



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

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

- 1. Call to Order**
 - 1. Roll Call**
- 2. Approval of Minutes**
 - 1. Historic Preservation Commission - Regular Meeting - Aug 7, 2024 12:00 PM**
- 3. Agenda Items**
 - 1. SHPO Training - Secretary of the Interior Standards**
- 4. Adjourn**

Posted on City Hall Bulletin Board this 29th day of October, 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
AUGUST 7, 2024
12:00 PM**

1. Call to Order

The meeting was called to order at 12:04 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	Present	
Bing Schimmefinning	Harrisonville		Excused	
Dale Franklin	Harrisonville		Present	
Amanda Stites	Harrisonville		Present	
April McLaughlin	Harrisonville	Vice-Chair	Present	

Also in attendance were Jennifer Rugh-Sexton, Applicant; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

1. Historic Preservation Commission - Regular Meeting - Jun 5, 2024 12:00 PM

With no additions or corrections, the minutes from the June 5, 2024, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	April McLaughlin, Vice-Chair
SECONDER:	Dale Franklin
AYES:	Atkinson, Woods, Wiseman, Davidson, Franklin, Stites, McLaughlin
EXCUSED:	Cheryl Bush, Bing Schimmefinning

3. Certificate of Appropriateness

1. COA--111 S. Lexington Street

Director Stanton presented the Staff Report for 111 S. Lexington Street. The applicant has requested a Certificate of Appropriateness to repaint, to black, most of the surfaces that are currently painted white including exterior wood and brick going up the sides. The building was built circa 1888-1889 and has housed a variety of stores with office space on the second floor. The 1995 Historic Survey identifies the building as having a Victorian Commercial style. A close examination of the older pictures within the packet reveals that this store appears to have originally had a recessed storefront, which was bricked over at some point in time. In 2016, this Commission approved a Certificate of Appropriateness to allow for the area that had been bricked over to be removed and replaced with three windows, which while not completely true to its historic character brought the building closer to it. Additionally, looking at the historic pictures it appears that the columns, brick and area around the 2nd floor windows were painted white some time between 1975 and 1980, prior to the historic surveys or the creation of the Historic Overlay District. A Certificate of Appropriateness was approved in May of last year to allow for the replacement of the second-floor windows. Director Stanton said that this application is before the Commission because 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 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 closet matching the original natural color of the material. Painting any other color requires staff approval." Additionally, staff sought advice from SHPO for potential concerns related to painting brick that was already painted. Ethan Starr, and 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 create the false historic impression of cast iron in some cases... [the] fear is that the application of black paint on all 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 void rather than one-over-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 used in window replacement." Staff recommends approval of the requested Certificate of Appropriateness provided that the corbelled brick course running under the parapet is not painted and that if the windows are ever replaced, they cannot be replaced with dark-colored glass.

Jennifer Sexton-Rugh spoke to the Commission. She told them she was ok with the brick at the top not being painted. She said the bottom portion was sterile and stark compared to Artisan's Corner. Ms. Sexton-Rugh said that the black would blend with the square and would be under 50%. She said that she just wants to improve the building.

April McLaughlin said that with the consultants thoughts on the color, she thinks the application should be denied.

Amanda Stites stated that she was in favor of the color as it would modernize the building and would provide balance with Headquarter's, Brickhouse, and Artisan's Corner.

Bill Woods made a motion to approve the Certificate of Appropriateness with the condition that the non-brick lower portion be the only part painted the black color. Robert Wiseman seconded the motion. The motion passed 6 to 1.

RESULT: APPROVED [6 TO 1]

MOVER:	Bill Woods
SECONDER:	Robert Wiseman, Board Member
AYES:	Atkinson, Woods, Wiseman, Davidson, Franklin, Stites
NAYS:	April McLaughlin
EXCUSED:	Cheryl Bush, Bing Schimmefinning

4. Discussion Items

Director Stanton discussed the 2025 Grant application opening that would cover Phase 3. She said that Phase 2 had been recommended but had not heard anything yet. She told the Commission of upcoming conferences and dates. She also told the Commission that they were overdue for auditing by SHPO and that the SHPO will be attending a meeting and provide a 20 minute training for the Commission. The HPC also voted to request training on the Secretary of the Interior Standards and have their CLG evaluation on either their November or February meeting dates (November 6th or February 5th).

5. Adjourn

With nothing further to come before the Commission, Dale Franklin made a motion to adjourn. Robert Wiseman seconded. The meeting was adjourned at 12:56 PM.

Jamie Martin, Recording Secretary

STAFF REPORT

TO: Historic Preservation Commission
FROM: Christina Stanton,
DATE: October 28, 2024
SUBJECT: SHPO Training - Secretary of the Interior Standards

Type of Item: *Discussion*

1. **Action Item (ID # 5001)**
SHPO Training - Secretary of the Interior Standards