

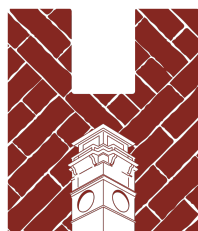
**AGENDA
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
JANUARY 8, 2025
12:00 PM**

- 1. Call to Order**
 - 1. Roll Call**
- 2. Approval of Minutes**
 - 1. Historic Preservation Commission - Regular Meeting - Nov 6, 2024 12:00 PM**
- 3. Certificate of Appropriateness**
 - 1. COA for Partial Demolition at 208 E. Pearl St.**
- 4. Discussion Items**
 - 1. Update on SHPO Grants**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 2nd day of January, 2025.

Daniel Barnett

Daniel Barnett, City Clerk



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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

1. Call to Order

The meeting was called to order at 12:04 PM by Chair David Atkinson

Attendee Name	Organization	Title	Status	Arrived	Departed
David Atkinson	Harrisonville	Chair	Present		
Bill Woods	Harrisonville		Present		
Cheryl Bush	Harrisonville	Alternate	Excused		
Robert Wiseman	Harrisonville		Present		
Gary Davidson	Harrisonville	Board Liaison	Absent		
Bing Schimmefinning	Harrisonville		Present		1:26 PM
Dale Franklin	Harrisonville		Present		
Amanda Stites	Harrisonville		Late	12:07 PM	
April McLaughlin	Harrisonville	Vice-Chair	Present		1:25 PM

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

2. Approval of Minutes

1. Historic Preservation Commission - Regular Meeting - Aug 7, 2024 12:00 PM

With no additions or corrections, the minutes from the August 7, 2024, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bing Schimmefinning
SECONDER:	Bill Woods
AYES:	Atkinson, Woods, Wiseman, Schimmefinning, Franklin, Stites, McLaughlin
ABSENT:	Gary Davidson
EXCUSED:	Cheryl Bush

3. Agenda Items

1. SHPO Training - Secretary of the Interior Standards

Ethan Starr and Andrew Dial, from the Missouri State Historic Preservation Office, gave a presentation on the Secretary of the Interior Standards.

4. Adjourn

With nothing further to come before the Commission, Dale Franklin made a motion to adjourn. Robert Wiseman seconded. The meeting was adjourned at 1:37 PM.

Jamie Martin, Recording Secretary

Minutes Acceptance: Minutes of Nov 6, 2024 12:00 PM (Approval of Minutes)

STAFF REPORT

TO: Historic Preservation Commission
FROM: Christina Stanton,
DATE: January 2, 2025
SUBJECT: COA for Partial Demolition at 208 E. Pearl St.

Type of Item: *Certificates of Appropriateness*

1. Action Item (ID # 5041)

COA for Partial Demolition at 208 E. Pearl St.

Attachments:

Staff Report (PDF)

Application (signed) (PDF)

Pictures (PDF)

Description of Demolition (PDF)

Individual Property Record from 1991 Survey (PDF)

Page 19, Hville Courthouse Sq Nat'l Register (PDF)

Pages 55 and 77, Images of America--Harrisonville (PDF)

Picture of NE Corner of the Square (PDF)

Picture of Property from 2017 (PDF)

Old Police Station, City of Harrisonville, MO-Feb. 9, 2021 (Structural Inspection) (PDF)

RE_ Old P.D. Bldg. (Email from SHPO) (PDF)

Standards for Review (PDF)

Design Guidelines (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: January 8, 2025

Re: Certificate of Appropriateness for 208 E. Pearl Street

GENERAL INFORMATION

Applicant: City of Harrisonville

Requested Actions: Approval of Certificate of Appropriateness

Date of Application: December 17, 2024

PROPOSAL

The Applicant has requested a Certificate of Appropriateness to have the rear portion of the building demolished.

PREVIOUS ACTIONS

- 1920s—The existing building was constructed for the White Motor Company.
- 1936-1964—The property was owned by Herb Acuff, when it became Moore-McLain Chevy/Olds.
- Early 1970s—It housed Need's Body Shop.
- 1977—The property was obtained by the City of Harrisonville and housed the Police Department.
- 1983—The structure was remodeled.
- April 8, 1994—The Harrisonville Courthouse Square Historic District was listed on the National Register of Historic Places.
- 2017—The Harrisonville Police Department moved from this property to a new Station located at 205 N. Lexington Street.

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 1919-1934 and displays Art Deco elements of style. This survey work was the basis for the National Register application. The "Additional physical description" of the Historic Inventory record from the 1991 Historic Resources states:

Attachment: Staff Report (COA for Partial Demolition at 208 E. Pearl St.)

“This structure originally had two entrances on the front façade, the east one is now closed. Each entry had a stone pediment with carved flowers and scrollwork. The open entry is a new aluminum frame glass door with transom. New aluminum frame small rectangular windows line the front façade and have angled concrete bulkheads. A garage bay is at the east edge of the structure. The cornice is decorated with rectangular brick patterns and stone molded lintels are below the stone capped parapet roofline. The sides of the building reveal the blazed brick used for construction. Because the lot slopes downward toward the north, the back of the building is at a lower level.”

Under “History and significance” it is stated:

“This building was the location of White Motor Company and in 1936 became the Herb Acuff Motor Company, a Chevrolet sales room and garage, until 1960. The front of the building was used as a bus depot. The façade retains a high degree of architectural integrity. It is a good representative of its time and type of structure, and would be a contributing element in a potential historic district.”

The Harrisonville Courthouse Square Historic District was listed on the National Register of Historic Places on April 8, 1994. According to the National Register nomination (#94000315) for the Harrisonville Courthouse Square Historic District, completed 1993-1994, on Page 23 of PDF (<https://mostateparks.com/sites/mostateparks/files/Harrisonville%20Courthouse%20Square%20HD.pdf>, referenced as Page 19 in document) 208 E. Pearl Street is described as:

“White Motor Company: (c.1930-1934) One-story, buff brick, vernacular (with Arts and Crafts/Art Deco elements) municipal building. The main entrance, a modern aluminum frame glass door with transom, is located in the third bay from the west end. An original, additional entrance located at the east end of the building is closed. Aluminum frame rectangular windows with pitched, prominent concrete bulkheads are modern alterations. Brick and stone piers, the majority of which are embellished with carved flowers and scrollwork, visually divide the front facade into six bays; pediments are similarly decorated. A continuous stone water table runs above the piers. Brickwork above the water table displays varied patterns. Stepped parapet is capped with stone. Located at the east end of the main facade is a prominent, sloped garage bay. (Contributing)”

PROCESS

Section 405.430 lists when a Certificate of Appropriateness is required, Subparts B and D are applicable to this request:

- “Any demolition in whole or in part requiring a permit from the City of Harrisonville;”
- “Any construction, alteration, removal or demolition in whole or in part proposed by the City of Harrisonville or any of its agencies or departments for a landmark or a structure within a historic district and affecting a significant exterior architectural feature or features.”

Section 405.435 states: “No application for a building or demolition permit affecting the exterior or architectural appearance of a designated landmark or property within a designated historical district shall be granted by the City until approved by the Preservation Commission”. Section 405.455 provides standards for review, Section 405.460 codifies design and review guidelines, and Section 405.470 provides for appeals to be heard before the Board of Aldermen.

ANALYSIS

Standards for Review. Section 405.455 lists general standards A-K to be considered when reviewing an application for a building or demolition permit for a Certificate of Appropriateness. It should be noted that many, if not all, of these standards largely mirror the ten (10) Federal Standards for Rehabilitation from the Secretary of the Interior as stated within The Guidelines for Harrisonville's Preservation Districts and Landmarks. Standards that are applicable to this application include the following:

- “The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.” (Code: B; Guidelines: #2)
- “Changes that may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own rank and this significance shall be recognized and respected.” (Code: D; Guidelines: #4)
- “Deteriorated architectural features shall be repaired rather than be replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repairs or replacement of missing architectural features should be based on accurate duplications of features substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.” (Code: F; Guidelines: #6)
- “Wherever possible, new additions or alterations to structures shall be done in a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.” (Code: I; Guidelines: #10)
- “The Commission may consider economic hardship and other factors that may affect an owner's ability to undertake or complete rehabilitation or other work under consideration.” (Code: K)

Design and Review Guidelines. Section 405.460 codifies “design and review guidelines for all historic districts and landmarks of the City”. Subparts A-D specify the circumstances under which the design guidelines apply. In addition, Subpart D includes design guideline architectural criteria 1-8. Criteria 3, 6, 7, and 8 are the most appropriate for this request:

- “The relationship of a structure to the open space between it and adjoining structures should be compatible.”
- “The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures.”
- “Facades should blend with other structures with regard to directional expression. Structures should be compatible with the dominant historical or vertical expression of a landmark after alteration, construction or partial demolition and should be compatible with its original architectural style and character.”
- “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.”

In staff's review of these factors, it is evident that the “prominent, sloped garage bay” is considered to be a contributing element to the Harrisonville Courthouse Square Historic District. More specifically, it appears to have potentially “acquired significance in [its] own rank and this

significance shall be recognized and respected”. The proposed demolition is for the rear portion of the building. The front, including the visible portion of the “prominent, sloped garage bay” is not proposed to be removed.

Changes are anticipated with the redevelopment of the property which are expected to restore the front of the building closer to its original historic look and feel. Given that the City intends to split the property and sell the front portion for it to be redeveloped, the redevelopment of the front portion will require a separate Certificate of Appropriateness. In an effort to retain more of the history of the structure staff recommends the use of pictures and potentially saving some of the bricks to be displaced within the redeveloped front portion as a way of “recognizing and respecting” its significance.

Section 405.455.K alludes to the Historic Preservation Commissions ability to consider financial hardship and other factors that might affect the ability to rehabilitate the structure. Staff discussed the proposed demolition of the rear portion of structure at 208 E. Pearl Street with the State Historic Preservation Office (SHPO). Several good and important points were raised, including the ability to apply for grants and/or tax credits. Unfortunately, any applications for such financial assistance would require at least 1 more year of waiting to be awarded said monies before any actual work could occur and in that time the structure would further deteriorate. Staff has very real safety concerns related to falling bricks and the ability to protect and maintain the communications tower which is the primary tower for the City’s Police and EMS.

REQUEST AND POTENTIAL ACTIONS

The Applicant is proposing to:

- 1) Demolish the rear portion of the building;
- 2) Split the property so that the front portion of the building may be sold and redeveloped; and
- 3) Redevelop the back portion of the property to allow for surface parking.

Potential actions of the Commission:

- Approve the request for Certificate of Appropriateness
- Conditionally approve the application for Certificate of Appropriateness
- Deny the request for Certificate of Appropriateness (Section 405.450 states: “A denial of a certificate of appropriateness shall be accompanied by a statement of the reasons for the denial.”)

Section 405.470 states: “If the Preservation Commission denies an application for a certificate of appropriateness, the applicant may, within thirty (30) days after the post-marked date of the notice of the determination, file with the City Clerk a written appeal to the Harrisonville Board of Aldermen specifying the grounds thereof. In acting on the appeal, the Board of Aldermen may grant a variance from the strict interpretation of this Chapter when such will not materially affect the health or safety of the applicant and the general public.”

STAFF RECOMMENDATION

Staff recommends denial of the requested Certificate of Appropriateness.

ATTACHMENTS

Application
December 2024 Pictures
Individual Property Record from 1991 Survey

Page 19, Harrisonville Courthouse Square Historic District, National Register of Historic Places
Snips of Pictures from Pages 55 and 76, “Images of America: Harrisonville” by Carol Bohl and David R.
Atkinson

Picture of Northeast Corner of the Square

Picture of Property from 2017

February 9, 2021 Structural Inspection Report

Email from SHPO

Section 405.455—Standards for Review

Section 405.460—Design Guidelines

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: 208 E. Pearl St.

Property Owner: City of Harrisonville

Owner's Address: 300 E. Pearl St.

TYPE OF WORK (check all that apply)

☐ Exterior Alteration or Repair

☐ New Construction

☒ Demolition of Structures

☐ Relocation of Structures

☐ Other _____

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

Signature: Applicant [Signature]

Address 300 E Pearl St

Phone 816-380-8900

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 12/17/2024 JM (Initials)

Date Approved _____

Certificate Number COA 24-003

3. DEMOLITION OF STRUCTURES

- A. Describe the structure and give the reason for demolition. Include a photograph.
- B. Describe the proposed reuse of the site, including landscaping.

4. RELOCATION OF STRUCTURES

- A. Give the reason for the relocation. Include a photograph. If the structure is to be relocated within the district, describe any proposed changes.
- B. Describe any site features, which will be altered or may be disturbed, including foundation, walls, driveways, vegetation, etc.



Attachment: Pictures (COA for Partial Demolition at 208 E. Pearl St.)



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Attachment: Pictures (COA for Partial Demolition at 208 E. Pearl St.)



Attachment: Pictures (COA for Partial Demolition at 208 E. Pearl St.)

Demolition is proposed for the rear portion of the old Polic Department, located at 208 E. Pearl Street, as depicted in the image below:



In 2021 the City had a structural engineer assess the structural integrity of the rear portion of this building. The assessment revealed several concerning items, especially with the primary communications tower for the Police and EMS located so near the structure. Around the same

time, staff had pursued an application for Brownfield monies. The City does not have available the funds that would be necessary to rehabilitate the structure. The glazed bricks have been falling off the rear of this building at an increasing rate and there are public safety and liability concerns associated with the falling brick and the questionable integrity of the roof.

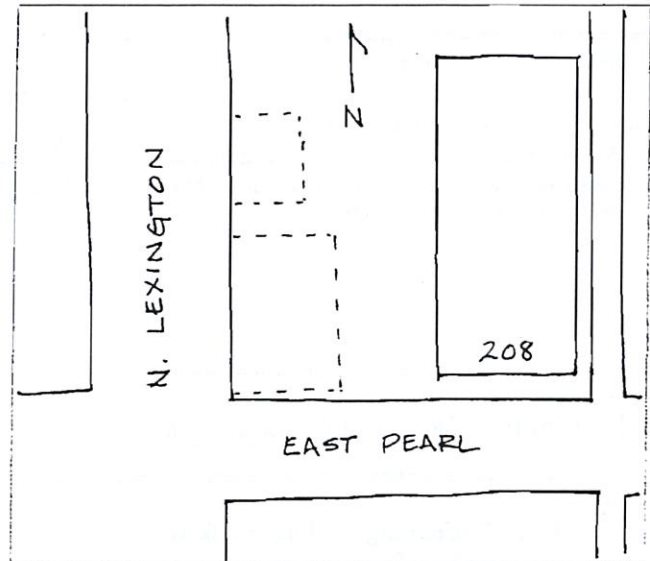
A nearby property owner has expressed interest in purchasing the front portion of the building and restoring that portion of the structure. The City sees this as a win-win since the rear portion of the building can be demolished and the front portion restored. After the demolition of the rear portion of the building the property will be split to facilitate the transfer of ownership of the front portion of the property. The new property owner will apply for a new Certificate of Appropriateness for planned renovations to the front portion of the property. The back portion will be retained by the City for parking.

HARRISONVILLE HISTORIC RESOURCES

Resource No. 38

1. Property name, present
City of Harrisonville, Police
Department
Property name, historic
208 East Pearl Street Building
2. Address/location
208 E. Pearl

7. Location Map



4. Owner's name and address
City of Harrisonville
P. O. Box 367
Harrisonville, MO 64701
5. ☒ Building ☐ Structure
☐ Site ☐ Object
6. Use, present COMM
Use, original Commercial DOE
8. Date of construction (or estimate)
c. 1919 - 1934
9. Changes
☒ Altered ☐ Addition ☐ Moved DOOR
10. Architect/engineer/designer
11. Contractor/builder/craftsman
12. Style ☐ High Style ☐ Art Deco
☒ Elements ☐ Broad-front
☐ No academic style 72 65
13. Plan Shape
rectangular RC

14. Number of stories
1
15. Roof type and material
flat/tar and gravel Ft PR 99
16. Type of construction
glazed brick WD
17. Exterior material(s)
yellow brick facade 30 65 4th 70 90
18. Foundation material(s)
01
19. Porch(es)

20. Additional physical description

This structure originally had two entrances on the front facade, the east one is now closed. Each entry had a stone pediment decorated with carved flowers and scrollwork. The open entry is a new aluminum frame glass door with transom. New aluminum frame small rectangular windows line the front facade and have angled concrete bulkheads. A garage bay is at the east edge of the structure. The cornice is decorated with rectangular brick patterns and stone molded lintels are below the stone capped parapet roofline. The sides of the building reveal the glazed brick used for construction. Because the lot slopes downward toward the north, the back of the building is at a lower level.

21. Description of environment and outbuildings

Located just east of the town square, this building has a parking area on its west and a one story brick on its east. The west end of the block has a two story brick structure.

22. History and significance

This building was the location of White Motor Company and in 1936 became the Herb Acuff Motor Company, a Chevrolet sales room and garage, until 1960. The front of the building was used as a bus depot. The facade retains a high degree of architectural integrity. It is a good representative of its time and type of structure, and would be a contributing element in a potential historic district.

23. Sources of information

Sanborn maps, Cass County Democrat

24. Prepared by

Deon Wolfenbarger; Lacey Alkire
Three Gables Preservation
9550 NE Cookingham Drive
Kansas City, MO 64157

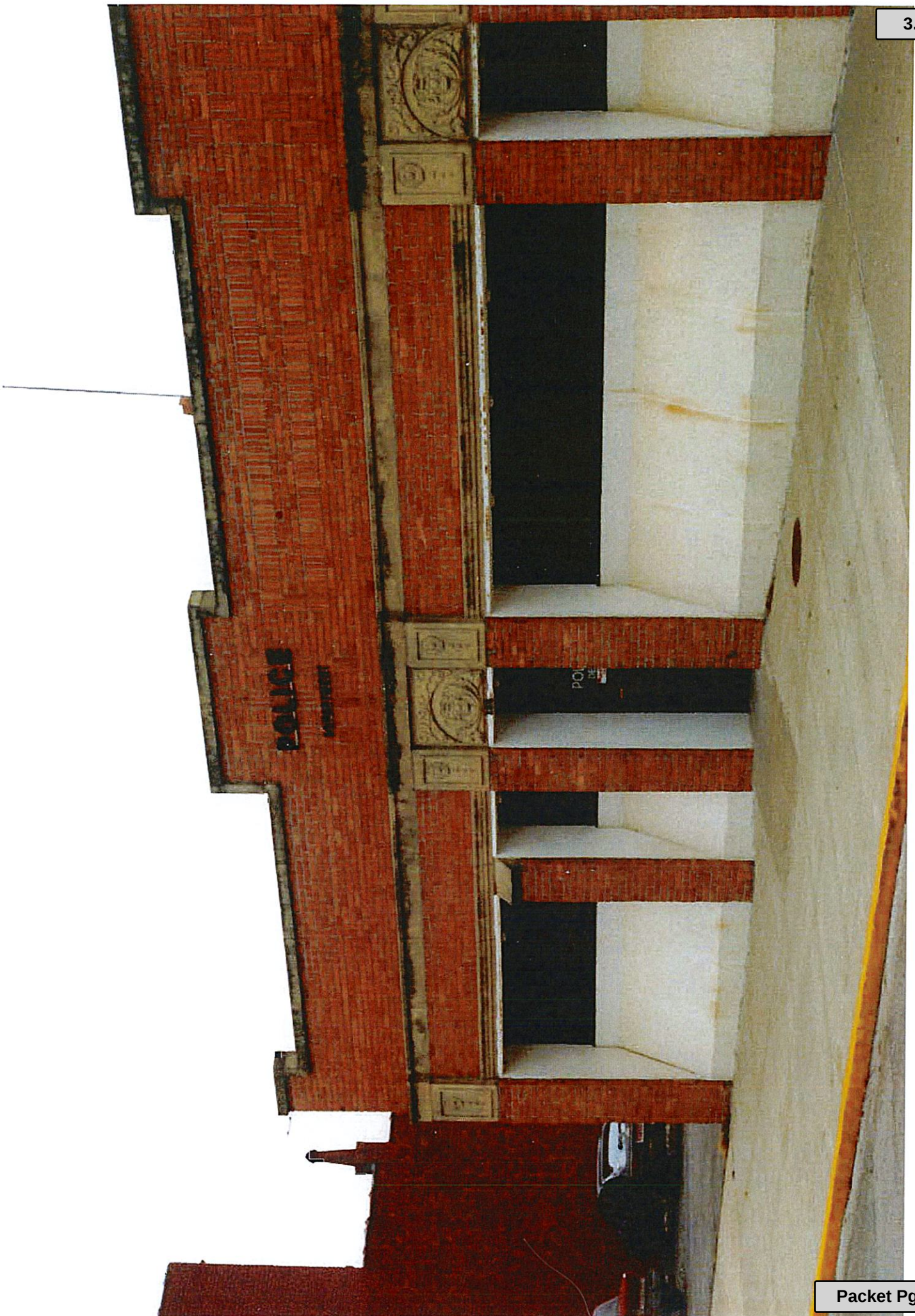
25. Date of survey

2/91

26. ☐ On National Register
☐ Eligible for listing
 ☐ Individual
 ☐ District
☐ Local designation
☐ Eligible for local designation

27. Negative: roll# frame#

(attach black and white photograph here)



Attachment: Individual Property Record from 1991 Survey (COA for Partial Demolition at 208 E. Pearl St.)

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 19

Harrisonville Courthouse Square
Historic District
Cass County, Missouri

=====

light glass. A two-light transom is above the entrance. A flat, metal awning runs along the storefront on Pearl Street and wraps around the building over the canted entrance. The transom area is covered with wood panels. Fenestration on the second story of both the east and south facades consists of 1/1 light, double-hung, sash wood frame windows. The windows have flat arch painted brick lintels and metal lug sills. Recessed rectangular panels of vertical brick comprise the cornice on both facades. Tile coping runs at the roof line. Corbeled pilasters flank the second story canted wall. A modern fixed plate glass display window is to the west of the entrance on the south facade. Additional openings on the first story consist of modern fixed plate glass windows with flat arch painted brick lintels and metal lug sills. (Contributing) Photograph 14

29. 208 E. Pearl Street; White Motor Company: (c.1930-1934) One-story, buff brick, vernacular (with Arts and Crafts/Art Deco elements) municipal building. The main entrance, a modern aluminum frame glass door with transom, is located in the third bay from the west end. An original, additional entrance located at the east end of the building is closed. Aluminum frame rectangular windows with pitched, prominent concrete bulkheads are modern alterations. Brick and stone piers, the majority of which are embellished with carved flowers and scrollwork, visually divide the front facade into six bays; pediments are similarly decorated. A continuous stone water table runs above the piers. Brickwork above the water table displays varied patterns. Stepped parapet is capped with stone. Located at the east end of the main facade is a prominent, sloped garage bay. (Contributing) Photograph 14

South side of Pearl Street going west to east

30. 205-209 E. Pearl Street; Warehouse/Marbleworks Shop: (c.1902-1909) One-story, vernacular, painted brick commercial building. Built on stone foundation, this building has a flat tar and gravel roof. There are three recessed entrances, all evenly spaced. The west entrance (205) is a wood slab door, the east entrance (209) is wood and glass paneled door with nine lights in the upper panel. The central entrance is a single light door in a wood frame. Flanking the entrances are modern plate glass display windows. Brick bulkheads are dovetailed. Modern metal sheathing covers the transom area on 205 and 207 while painted wood covers the transom of 209. Tile coping runs at roof line. (Contributing) Photograph 15

Attachment: Page 19, Hville Courthouse Sq Nat'l Register (COA for Partial Demolition at 208 E. Pearl St.)

3.1.g

Attachment: Pages 55 and



208 EAST PEARL STREET, c. 1960. Herbert F. Acuff is seen here beside a Corvair in front of his Chevrolet dealership, which he and J.H. Harris purchased from Claude H. [unclear] had operated the business since the 1920s. Today, the building is the site of the Harrisonville Police Department.

Packet Pg. 30



208 EAST PEARL STREET, 1947. This buff-brick building with Arts and Crafts and Art Deco elements was built in the 1920s for the White Motor Company. Herb Acuff owned it from 1959 until 1964, when it became Moore-McLain Chevy/Olds. It housed Need's Body Shop in the early 1970s. It was converted into the Harrisonville Police Station in 1977 and was later used as a community center. (Courtesy of Janet Allbaugh.)

PH173 City:Harrisonville Square:200 E. Pearl 2copies color



Attachment: Picture of NE Corner of the Square (COA for Partial Demolition at 208 E. Pearl St.)



Attachment: Picture of Property from 2017 (COA for Partial Demolition at 208 E. Pearl St.)

February 9, 2021

Structura Logica

Construction Logic

Building Consulting • Engineering

18901 East 299th St.

Harrisonville, MO 64701

structura@embarqmail.com, (816) 872-4883

Mr. Chris Arthur, Building Official

City of Harrisonville, Missouri

300 East Pearl Street

P.O. Box 367

Harrisonville, Missouri 64701

(816) 400-2140, carthur@harrisonville.com

STRUCTURAL INSPECTION OF THE REAR PORTION OF THE OLD POLICE STATION BUILDING

208 EAST PEARL STREET

HARRISONVILLE, MISSOURI



Dear Mr. Arthur:

At your request we met at the rear of the above captioned building to examine conditions of the building's exterior masonry walls and overall structure. You described the major structural concerns are the potential collapse of the east and north facing masonry walls. An east wall collapse would cause the roof to collapse on the vehicles and any persons within the Vehicle Barn. The potential outward collapse of the north wall is a particular concern because of the proximity of the City's adjacent communication monopole. This pole serves the current police station's emergency service and other EMS needs. The newly constructed Harrisonville Police Station is a neighboring building to the north. We met February 4, 2021 to examine these building components.

Observations

The old police station is a masonry building and exists with two major parts: The front portion was used for the administrative functions and the rear portion was used for the parking of motor vehicles. It is still used today for the parking of some police vehicles. The roof structure of the Vehicle Barn was configured with barrel shaped steel trusses. Spaced at 16 feet on center, these major roof trusses were constructed with angled steel members connected using rivets. Trusses rest on masonry pilasters whose shape projects beyond the wall. The age of the building was not determined but the use of rivets was discontinued after the 1960's and the date of the Vehicle Barn is estimated to be prior to this date. Wood rafters span



truss to truss, on the top chord of the trusses, and at the end wall were built into the masonry walls. The building is approximately 12-13 feet high measured from the slab floor to the underside of the roof truss's bottom chord. Masonry walls were constructed on top of a lower portion of the wall constructed of concrete. The use of older plank forming leaves a "fingerprint" impression in the finished concrete surface. The use of plank forming occurred prior to World War II until plywood became popularized. Based upon construction materials, the age of the building is estimated to be circa 1930-1950's.

In general, there are many cracks in the masonry walls. Shotcrete or stucco surfacing suggests repairs have been attempted over the years. Along the east wall, masonry pilasters were observed to be in a progressed state of degradation. These pilasters have lost masonry materials and are bending outward. At the east wall, the curvature is pronounced and obvious. The outward tilt begins in the lower concrete portion of the walls.

Examination of the interior revealed roof leaks. Water dripping from the roof and water puddling on the slab floor was observed. The roof framing was visible from a number of holes in the ceiling. The framing was observed to have water stains and degradation.

Buildings constructed in the era estimated were not provided with masonry walls tied to the roof structure. This type of structural provision has now been in building codes for many years. Building codes have included these tie provisions because of the potential for heavier masonry walls (compared to wood roof systems) to list and tilt. In city's with a large number of older unreinforced masonry building, retroactive repair laws have been enacted to address these buildings with a goal providing a minimum level of life safety to occupants and neighboring pedestrians from collapse.



North Building Elevation
Showing The Proximity
Of The New Monopole



Degraded Tile
Masonry At
Structural
Pilasters

Bottom of Tilting Wall With
Concrete Planks Impressions

Conclusion

The rear portion of the building, identified as the Vehicle Barn, is in a state of decay and is in need of repair and strengthening. The east masonry wall and pilasters, the north wall, and east and west corners are in need of repair and strengthening. Assuming the desire of the City of Harrisonville does not include demolition of the rear portion of the building, repairs and strengthening of the Vehicle Barn is recommended.

Recommendations

If City officials determine the best course of action is to repair and upgrade the rear Vehicle Barn portion of the building, in lieu of demolition, the goals are expected to include upgrading conditions to stabilize from collapse, and to protect the public and occupants. The goal also includes, stabilizing the rear, north wall to protect the monopole to the north.



include upgrading conditions to stabilize from collapse, and to protect the public and occupants. The goal also includes, stabilizing the rear, north wall to protect the monopole to the north.

The repair approach may depend upon the long-term stewardship goals of the City. For example, some neighboring buildings have used a stucco or Gunitite materials to cover the existing masonry in lieu of tuck-pointing brick. This method has architectural and cost advantages but is not a recommended preservation method and is not expected to provide a long-term protective solution. A neighboring property used stucco to cover deteriorating brick surfaces. The stucco does not adhere well and moisture intrusion remains an issue. Brick versus stucco expand and contract and weather differently resulting in cracks and delamination. The image below shows this type of stucco failure.



Recommendations are offered to achieve a preservation goal. These recommendations are conceptual and are expected to need refinement for final contractor bidding. In addition, an estimate of the eminent danger or repair urgency for each major concern are characterized. The degree of danger or potential to harm people or neighboring property is quantified using a value from 1 to 10. A value of 10 represents concern for an eminent collapse potential. A relatively high value but below 10 represents a lesser collapse potential and modest repair urgency but is expected to worsen in the near future. A value of 1 is a lower concern for repair.



Graph Characterizing The Degree Of Danger Or Urgency

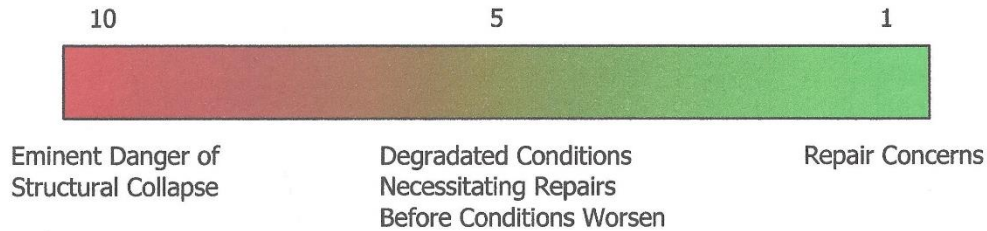


Chart Of Repair Concerns With The Degree Of Danger Or Urgency

Conditions	Recommendations	Value
1. Roofing; Roof leaking; Roof structure degradation	The roofing needs to be repaired to protect the building. The roofing needs to be removed and replaced. Before the roofing is replaced, the roof sheathing and many rafters are expected to need replacement or strengthening.	8
2. Pilaster strengthening with new steel columns at interior; ties; column straightening; raising truss elevation	New steel columns at the interior are recommended adjacent to the existing masonry pilasters. With roof truss weight removed from the masonry pilasters, the masonry pilaster can be "tied" to the new adjacent steel column and even straightened to a small degree. See concept Detail C.	9
3. Column exterior moisture protection	The exterior face of the masonry pilaster needs to be protected from moisture or covered with waterproof materials. A combination of tuck-pointing and metal sheathing may be an option after the interior structural column is installed.	8
4. Roof ties, All four sides of the building	Roof ties are recommended along three sides (north, west and east) of the Vehicle Barn. A further investigation of the south wall should be made to confirm if there is a benefit or need. See concept Details A & B.	7*
5. Existing Masonry Walls	Exterior walls should be tuck-pointed, with gaps filled or epoxyed. Alternatively, exterior wall surfaces could be covered with siding. Stucco is not recommended.	5

*Roof ties along the north wall can be considered a higher value of 8 because of the concern for the proximity of the mono-pole.

Let me know if you have any questions.

Sincerely,
Structura Logica

Anthony C. Meister, P.E.

Attachment

Structura Logica
Construction Logic



From: [Starr, Ethan](#)
To: [Christina Stanton](#)
Cc: [Dial, Andrew](#)
Subject: RE: Old P.D. Bldg.
Date: Friday, December 20, 2024 1:03:40 PM
Attachments: [image002.png](#)

Good afternoon, Christina, and sorry for the delay on this follow-up information from our meeting.

I have pasted below the excerpt from the National Register nomination describing the property. The full National Register nomination for the Harrisonville Courthouse Square can be found here: [Harrisonville Courthouse Square HD.pdf](#)

29. 208 E. Pearl Street; White Motor Company: (c. 1930-1934) One[1]story, buff brick, vernacular (with Arts and Crafts/Art Deco elements) municipal building. The main entrance, a modern aluminum frame glass door with transom, is located in the third bay from the west end. An original, additional entrance located at the east end of the building is closed. Aluminum frame rectangular windows with pitched, prominent concrete bulkheads are modern alterations. Brick and stone piers, the majority of which are embellished with carved flowers and scrollwork, visually divide the front facade into six bays; pediments are similarly decorated. A continuous stone water table runs above the piers. Brickwork above the water table displays varied patterns. Stepped parapet is capped with stone. Located at the east end of the main facade is a prominent, sloped garage bay. (Contributing) Photograph 14

We can see that the rear, lower section of the building is mentioned in the last sentence of the building description and that the entirety of the building is listed as contributing to the significance of the National Register district (nominated for significance in the areas of Commerce, Architecture, and Government).

As a result of its contributing status to the National Register district, the building would be eligible for participation in a couple of incentive and grant programs administered by the Missouri SHPO. If the building were used for income-producing purposes (presumably owned by a business or individual), then it would be eligible for participation in state and federal Historic Tax Credit Programs. The Federal HTC Program provides a 20% tax credit relative to the total qualified rehabilitation expenses for a building, and the State HTC Program (for projects in Harrisonville) would provide a 35% tax credit relative to total qualified rehabilitation expenses. These programs are often utilized simultaneously, and they can be a very effective tool for incentivizing property owners to maintain and pursue needed 'upgrades' to historic buildings that are in some way deteriorated, all while adhering to the Secretary of the Interior's Standards for Rehabilitation. I should also note that the State Program's tax credits are transferrable and can be sold to a third-party entity to help raise equity for the project. Nonprofits and private owner-occupants are also eligible for participation in the State HTC Program, whereas the Federal Program is only available for income-producing properties. Find more information on the HTC Programs here: [Historic](#)

[Preservation Tax Credit Programs | Missouri State Parks](#)

As a contributing building to the National Register district, the building is also eligible for certain grants from the SHPO office, so long as it is maintained in public ownership. We don't distribute pre-construction grants to private individual, business, or nonprofit property owners. A pre-construction grant project could consist of preparatory work that occurs prior to actual brick-and-mortar construction, including paying for an architect drawing up plans, a structural engineer making

assessments of the feasibility of rehabilitation, or a more comprehensive evaluation of historic materials and building condition in a historic structures report. We have given out grants for all three types of activity just in the last few years, and we would be happy to discuss how Harrisonville could pursue this path. Andrew, of course, is the key contact here just as he has been for Harrisonville's survey grants. More information can be found at our grants webpage: [Historic Preservation Fund Grants | Missouri State Parks](#). I don't know of any National Park Service grants that could be applicable to the rehabilitation for this building, but the Jeffris Foundation would be a good resource to check out: [Jeffris Family Foundation | Dedicated to Midwestern Historic Preservation](#). They have assisted in historic structures reports and the like on other projects we have encountered across the state.

I took an additional look at Harrisonville's ordinances to try and better understand how your particular procedures would be likely to handle Historic Preservation Commission review of the site. As there does not appear to be a separate section of the preservation ordinance addressing demolition, I assumed that any application for a demolition within the local historic district would pass through the Certificate of Appropriateness process and be reviewed by the Commission according to the Standards and Design Guidelines they use in other design review applications. The "Guidebook" for historic Harrisonville historic districts I found online seems to confirm this: "The Department of Building Inspection will not issue a building or demolition permit affecting a designated property without a Certificate of Appropriateness." The Guidebook also reiterated the ordinance in directing the appeals process directly to the Board of Aldermen. One thing I was looking for in each document was whether appeals processes or demolition reviews required any justification of technological/structural or economic feasibility. This does not seem to be the case. Let me know if the Commission might seek any assistance in undertaking the design review procedures and applying the Standards/Design Guidelines for any proposal.

I had mentioned I would send over a list of items that should be included in any structural engineer's report, according to instructions we've received from the Technical Preservation Services review staff, our direct partners at the National Park Service. I have provided these in the past to other communities who are receiving applications for demolition whose ordinances require the applicant to submit justification for the structural or economic infeasibility of rehabilitation of the historic structure. Given that Harrisonville has already commissioned such a report, the bullet points below are helpful for evaluating whether it included everything necessary to determine next steps for the building. Having read through much of it, I'd say that it's a pretty thorough report—short, perhaps, only on the "underlying causes" area—but it definitely gives a good overview of concerns facing the structure and necessary work items required to retain its structural integrity.

Structural Engineer's Report Requirements (according to NPS)

- Must be completed by a qualified structural engineer familiar with historic buildings and materials
- Must establish the extent of structural deterioration, typically with drawings and photos
- Must establish the principal causes of materials and systems failures
- Must fully explore options/alternatives for structurally reconstituting the building for use, evaluating the technical feasibility and cost of repair – the report must be undertaken under

the premise that the building will be repaired and how that would be accomplished, it must not simply be a justification for demolition

I also read through the Brownfields report you sent over. I was really impressed by the breadth of the historical research they conducted on the property. It would've been possible to write a National Register nomination with the kind of research they did! Not unexpectedly, the report didn't really touch on the possibility of rehabilitation; I know that consultants making these kind of evaluations are much more concerned about environmental contaminants and hazardous materials that might be exposed if a demolition were to occur. We are meeting just after the holidays with our partners in the Brownfields Program, and I can ask them a little bit about the context behind this report. I do wish brownfields investigations would offer a little more guidance for how hazards might be remediated as part of the rehabilitation process, but qualified individuals who do historic rehabilitations may be comfortable making these determinations on their own (i.e. encapsulating asbestos).

Once again, I extend our willingness at the SHPO to participate in conversations with the City, the Historic Preservation Commission, or interested purchasers of the building to outline what our office (in partnership with Missouri DED, NPS, etc.) might have to offer in terms of resources that could assist with rehabilitating the garage. Thank you for getting a meeting together with us, and I look forward to hearing more.

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: Christina Stanton <cstanton@harrisonville.com>

Sent: Tuesday, December 17, 2024 3:09 PM

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

Subject: Old P.D. Bldg.

See attached.

Christina Stanton, AICP

Community Development Director

300 E. Pearl St.

Harrisonville, MO 64701

(816) 380-8922

Attachment: RE_ Old P.D. Bldg. (Email from SHPO) (COA for Partial Demolition at 208 E. Pearl St.)



THE INFORMATION CONTAINED IN THIS E-MAIL MESSAGE AND ANY ATTACHMENTS IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. IF THE READER OF THIS E-MAIL MESSAGE AND ANY ATTACHMENTS IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE TO DELIVER IT TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT YOU ARE IN THE POSSESSION OF PRIVILEGED INFORMATION. PLEASE IMMEDIATELY NOTIFY THE SENDER BY TELEPHONE OR REPLY EMAIL OF YOUR INADVERTENT RECEIPT AND DELETE THIS E-MAIL MESSAGE AND ANY ATTACHMENTS IMMEDIATELY.

This is an email from outside your organization.

Attachment: RE_ Old P.D. Bldg. (Email from SHPO) (COA for Partial Demolition at 208 E. Pearl St.)

City of Harrisonville, MO
Friday, December 27, 2024

Chapter 405. Zoning Regulations

ARTICLE XVI. "H-1" Historic Preservation District

Division 5. Certificates of Appropriateness

Section 405.455. Standards For Review.

[Ord. No. 1825, 5-13-1991]

In considering an application for a building or demolition permit for a certificate of appropriateness, the Historic Preservation Commission shall be guided by the following general standards in addition to any design guidelines in the ordinance designating the landmark or historic district:

- A. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building structure or site and its environment or to the use of the property for its originally intended purpose.
- B. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.
- C. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- D. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own rank and this significance should be recognized and respected.
- E. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
- F. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repairs or replacement of missing architectural features should be based on accurate duplication of features substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- G. The surface cleaning of structures shall be undertaken with the gentlest means possible. Cleaning methods that will damage the historic building shall not be undertaken.
- H. Contemporary design for alteration and additions to existing properties and for new construction may be permitted when such alterations, additions or new construction do not destroy significant historical or architectural or cultural material and such design is compatible with the size, scale, color, material and character of the property neighborhood and environment.
- I. Whenever possible, new additions or alterations to structures shall be done in a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

- J. New buildings do not need to duplicate older styles of architecture, but must be compatible with the architecture within the district. However, the scale, placement on lots and street setback must conform with the scale, placement and setback of adjacent structures, especially in the context of rows of buildings and streetscapes. Styles of architecture will be controlled only to insure that their exterior design, materials and color are in harmony with neighboring structures.
- K. The Commission may consider economic hardship and other factors that may affect an owner's ability to undertake or complete rehabilitation or other work under consideration.

City of Harrisonville, MO
Friday, December 27, 2024

Chapter 405. Zoning Regulations

ARTICLE XVI. "H-1" Historic Preservation District

Division 6. Design Guidelines

Section 405.460. Design Guidelines.

[Ord. No. 1825, 5-13-1991]

The City of Harrisonville and the Harrisonville Historic Preservation Commission have adopted the following design and review guidelines for all historic districts and landmarks of the City. The guidelines will be enforce within district or landmark boundaries under any of the following circumstances:

- A. Construction, alteration or removal requiring a building permit and which has an impact on the exterior appearance of a structure.
- B. Demolition in whole or in part requiring a permit.
- C. Construction, alteration (including color changes), demolition or removal affecting a significant exterior or architectural feature or features.
- D. Construction, alteration improvement (including color changes), demolition or removal which negatively impacts the significant appearance or harmony of adjacent structures, rows of buildings, streetscapes or the historic district as a whole as determined by the Historic Preservation Commission. Design guideline architectural criteria:
 1. Height of any proposed alteration or construction should be compatible with style and character of the surrounding structures.
 2. Windows and doors relationships and proportions should be compatible with the architectural style and character of the district or landmark and surrounding structures.
 3. The relationship of a structure to the open space between it and adjoining structures should be compatible.
 4. Roof shape and design should be compatible with the character of the district or landmark and surrounding structures.
 5. Landscaping should be compatible with the architectural style and character of the district or landmark or surrounding structures.
 6. The scale of the structure after alteration, construction or partial demolition should be compatible with its architectural style and character and with surrounding structures.
 7. Facades should blend with other structures with regard to directional expression. Structures should be compatible with the dominant historical or vertical expression of a landmark after alteration, construction or partial demolition and should be compatible with its original architectural style and character.

8. 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 REPORT

TO: Historic Preservation Commission
FROM: Christina Stanton,
DATE: January 2, 2025
SUBJECT: Update on SHPO Grants

Type of Item: *Discussion*

1. **Action Item (ID # 5044)**
Update on SHPO Grants