



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

AGENDA
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
AUGUST 7, 2024
12:00 PM

1. **Call to Order**
 1. **Roll Call**
2. **Approval of Minutes**
 1. **Historic Preservation Commission - Regular Meeting - Jun 5, 2024 12:00 PM**
3. **Certificate of Appropriateness**
 1. **COA--111 S. Lexington Street**
4. **Discussion Items**
5. **Adjourn**

Posted on City Hall Bulletin Board this 31st day of July, 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
JUNE 5, 2024
12:00 PM**

1. Call to Order

The meeting was called to order at 12:03 PM by David Atkinson

Attendee Name	Organization	Title	Status	Arrived
David Atkinson	Harrisonville		Present	
Bill Woods	Harrisonville		Present	
Cheryl Bush	Harrisonville	Alternate	Excused	
Robert Wiseman	Harrisonville		Present	
Gary Davidson	Harrisonville	Board Liaison	Absent	
Bing Schimmedfinning	Harrisonville		Present	
Dale Franklin	Harrisonville		Present	
Amanda Stites	Harrisonville		Present	
April McLaughlin	Harrisonville	Vice-Chair	Present	

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

2. Approval of Minutes

1. Historic Preservation Commission - Regular Meeting - Jan 3, 2024 12:00 PM

With no additions or corrections, the minutes from the January 3, 2024, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bill Woods
SECONDER:	April McLaughlin, Vice-Chair
AYES:	Atkinson, Woods, Wiseman, Schimmedfinning, Franklin, Stites, McLaughlin
ABSENT:	Gary Davidson
EXCUSED:	Cheryl Bush

3. Discussion Items

1. Research Design Final Draft Review

Director Stanton and the Commission discussed the Research Review Final Draft for the first phase of the intensive level survey. Letters were in the process of being mailed out to the property owners within the boundaries to let them know about the survey and encourage them to share history of their property. She told them what SHPO milestones that have been met so far. There was some discussion on adding residential properties to the Commission's purview and what changes would need to be made if that were to happen in the future and the planned future phases for these surveys.

4. Adjourn

With nothing further to come before the Commission, Bill Woods made a motion to adjourn. Dale Franklin seconded. The meeting was adjourned at 12:43 PM.

Jamie Martin, Recording Secretary

STAFF REPORT

TO: Historic Preservation Commission
FROM: Christina Stanton,
DATE: July 31, 2024
SUBJECT: COA--111 S. Lexington Street

Type of Item: *Public Hearing*

1. Action Item (ID # 4909)

COA--111 S. Lexington Street

Attachments:

Staff Report (PDF)

111 S LEXINGTON APP (PDF)

JENS IMAGE (PDF)

COLOR SWATCH (PDF)

111 S Lexington Pictures (PDF)

Lexington on the Square (PDF)

Pictures Over Time (PDF)

101 W Wall St Images (PDF)

Email from SHPO (PDF)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

To: Historic Preservation Commission

From: Christina Stanton, AICP, Community Development Director

Date: August 7, 2024

Re: Certificate of Appropriateness for 111 S. Lexington Street

GENERAL INFORMATION

Applicant: Jennifer Sexton-Rugh

Requested Actions: Approval of Certificate of Appropriateness

Date of Application: June 25, 2024

PROPOSAL

The Applicant has requested a Certificate of Appropriateness to paint the exterior wood, which is currently white, black and the white brick going up the side black tapering to a water washed black as it goes up, similar to the second story of Artisan's Corner on Wall Street.

PREVIOUS ACTIONS

- May 3, 2023—The Historic Preservation Commission approved a COA for the replacement of the second-floor windows.
- July 13, 2016—The Historic Preservation Commission approved a COA for the removal of a portion of the area that had been bricked-over and the addition of three 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 1888-1889 and displays Victorian 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

Attachment: Staff Report (COA--111 S. Lexington Street)

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 III states:

“A. HPC must approve color selection and will emphasize colors that fit the style and age of the building and complement the overall color schemes on the street. Avoid using bright and obtrusive colors, too many colors, or a single color for the entire building.

B. HPC approval is required for painting unpainted masonry-stone, brick, terracotta and concrete.

C. No HPC approval is required for painting previously painted masonry a color closest matching the original natural color of the material. Painting any other color requires staff approval.”

In addition, Section 405.460.D.8 of the Code of Ordinances states: “Architectural details, including materials, colors and textures, should be treated so as to make a landmark compatible with its original character or significant architectural style and to preserve and enhance the landmark or historic district.”

Staff sought the advice of the SHPO for concerns related to painting brick that was already painted. Ethan Starr, a architectural historian with the SHPO, responded that:

“property owners are conventionally permitted to re-paint brick elements of a historic building [that] are already painted...we have often found ourselves more recently stipulating that a “historically compatible” color palette be used for re-painting masonry. This is largely a response to the increase of proposals for use of black paint, which has the tendency to obscure certain features when applied uniformly, and it can even create the false historic impression of cast iron in some cases....[the] fear [is] that [the] application of black paint on all the light-colored features could lead to elimination of the visibility of features like the corbeled brick course running under the parapet.

In the case of windows and storefronts, black paint is similarly a concern insofar as it causes wooden elements and divisions to recede visually. The windows in the photo you included, for example, appear to bystanders as four large, vertically-oriented voids rather than one-over-one sash windows. Similarly, painting cut stone or cast stone surrounds black can render their surfaces indistinguishable from the color of the windows themselves (particularly if a dark-colored glass is utilized in window replacements).”

REQUEST AND OPTIONS

The Applicant is proposing to:

- 1) Paint the existing white wood “Tricorn Black”; and
- 2) Paint the white brick “Tricorn Black” with a water-washed look towards the top.

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 provided that the corbeled brick course running under the parapet is not painted and that if the windows are ever replaced, they cannot be replaced with a dark-colored glass.

ATTACHMENTS

Application and Supporting Documentation
111 S. Lexington Pictures
Lexington on the Square
Pictures Over Time
101 W. Wall St Images
Email from SHPO

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 S. Lexington Street
 Property Owner: Jennifer Rugh
 Owner's Address: 132 S. 18th St. Pleasant Hill, 64080

TYPE OF WORK (check all that apply)

☒ Exterior Alteration or Repair

☐ New Construction

☐ Demolition of Structures

☐ Relocation of Structures

☐ Other paint exterior from white to black (wood only)
SWTRICOEN BLACK - and white brick

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

Signature: Applicant [Signature]

Address 132 S. 18th 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 6/25/24 JM (Initials)

Date Approved _____

Certificate Number _____

Attachment: 111 S LEXINGTON APP (COA--111 S. Lexington Street)

7:56

5G 33

111 S Lexington.docx ▼

Done



Attachment: JENS IMAGE (COA--111 S. Lexington Street)



Attachment: COLOR SWATCH (COA--111 S. Lexington Street)



Attachment: 111 S Lexington Pictures (COA--111 S. Lexington Street)



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



Attachment: Lexington on the Square (COA--111 S. Lexington Street)



PH22 City:Harrisonville Street Scene:Square, East Side 3 copies ca. 1895 BW



PH426 Box 5 BW Postcard City:H'ville Street Scene:Square:West & East 1911



PH181 City:Harrisonville Square:East ca.1975 color



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



PH490 Box 6 Hville Square East 490.1 101-109 S. Lexington 490.2 111-118 S. Lexington 1995

p
Google Image from 2021:



Attachment: Pictures Over Time (COA--111 S. Lexington Street)



PH51 City:Harrisonville Buildings:Square,SW corner ca1980 3copies BW

Google Image from 2021:



Attachment: 101 W Wall St Images (COA--111 S. Lexington Street)

From: [Starr, Ethan](#)
To: [Dial, Andrew](#); [Christina Stanton](#)
Subject: RE: COA for Paint
Date: Monday, July 29, 2024 2:11:12 PM
Attachments: [image001.png](#)
[image003.png](#)

Good afternoon, Christina, and thank you for reaching out to the SHPO regarding the often difficult question of how to respond to proposals to paint brick. My name is Ethan Starr, and I serve on our team of architectural historians reviewing historic tax credit projects and properties on which the SHPO holds easements. In other words, we do lots of applying the Secretary of the Interior's Standards for Rehabilitation in the context of architectural review procedures. We are fortunate to collaborate directly with the National Park Service in interpreting the Standards, and what I'm outlining below is merely a recitation of their stated approach to painted features on a storefront such as this building.

Firstly, regarding painted masonry, property owners are conventionally permitted to re-paint whatever brick elements of a historic building are already painted. Whereas paint color has not traditionally been something that has attracted close scrutiny (due to the impression that it is nearly always reversible), we have often found ourselves more recently stipulating that a "historically compatible" color palette be used for re-painting masonry. This is largely a response to the increase of proposals for use of black paint, which has the tendency to obscure certain features when applied uniformly, and it can even create the false historic impression of cast iron in some cases. When I look at the building in the image you attached, I fear that application of black paint on all the light-colored features could lead to elimination of the visibility of features like the corbeled brick course running under the parapet.

In the case of windows and storefronts, black paint is similarly a concern insofar as it causes wooden elements and divisions to recede visually. The windows in the photo you included, for example, appear to bystanders as four large, vertically-oriented voids rather than one-over-one sash windows. Similarly, painting cut stone or cast stone surrounds black can render their surfaces indistinguishable from the color of the windows themselves (particularly if a dark-colored glass is utilized in window replacements).

The key here for our review process is to solicit historic documentation of the building in order to verify that it did indeed have a darker color applied to window surrounds, storefronts, etc. Sometimes that information is indeed available, in which case we take our cue from any evidence that shows the appearance of a historic building during its period of significance (or that of its respective historic district. I'll include some review feedback language from a project below that references some of those considerations:

If repainting the existing windows, the paint color, if not proposed to match the existing, needs to preserve the historic character and appearance of the building, and a change in paint color should be submitted via an amendment for review and approval prior to undertaking any work to ensure compliance with the Standards. If the paint is planned to match, no amendment or submission is required. Regarding all other windows, as

Attachment: Email from SHPO (COA--111 S. Lexington Street)

evidenced in the historic photographs provided, the windows were also a lighter color, therefore unless it's shown that the windows were a darker color during the period of significance, the windows must be a lighter color, and to ensure compliance with the Standards you must submit details of the proposed finish for review and approval.

Finally, I'll attach links to two Preservation Briefs from the National Park Service detailing treatment of masonry and storefronts. These pieces of guidance are considered definitive interpretations of the Standards and are very useful references for language used to justify a review determination. Here's

PB#1: [Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings \(nps.gov\)](#), and here's PB#11: [Preservation Briefs 11: Rehabilitating Historic Storefronts \(nps.gov\)](#). Thank you for reaching out, and let me know if I can be of any additional help!

With thanks,

Ethan Starr Architectural Historian

STATE HISTORIC PRESERVATION OFFICE | DIVISION OF STATE PARKS | MISSOURI DNR

1659 EAST ELM STREET, JEFFERSON CITY, MO 65102

573-526-1966 | ethan.starr@dnr.mo.gov



From: Dial, Andrew <Andrew.Dial@dnr.mo.gov>
Sent: Monday, July 29, 2024 12:20 PM
To: Christina Stanton <cstanton@harrisonville.com>
Cc: Starr, Ethan <Ethan.Starr@dnr.mo.gov>
Subject: RE: COA for Paint

Hi Christina,

Thanks for your inquiry. I'm passing it to one of our technical experts, Ethan Starr, who can craft a better response than I can.

Yours,

Andrew Dial
 Preservation Planner and Grants Manager
 Missouri State Historic Preservation Office
 Phone: 573-751-7958
 Email: andrew.dial@dnr.mo.gov

Attachment: Email from SHPO (COA--111 S. Lexington Street)

From: Christina Stanton <cstanton@harrisonville.com>

Sent: Monday, July 29, 2024 11:41 AM

To: Dial, Andrew <Andrew.Dial@dnr.mo.gov>

Subject: COA for Paint

I am completing my review of an application for a certificate of appropriateness to repaint surfaces that are currently painted white (the applicant wants to paint these surfaces, wood and brick, black).



Attachment: Email from SHPO (COA--111 S. Lexington Street)

I know typically we don't want to see brick painted, but it is already painted what concerns need to be relayed?

Christina Stanton, AICP

Community Development Director

300 E. Pearl St.

Harrisonville, MO 64701

(816) 380-8922



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