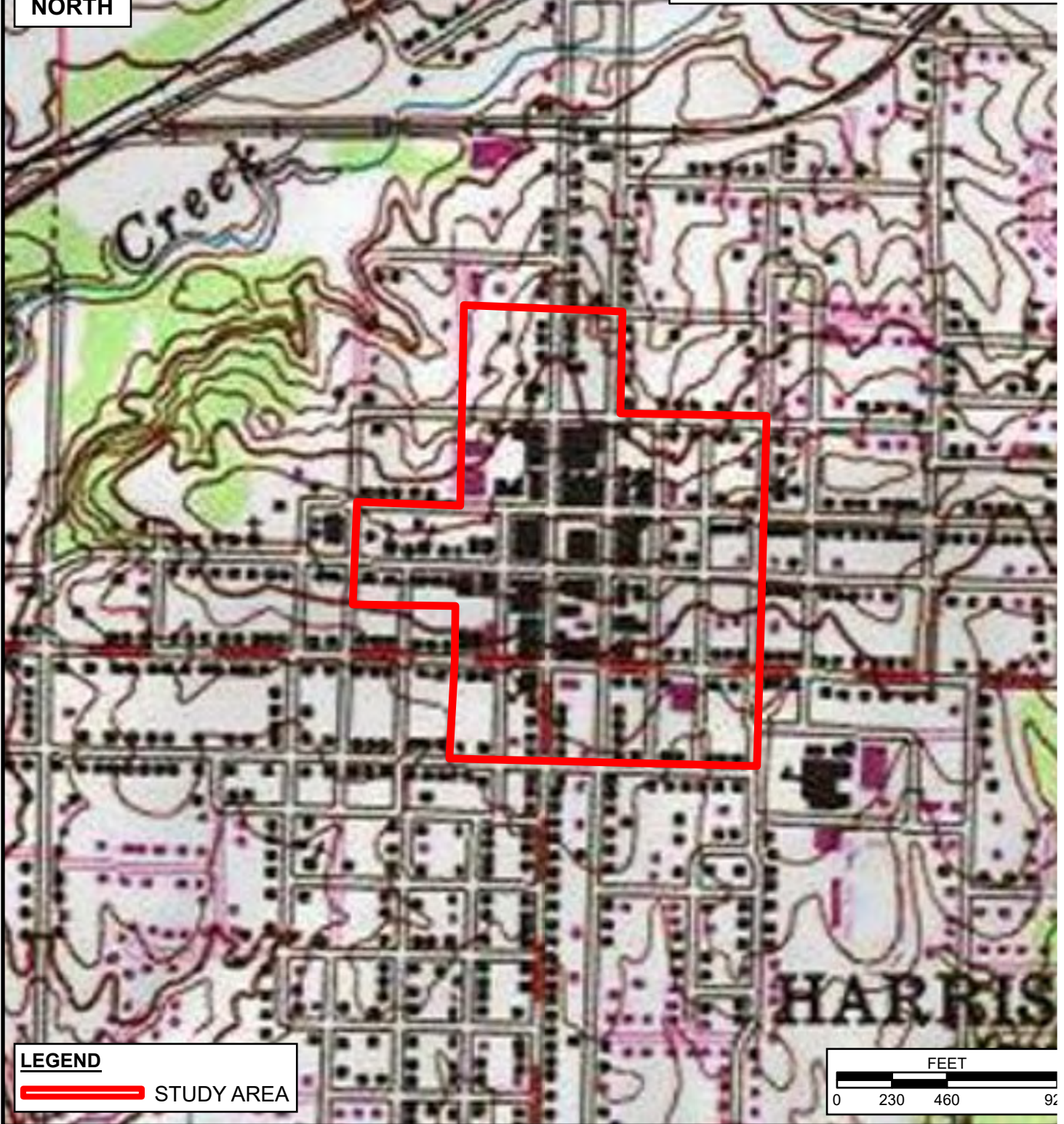
**CITY OF HARRISONVILLE, MO
HARRISONVILLE COURTHOUSE SQUARE
CASS COUNTY, MISSOURI**

PROJECT LOCATION IN MISSOURI

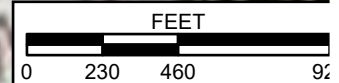
DRAWN BY:	VOS	CHECKED BY:	SET	APPROVED BY:	JAS*	FIGURE NO:	4
DATE:	4/3/2024	SCALE:	1 in = 55 mi	PROJECT NO:	337-064		

**REFERENCE(S):**

USGS 7.5 MINUTE TOPOGRAPHIC MAP:
HARRISONVILLE, MISSOURI QUADRANGLE
PUBLISHED 1982

**LEGEND**

 STUDY AREA



Civil & Environmental
Consultants, Inc.

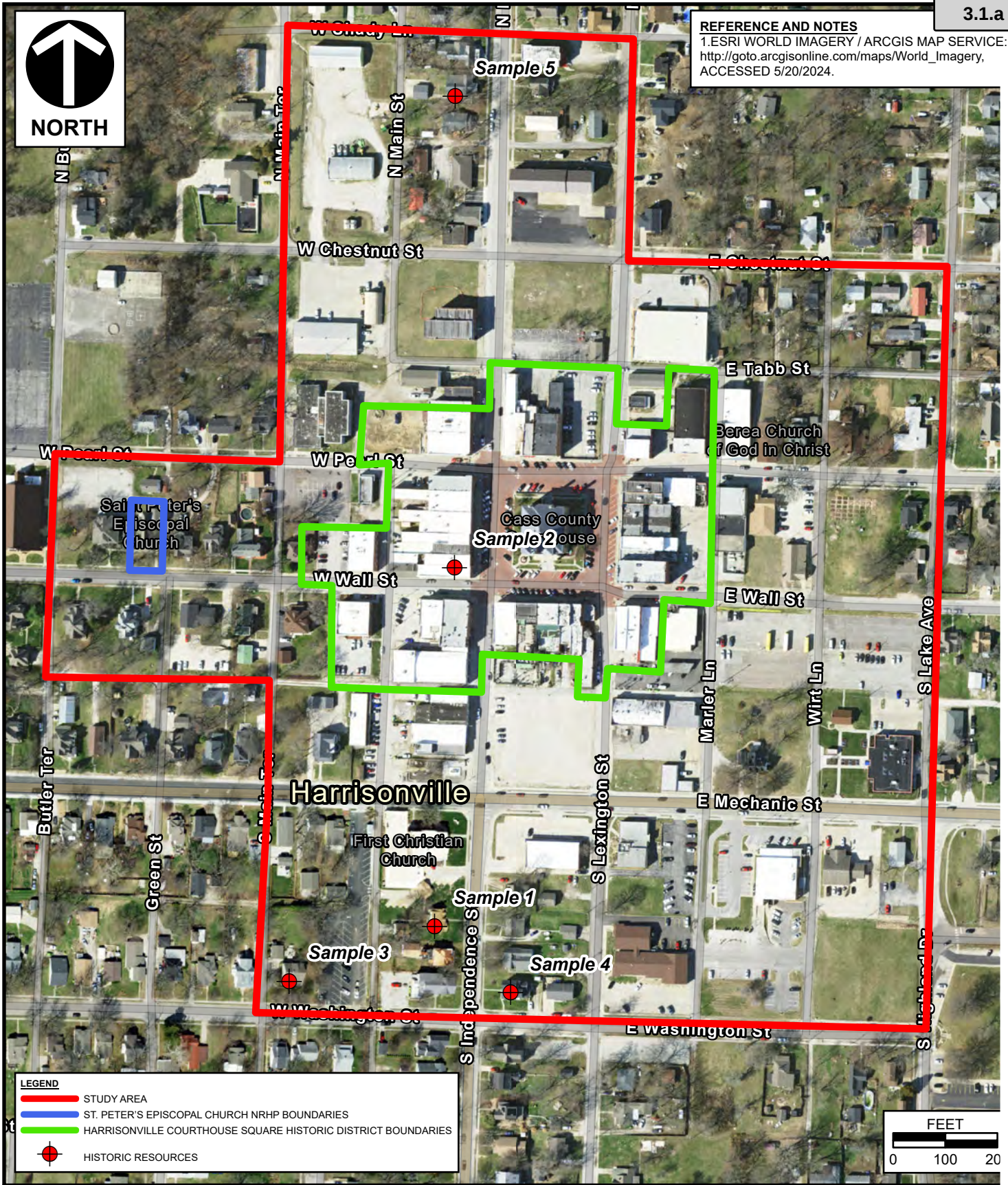
530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777 · 877.746.0749
www.cecinc.com

CITY OF HARRISONVILLE, MO
HARRISONVILLE COURTHOUSE SQUARE
CASS COUNTY, MISSOURI

STUDY AREA ON A PORTION OF THE
1982 HARRISONVILLE, MISSOURI,
7.5-MINUTE USGS QUADRANGLE

DRAWN BY:	VOS	CHECKED BY:	SET	APPROVED BY:	JAS*	FIGURE NO:	2
DATE:	4/3/2024	SCALE:	1 in = 230 ft	PROJECT NO:	337-064		

P:\337-000\337-064-GIS\Maps\CR01_AboveGround_Phase1.aprx 5/20/2024 1:23 PM (vsunday)



3.1.a

Attachment: R 337-064 2024 05-21_Harrisonville_ResearchDesign_ (Research Design Final Draft Review)



Civil & Environmental
Consultants, Inc.

530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777 · 877.746.0749
www.cecinc.com

CITY OF HARRISONVILLE, MO
HARRISONVILLE COURTHOUSE SQUARE
CASS COUNTY, MISSOURI

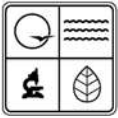
STUDY AREA AND HISTORIC BOUNDARIES ON AERIAL IMAGE

DRAWN BY:	VOS	CHECKED BY:	SET	APPROVED BY:	JAS*	FIGURE NO:	2
DATE:	5/20/2024	SCALE:	1 in = 100 ft	PROJECT NO:	337-064		

Packet Pg. 20

Hand Signature on file

ATTACHMENT A



MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

1. SURVEY NO. TBD-Sample 1		2. SURVEY NAME: Phase I Intensive Level Architectural Survey for the City of Harrisonville	
3. COUNTY: Cass		4. ADDRESS (STREET NO.) 500	STREET (NAME) S. Independence Street
5. CITY: Harrisonville	VICINITY: ☐	6. UTM: / /	LAT: 38.7 LONG: -94.3 7. TOWNSHIP/RANGE/SECTION: T: 44N R: 31W S: 4
8. HISTORIC NAME (IF KNOWN):		9. PRESENT/OTHER NAME (IF KNOWN):	
10. OWNERSHIP: ☒ PRIVATE ☐ PUBLIC		11A. HISTORIC USE (IF KNOWN): Residential	11B. CURRENT USE: Residential/Religious
HISTORICAL INFORMATION			
12. CONSTRUCTION DATE: 1960		15. ARCHITECT:	18. PREVIOUSLY SURVEYED? ☐ CITE SURVEY NAME IN BOX 22 CONT. (PAGE 3)
13. SIGNIFICANT DATE/PERIOD: 1960		16. BUILDER/CONTRACTOR:	19. ON NATIONAL REGISTER? ☐ INDIVIDUAL ☐ DISTRICT CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 3)
14. AREA(S) OF SIGNIFICANCE: N/A		17. ORIGINAL OR SIGNIFICANT OWNER: First Christian Church	20. NATIONAL REGISTER ELIGIBLE? ☐ INDIVIDUALLY ELIGIBLE ☐ DISTRICT POTENTIAL (☐ C ☐ NC) ☒ NOT ELIGIBLE ☐ NOT DETERMINED
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. ☐		22. SOURCES OF INFORMATION ON CONTINUATION PAGE. ☐	
ARCHITECTURAL INFORMATION			
23. CATEGORY OF PROPERTY: ☒ BUILDING(S) ☐ SITE ☐ STRUCTURE ☐ OBJECT		30. ROOF MATERIAL: Asphalt Shingle	37. WINDOWS: ☐ HISTORIC ☒ REPLACEMENT PANE ARRANGEMENT: 4/4, 8/8 sash
24. VERNACULAR OR PROPERTY TYPE: Residential		31. CHIMNEY PLACEMENT: Exterior	38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? ☐
25. ARCHITECTURAL STYLE:		32. STRUCTURAL SYSTEM: Wood frame	39. CHANGES (DESCRIBE IN BOX 41 CONT.): ☒ ADDITION(S) DATE(S): ☐ ALTERED DATE(S): ☐ MOVED DATE(S): ☐ OTHER DATE(S): ENDANGERED BY:
26. PLAN SHAPE: L		33. EXTERIOR WALL CLADDING: Vinyl siding	
27. NO. OF STORIES: 1 1/2		34. FOUNDATION MATERIAL: Concrete	
28. NO. OF BAYS (1 ST FLOOR): 3		35. BASEMENT TYPE: Unknown	40. NO. OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1-Garage
29. ROOF TYPE: Side gable		36. FRONT PORCH TYPE/PLACEMENT: Stoop	41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION PAGE. ☒
OTHER			
42. CURRENT OWNER/ADDRESS: First Christian Church Harrisonville 400 S Independence Street Harrisonville, MO 64701		43. FORM PREPARED BY (NAME AND ORG.): Sarah Terheide Civil & Environmental Consultants, Inc. 530 E. Ohio Street, Suite G Indianapolis, IN 46204	44. SURVEY DATE: 05/15/2024 45. DATE OF REVISIONS:
FOR SHPO USE			
DATE ENTERED IN INVENTORY:		LEVEL OF SURVEY ☐ RECONNAISSANCE ☐ INTENSIVE	ADDITIONAL RESEARCH NEEDED? ☐ YES ☐ NO
NATIONAL REGISTER STATUS: ☐ LISTED ☐ IN LISTED DISTRICT NAME: ☐ PENDING LISTING ☐ ELIGIBLE (INDIVIDUALLY) ☐ ELIGIBLE (DISTRICT) ☐ NOT ELIGIBLE ☐ NOT DETERMINED		OTHER:	

780-2125 (09-12)

Attachment: R 337-064 2024 05-21_Harrisonville_ResearchDesign_ (Research Design Final Draft Review)



MISSOURI DEPARTMENT OF NATURAL RESOURCES
 STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

LOCATION MAP (include north arrow)

See Figure 3.

SITE MAP/PLAN (include north arrow)

See Figure 4.

PHOTOGRAPH

PHOTOGRAPHER:

Sarah Terheide

DATE:

05/15/2024

DESCRIPTION:

East elevation, facing west (sample photograph/not actual).

INSERT PHOTOGRAPH OF PRIMARY STRUCTURE ON PROPERTY.





MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

ADDITIONAL INFORMATION

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

The house at 500 S. Independence Street is located just south of the Harrisonville Courthouse Square Historic District. It marks the beginning of residential development just south of the former commercial center of the city. It is surrounded by city residential lots, and is directly adjacent to an associated church.

One outbuilding is on the lot, a 1960 garage. Garage is contributing to the property as it is contemporaneous with the house. Garage has a front gable, asphalt shingle roof. The vinyl siding matches the house. One, two-car-sized garage door is on the western elevation. One pedestrian entrance is located on the northern elevation and is connected to the house by a concrete sidewalk.

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

This building is a ca. 1960 1 1/2-story, 3-bay house with a side-gabled, asphalt shingle roof and replacement vinyl siding. Two dormers are placed on the eastern elevation, each with a single 8/8 sash, double-hung window. A front-gable, single-story addition extends from the eastern elevation on the southernmost corner of the house. This addition features paired, 6/6 sash, double hung windows. A replacement door with a stoop and metal awning is centered on the eastern facade. A chimney abuts the northern elevation.

A two-story, shed addition to the has been constructed on the rear (western) elevation, as well as a connected, wooden patio. It is unknown when these alterations were made to the house.

P:\330-000\337-064-GIS\Maps\CR01_AboveGround_Phase1\337064_CR01_AboveGround_Phase1.aprx 5/20/2024 1:49 PM (vsunday)



3.1.a

REFERENCE AND NOTES

1.ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
http://goto.arcgisonline.com/maps/World_Imagery,
ACCESSED 5/20/2024.

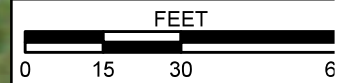
First Christian
Church

S Main St

S Independence St

LEGEND

-  SAMPLE LOCATION 1
 STUDY AREA



Civil & Environmental
Consultants, Inc.

530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777 · 877.746.0749
www.cecinc.com

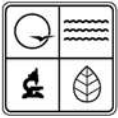
CITY OF HARRISONVILLE, MO
HARRISONVILLE COURTHOUSE SQUARE
CASS COUNTY, MISSOURI

SAMPLE LOCATION 1 ON AERIAL IMAGERY

DRAWN BY:	VOS	CHECKED BY:	SET	APPROVED BY:	JAS*	FIGURE NO:	4
DATE:	5/20/2024	SCALE:	1 in = 15 ft	PROJECT NO:	337-064	Packet Pg. 25	

Hand Signature on file

Attachment: R 337-064 2024 05-21_Harrisonville_ResearchDesign_ (Research Design Final Draft Review)



MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

1. SURVEY NO. TBD-Sample 2		2. SURVEY NAME: Phase I Intensive Level Architectural Survey for the City of Harrisonville	
3. COUNTY: Cass		4. ADDRESS (STREET NO.) 114	STREET (NAME) S. Independence Street
5. CITY: Harrisonville	VICINITY: ☐	6. UTM: / /	LAT: 38.7 LONG: -94.3 T: 44N R: 31W S: 4
8. HISTORIC NAME (IF KNOWN): Emmons Building/Bowman Building		9. PRESENT/OTHER NAME (IF KNOWN): Salon 114	
10. OWNERSHIP: ☒ PRIVATE ☐ PUBLIC		11A. HISTORIC USE (IF KNOWN): Commercial	11B. CURRENT USE: Commercial
HISTORICAL INFORMATION			
12. CONSTRUCTION DATE: 1885		15. ARCHITECT:	
13. SIGNIFICANT DATE/PERIOD: 1880-1940		16. BUILDER/CONTRACTOR:	
14. AREA(S) OF SIGNIFICANCE: Commerce, Architecture		17. ORIGINAL OR SIGNIFICANT OWNER:	
		18. PREVIOUSLY SURVEYED? ☐ CITE SURVEY NAME IN BOX 22 CONT. (PAGE 3)	
		19. ON NATIONAL REGISTER? ☐ INDIVIDUAL ☒ DISTRICT CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 3)	
		20. NATIONAL REGISTER ELIGIBLE? ☐ INDIVIDUALLY ELIGIBLE ☒ DISTRICT POTENTIAL (☒ C ☐ NC) ☐ NOT ELIGIBLE ☐ NOT DETERMINED	
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. ☒		22. SOURCES OF INFORMATION ON CONTINUATION PAGE. ☒	
ARCHITECTURAL INFORMATION			
23. CATEGORY OF PROPERTY: ☒ BUILDING(S) ☐ SITE ☐ STRUCTURE ☐ OBJECT		30. ROOF MATERIAL: EPDM	
24. VERNACULAR OR PROPERTY TYPE: Commercial Building		31. CHIMNEY PLACEMENT: N/A	
25. ARCHITECTURAL STYLE: Italianate		32. STRUCTURAL SYSTEM:	
26. PLAN SHAPE: Rectangular		33. EXTERIOR WALL CLADDING: Brick	
27. NO. OF STORIES: 2		34. FOUNDATION MATERIAL: Brick	
28. NO. OF BAYS (1 ST FLOOR): 3		35. BASEMENT TYPE: Unknown	
29. ROOF TYPE: Flat		36. FRONT PORCH TYPE/PLACEMENT: Stoop	
		37. WINDOWS: ☐ HISTORIC ☒ REPLACEMENT PANE ARRANGEMENT: 2/2 fixed	
		38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? ☐	
		39. CHANGES (DESCRIBE IN BOX 41 CONT.): ☐ ADDITION(S) DATE(S): ☒ ALTERED DATE(S): ☐ MOVED DATE(S): ☐ OTHER DATE(S): ENDANGERED BY:	
		40. NO. OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 0	
		41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION PAGE. ☐	
OTHER			
42. CURRENT OWNER/ADDRESS: Timothy B. and Deborah A. Roach 114 S. Independence St. Harrisonville, MO 64701		43. FORM PREPARED BY (NAME AND ORG.): Sarah Terheide Civil & Environmental Consultants, Inc. 530 E. Ohio Street, Suite G Indianapolis, IN 46204	
		44. SURVEY DATE: 05/15/2024	
		45. DATE OF REVISIONS:	
FOR SHPO USE			
DATE ENTERED IN INVENTORY:		LEVEL OF SURVEY ☐ RECONNAISSANCE ☐ INTENSIVE	
		ADDITIONAL RESEARCH NEEDED? ☐ YES ☐ NO	
NATIONAL REGISTER STATUS: ☐ LISTED ☐ IN LISTED DISTRICT NAME: ☐ PENDING LISTING ☐ ELIGIBLE (INDIVIDUALLY) ☐ ELIGIBLE (DISTRICT) ☐ NOT ELIGIBLE ☐ NOT DETERMINED		OTHER:	

780-2125 (09-12)

Attachment: R 337-064 2024 05-21_Harrisonville_ResearchDesign_ (Research Design Final Draft Review)



MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

LOCATION MAP (include north arrow)

See Figure 3.

SITE MAP/PLAN (include north arrow)

See Figure 5.

PHOTOGRAPH

PHOTOGRAPHER:

Sarah Terheide

DATE:

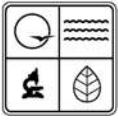
05/15/2024

DESCRIPTION:

East elevation, facing southwest (sample photo/not actual).

INSERT PHOTOGRAPH OF PRIMARY STRUCTURE ON PROPERTY.





MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

ADDITIONAL INFORMATION

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

This resource was rated as Contributing to the National Register-Listed Harrisonville Courthouse Square Historic District. This district was listed in the National Register of Historic Places (NRHP) in 1994 under Criterion A for Commerce and Politics/Government and Criterion C for its architecture.

The property at 114 S. Independence Street was listed as Contributing in the areas of Commerce and Architecture in the 1994 NRHP Nomination form (Becker and Millstein 1994). As a result of this survey, it is recommended that the building at 114 S. Independence St. retains sufficient integrity to qualify as Contributing to the Harrisonville Courthouse Square Historic District.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

Becker, Linda F., and Cydney E. Millstein
1994 National Register of Historic Places Inventory Nomination Form: Harrisonville Courthouse Square Historic District. Prepared by Architectural and Art Historical Research.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

This building is in within the Harrisonville Courthouse Square Historic District. It is surrounded by ca. 1880-1940 commercial and governmental development. The topography is generally flat.

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

This two-story brick commercial building was built in ca. 1885. The eastern elevation features three bays. The metal cornice has paired brackets and embossed lettering that reads "1887." The second story fenestration consists of replacement 2/2 fixed windows adorned with stone sills and pedimented hoods. A replacement wooden slap door serves as the main entrance to the building which is flanked to one side by steel pilasters. The original first story fenestration has been replaced with triple-picture windows.

Additional alterations have been made to the eastern elevation including the addition of new signage and wooden siding above the entrance on the first story.

P:\330-000\337-064-GIS\Maps\CR01_AboveGround_Phase1\337064_CR01_AboveGround_Phase1.aprx 5/20/2024 1:49 PM (vsunday)



REFERENCE AND NOTES

1.ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
http://goto.arcgisonline.com/maps/World_Imagery,
ACCESSED 5/20/2024.

3.1.a

S Main St

S Independence St

W Wall St

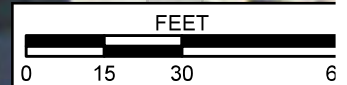
W Wall St

S Main St

S Independence St

LEGEND

-  SAMPLE LOCATION 2
-  STUDY AREA



Civil & Environmental
Consultants, Inc.

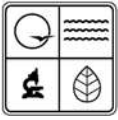
530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777 · 877.746.0749
www.cecinc.com

CITY OF HARRISONVILLE, MO
HARRISONVILLE COURTHOUSE SQUARE
CASS COUNTY, MISSOURI

SAMPLE LOCATION 2 ON AERIAL IMAGERY

DRAWN BY:	VOS	CHECKED BY:	SET	APPROVED BY:	JAS*	FIGURE NO:	 Packet Pg. 29
DATE:	5/20/2024	SCALE:	1 in = 15 ft	PROJECT NO:	337-064		

Attachment: R 337-064 2024 05-21_Harrisonville_ResearchDesign_ (Research Design Final Draft Review)



MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

1. SURVEY NO. TBD-Sample 3		2. SURVEY NAME: Phase I Intensive Level Architectural Survey for the City of Harrisonville	
3. COUNTY: Cass		4. ADDRESS (STREET NO.) 204	STREET (NAME) W. Washington Street
5. CITY: Harrisonville	VICINITY: ☐	6. UTM: / /	LAT: 38.7 LONG: -94.4 T: 44N R: 31W S: 4
8. HISTORIC NAME (IF KNOWN):		9. PRESENT/OTHER NAME (IF KNOWN):	
10. OWNERSHIP: ☒ PRIVATE ☐ PUBLIC		11A. HISTORIC USE (IF KNOWN): Residential	11B. CURRENT USE: Residential
HISTORICAL INFORMATION			
12. CONSTRUCTION DATE: 1898		15. ARCHITECT:	18. PREVIOUSLY SURVEYED? ☐ CITE SURVEY NAME IN BOX 22 CONT. (PAGE 3)
13. SIGNIFICANT DATE/PERIOD: 1898		16. BUILDER/CONTRACTOR:	19. ON NATIONAL REGISTER? ☐ INDIVIDUAL ☐ DISTRICT CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 3)
14. AREA(S) OF SIGNIFICANCE: N/A		17. ORIGINAL OR SIGNIFICANT OWNER:	20. NATIONAL REGISTER ELIGIBLE? ☐ INDIVIDUALLY ELIGIBLE ☐ DISTRICT POTENTIAL (☐ C ☐ NC) ☒ NOT ELIGIBLE ☐ NOT DETERMINED
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. ☐		22. SOURCES OF INFORMATION ON CONTINUATION PAGE. ☐	
ARCHITECTURAL INFORMATION			
23. CATEGORY OF PROPERTY: ☒ BUILDING(S) ☐ SITE ☐ STRUCTURE ☐ OBJECT		30. ROOF MATERIAL: Asphalt shingle	37. WINDOWS: ☐ HISTORIC ☒ REPLACEMENT PANE ARRANGEMENT: 4/1 and 6/1 sash
24. VERNACULAR OR PROPERTY TYPE: Bungalow		31. CHIMNEY PLACEMENT: N/A	38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? ☐
25. ARCHITECTURAL STYLE: Craftsman		32. STRUCTURAL SYSTEM: Wood frame	39. CHANGES (DESCRIBE IN BOX 41 CONT.): ☐ ADDITION(S) DATE(S): ☐ ALTERED DATE(S): ☐ MOVED DATE(S): ☐ OTHER DATE(S): ENDANGERED BY:
26. PLAN SHAPE: Rectangular		33. EXTERIOR WALL CLADDING: Vinyl and Wooden Shingle	
27. NO. OF STORIES: 1 1/2		34. FOUNDATION MATERIAL: Stone	
28. NO. OF BAYS (1 ST FLOOR): 3		35. BASEMENT TYPE: Unknown	40. NO. OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1
29. ROOF TYPE: Medium gable		36. FRONT PORCH TYPE/PLACEMENT: Open porch	41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION PAGE. ☒
OTHER			
42. CURRENT OWNER/ADDRESS: Charles Robert Bolinger 204 W Washington Street Harrisonville, MO 64701		43. FORM PREPARED BY (NAME AND ORG.): Sarah Terheide Civil & Environmental Consultants, Inc. 530 E. Ohio Street, Suite G Indianapolis, IN 46204	44. SURVEY DATE: 05/15/2024 45. DATE OF REVISIONS:
FOR SHPO USE			
DATE ENTERED IN INVENTORY:		LEVEL OF SURVEY ☐ RECONNAISSANCE ☐ INTENSIVE	ADDITIONAL RESEARCH NEEDED? ☐ YES ☐ NO
NATIONAL REGISTER STATUS: ☐ LISTED ☐ IN LISTED DISTRICT NAME: ☐ PENDING LISTING ☐ ELIGIBLE (INDIVIDUALLY) ☐ ELIGIBLE (DISTRICT) ☐ NOT ELIGIBLE ☐ NOT DETERMINED		OTHER:	

780-2125 (09-12)

Attachment: R 337-064 2024 05-21_Harrisonville_ResearchDesign_ (Research Design Final Draft Review)



MISSOURI DEPARTMENT OF NATURAL RESOURCES
 STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

LOCATION MAP (include north arrow)

See Figure 3.

SITE MAP/PLAN (include north arrow)

See Figure 6.

PHOTOGRAPH

PHOTOGRAPHER:

Sarah Terheide

DATE:

05/15/2024

DESCRIPTION:

South elevation, facing north (sample photo/not actual)

INSERT PHOTOGRAPH OF PRIMARY STRUCTURE ON PROPERTY.





MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

ADDITIONAL INFORMATION

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

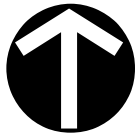
This house is located in a city residential lot, south of the historic commercial center of the city of Harrisonville, MO. The surrounding area is dense residential. The topography in the area is generally flat.

One outbuilding is located on the property, a garage which was built in 1999. The garage features a front gable, asphalt shingle roof, and is clad with vinyl siding. A garage door is the only entrance to the building. Due to its construction date, this outbuilding is considered non-contributing to the property.

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

This 1 1/2-story house features three bays on the primary (southern) elevation. The house has a side-gable, asphalt shingle roof which extends into a bell curve over the open porch. A central shed dormer, clad with wooden shingle siding, is on the southern elevation, which supports four, replacement 4/1 sash, double hung windows. The first story fenestration consists of two replacement 6/1 sash, double-hung windows. An open porch extends from the southern elevation and is supported by stone columns. One stone column that flanks the entrance is mismatched and is shorter than the other three. The walls of the porch feature wooden shingle siding and a wooden railing. The majority of the house features wooden siding, complimented by wooden shingle siding in the gable.

P:\337-000\337-064-GIS\Maps\CR01_AboveGround_Phase1\337064_CR01_AboveGround_Phase1.aprx 5/20/2024 1:49 PM (vsunday)



NORTH

REFERENCE AND NOTES

1. ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
http://goto.arcgisonline.com/maps/World_Imagery,
ACCESSED 5/20/2024.

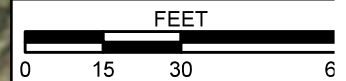
3.1.a

S Main Ter

S Main Ter

LEGEND

-  SAMPLE LOCATION 3
-  STUDY AREA



Civil & Environmental
Consultants, Inc.

530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777 · 877.746.0749
www.cecinc.com

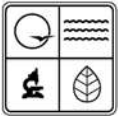
CITY OF HARRISONVILLE, MO
HARRISONVILLE COURTHOUSE SQUARE
CASS COUNTY, MISSOURI

SAMPLE LOCATION 3 ON AERIAL IMAGERY

DRAWN BY:	VOS	CHECKED BY:	SET	APPROVED BY:	JAS*	FIGURE NO:	6
DATE:	5/20/2024	SCALE:	1 in = 15 ft	PROJECT NO:	337-064		

Packet Pg. 33

Attachment: R 337-064 2024 05-21_Harrisonville_ResearchDesign_ (Research Design Final Draft Review)



MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

1. SURVEY NO. TBD-Sample 4		2. SURVEY NAME: Phase I Intensive Level Architectural Survey for the City of Harrisonville	
3. COUNTY: Cass		4. ADDRESS (STREET NO.) 505	STREET (NAME) S. Independence Street
5. CITY: Harrisonville	VICINITY: ☐	6. UTM: / /	LAT: 38.7 LONG: -94.3 T: 44N R: 31W S: 4
8. HISTORIC NAME (IF KNOWN):		9. PRESENT/OTHER NAME (IF KNOWN):	
10. OWNERSHIP: ☒ PRIVATE ☐ PUBLIC		11A. HISTORIC USE (IF KNOWN): Residential	11B. CURRENT USE: Residential
HISTORICAL INFORMATION			
12. CONSTRUCTION DATE: 1920		15. ARCHITECT:	18. PREVIOUSLY SURVEYED? ☐ CITE SURVEY NAME IN BOX 22 CONT. (PAGE 3)
13. SIGNIFICANT DATE/PERIOD: 1920		16. BUILDER/CONTRACTOR:	19. ON NATIONAL REGISTER? ☐ INDIVIDUAL ☐ DISTRICT CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 3)
14. AREA(S) OF SIGNIFICANCE: N/A		17. ORIGINAL OR SIGNIFICANT OWNER:	20. NATIONAL REGISTER ELIGIBLE? ☐ INDIVIDUALLY ELIGIBLE ☐ DISTRICT POTENTIAL (☐ C ☐ NC) ☒ NOT ELIGIBLE ☐ NOT DETERMINED
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. ☐		22. SOURCES OF INFORMATION ON CONTINUATION PAGE. ☐	
ARCHITECTURAL INFORMATION			
23. CATEGORY OF PROPERTY: ☒ BUILDING(S) ☐ SITE ☐ STRUCTURE ☐ OBJECT		30. ROOF MATERIAL: Asphalt shingle	37. WINDOWS: ☐ HISTORIC ☒ REPLACEMENT PANE ARRANGEMENT: 1/1 sash
24. VERNACULAR OR PROPERTY TYPE: Residential		31. CHIMNEY PLACEMENT: Exterior	38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? ☐
25. ARCHITECTURAL STYLE:		32. STRUCTURAL SYSTEM: Wood frame	39. CHANGES (DESCRIBE IN BOX 41 CONT.): ☒ ADDITION(S) DATE(S): ☒ ALTERED DATE(S): ☐ MOVED DATE(S): ☐ OTHER DATE(S): ENDANGERED BY:
26. PLAN SHAPE: Irregular		33. EXTERIOR WALL CLADDING: Asbestos siding	
27. NO. OF STORIES: 2		34. FOUNDATION MATERIAL: Stone	
28. NO. OF BAYS (1 ST FLOOR): 3		35. BASEMENT TYPE: Unknown	40. NO. OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 0
29. ROOF TYPE: Cross gable		36. FRONT PORCH TYPE/PLACEMENT: Open	41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION PAGE. ☐
OTHER			
42. CURRENT OWNER/ADDRESS: Iron Oak Estates LLC 10208 E 267th St Freeman, MO 64746		43. FORM PREPARED BY (NAME AND ORG.): Sarah Terheide Civil & Environmental Consultants, Inc. 530 E. Ohio Street, Suite G Indianapolis, IN 46204	44. SURVEY DATE: 05/15/2024 45. DATE OF REVISIONS:
FOR SHPO USE			
DATE ENTERED IN INVENTORY:		LEVEL OF SURVEY ☐ RECONNAISSANCE ☐ INTENSIVE	ADDITIONAL RESEARCH NEEDED? ☐ YES ☐ NO
NATIONAL REGISTER STATUS: ☐ LISTED ☐ IN LISTED DISTRICT NAME: ☐ PENDING LISTING ☐ ELIGIBLE (INDIVIDUALLY) ☐ ELIGIBLE (DISTRICT) ☐ NOT ELIGIBLE ☐ NOT DETERMINED		OTHER:	

780-2125 (09-12)

Attachment: R 337-064 2024 05-21_Harrisonville_ResearchDesign_ (Research Design Final Draft Review)



MISSOURI DEPARTMENT OF NATURAL RESOURCES
 STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

LOCATION MAP (include north arrow)

See Figure 3.

SITE MAP/PLAN (include north arrow)

See Figure 7.

PHOTOGRAPH

PHOTOGRAPHER:

Sarah Terheide

DATE:

05/15/2024

DESCRIPTION:

West elevation, facing east (sample photo/not actual)

INSERT PHOTOGRAPH OF PRIMARY STRUCTURE ON PROPERTY.





MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

ADDITIONAL INFORMATION

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

This house is located in a city residential lot, south of the historic commercial center of the city of Harrisonville, MO. The surrounding area is dense residential. The topography in the area is generally flat. There are no significant outbuildings on the property. A temporary shed is located directly northeast of the main building.

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

This two-story house has a cross-gabled, asphalt shingle roof and asbestos siding. The upper story fenestration consists of three 1/1 sash, double-hung windows. The open front porch features a shed roof and is supported by wooden craftsman columns with stone bases. The walls of the porch is replacement picket vinyl fencing. The original stone foundation is visible around the western and southern elevations.

A ca. 1920 addition is located around the rear (eastern) elevation of the house. Other additions include a porch on the eastern elevation which was added at an unknown date.

P:\330-000\337-064-GIS\Maps\CR01_AboveGround_Phase1\337064_CR01_AboveGround_Phase1.aprx 5/20/2024 1:49 PM (vsunday)



S Independence

S Independence St

Washington St

E Washington St

E Washington St

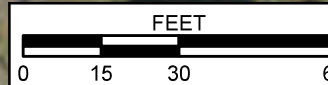
REFERENCE AND NOTES
1.ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
http://goto.arcgisonline.com/maps/World_Imagery,
ACCESSED 5/20/2024.

3.1.a



LEGEND

-  SAMPLE LOCATION 4
-  STUDY AREA



Civil & Environmental
Consultants, Inc.

530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777 · 877.746.0749
www.cecinc.com

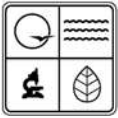
CITY OF HARRISONVILLE, MO
HARRISONVILLE COURTHOUSE SQUARE
CASS COUNTY, MISSOURI

SAMPLE LOCATION 4 ON AERIAL IMAGERY

DRAWN BY:	VOS	CHECKED BY:	SET	APPROVED BY:	JAS*	FIGURE NO:	7
DATE:	5/20/2024	SCALE:	1 in = 15 ft	PROJECT NO:	337-064		

Packet Pg. 37

Attachment: R 337-064 2024 05-21_Harrisonville_ResearchDesign_ (Research Design Final Draft Review)



MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

1. SURVEY NO. TBD-Sample 5		2. SURVEY NAME: Phase I Intensive Level Architectural Survey for the City of Harrisonville	
3. COUNTY: Cass		4. ADDRESS (STREET NO.) 402	STREET (NAME) N. Independence Street
5. CITY: Harrisonville	VICINITY: ☐	6. UTM: / /	LAT: 38.7 LONG: -94.3 T: 44N R: 31W S: 4
8. HISTORIC NAME (IF KNOWN):		9. PRESENT/OTHER NAME (IF KNOWN):	
10. OWNERSHIP: ☒ PRIVATE ☐ PUBLIC		11A. HISTORIC USE (IF KNOWN): Residential	11B. CURRENT USE: Residential
HISTORICAL INFORMATION			
12. CONSTRUCTION DATE: 1900		15. ARCHITECT:	18. PREVIOUSLY SURVEYED? ☐ CITE SURVEY NAME IN BOX 22 CONT. (PAGE 3)
13. SIGNIFICANT DATE/PERIOD: 1900		16. BUILDER/CONTRACTOR:	19. ON NATIONAL REGISTER? ☐ INDIVIDUAL ☐ DISTRICT CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 3)
14. AREA(S) OF SIGNIFICANCE: N/A		17. ORIGINAL OR SIGNIFICANT OWNER:	20. NATIONAL REGISTER ELIGIBLE? ☐ INDIVIDUALLY ELIGIBLE ☐ DISTRICT POTENTIAL (☐ C ☐ NC) ☒ NOT ELIGIBLE ☐ NOT DETERMINED
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. ☐		22. SOURCES OF INFORMATION ON CONTINUATION PAGE. ☐	
ARCHITECTURAL INFORMATION			
23. CATEGORY OF PROPERTY: ☒ BUILDING(S) ☐ SITE ☐ STRUCTURE ☐ OBJECT		30. ROOF MATERIAL: Asphalt shingle	37. WINDOWS: ☐ HISTORIC ☒ REPLACEMENT PANE ARRANGEMENT: 1/1 sash
24. VERNACULAR OR PROPERTY TYPE: Residential		31. CHIMNEY PLACEMENT: N/A	38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? ☐
25. ARCHITECTURAL STYLE:		32. STRUCTURAL SYSTEM: Wood frame	39. CHANGES (DESCRIBE IN BOX 41 CONT.): ☒ ADDITION(S) DATE(S): ☐ ALTERED DATE(S): ☐ MOVED DATE(S): ☐ OTHER DATE(S): ENDANGERED BY:
26. PLAN SHAPE: Cruciform		33. EXTERIOR WALL CLADDING: Aluminum siding	
27. NO. OF STORIES: 1		34. FOUNDATION MATERIAL: Concrete	
28. NO. OF BAYS (1 ST FLOOR): 3		35. BASEMENT TYPE: Unknown	40. NO. OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1
29. ROOF TYPE: Cross gabled		36. FRONT PORCH TYPE/PLACEMENT: Open	41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION PAGE. ☒
OTHER			
42. CURRENT OWNER/ADDRESS: Marsha Seleman 402 N Independence Street Harrisonville, MO 64701		43. FORM PREPARED BY (NAME AND ORG.): Sarah Terheide Civil & Environmental Consultants, Inc. 530 E. Ohio Street, Suite G Indianapolis, IN 46204	44. SURVEY DATE: 05/15/2024 45. DATE OF REVISIONS:
FOR SHPO USE			
DATE ENTERED IN INVENTORY:		LEVEL OF SURVEY ☐ RECONNAISSANCE ☐ INTENSIVE	ADDITIONAL RESEARCH NEEDED? ☐ YES ☐ NO
NATIONAL REGISTER STATUS: ☐ LISTED ☐ IN LISTED DISTRICT NAME: ☐ PENDING LISTING ☐ ELIGIBLE (INDIVIDUALLY) ☐ ELIGIBLE (DISTRICT) ☐ NOT ELIGIBLE ☐ NOT DETERMINED		OTHER:	

780-2125 (09-12)

Attachment: R 337-064 2024 05-21_Harrisonville_ResearchDesign_ (Research Design Final Draft Review)



MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

LOCATION MAP (include north arrow)

See Figure 3.

SITE MAP/PLAN (include north arrow)

See Figure 8.

PHOTOGRAPH

PHOTOGRAPHER:

Sarah Terheide

DATE:

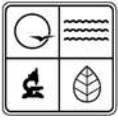
05/15/2024

DESCRIPTION:

East elevation, facing west (sample photo/not actual)

INSERT PHOTOGRAPH OF PRIMARY STRUCTURE ON PROPERTY.





MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

ADDITIONAL INFORMATION

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

This house is located in a city residential lot, north of the historic commercial center of the city of Harrisonville, MO. The surrounding area is dense residential. The topography in the area is generally flat.

One outbuilding is located on the property, a garage which was built in 1988. The garage features a front gable, asphalt shingle roof, and is clad with wood siding. A garage door and adjacent pedestrian entrance are the only entrances to the building. Due to its construction date, this outbuilding is considered non-contributing to the property.

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

This one-story house features an asphalt-shingle, cross-gabled roof and is clad with replacement aluminum siding. Fenestration consists of replacement 1/1 sash, double-hung windows. The porch extends from the front door on the eastern elevation and features a flat roof and the addition of a neoclassical style column for support.

Sizable additions have been made to the rear (western) elevation at an unknown date.

REFERENCE AND NOTES

1. ESRI WORLD IMAGERY / ARCGIS MAP SERVICE:
http://goto.arcgisonline.com/maps/World_Imagery,
 ACCESSED 5/20/2024.



dy Ln

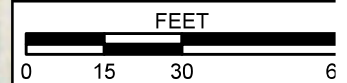
W Shady Ln

N Main St

N Independence St

LEGEND

-  SAMPLE LOCATION 5
-  STUDY AREA



Civil & Environmental
Consultants, Inc.

530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777 · 877.746.0749
www.cecinc.com

CITY OF HARRISONVILLE, MO
HARRISONVILLE COURTHOUSE SQUARE
CASS COUNTY, MISSOURI

SAMPLE LOCATION 5 ON AERIAL IMAGERY

DRAWN BY:	VOS	CHECKED BY:	SET	APPROVED BY:	JAS*	FIGURE NO:	0
DATE:	5/20/2024	SCALE:	1 in = 15 ft	PROJECT NO:	337-064		