



**AGENDA
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
APRIL 4, 2018
12:00 PM**

- 1. Call to Order**
 - 1. Roll Call**
- 2. Approval of Minutes**
 - 1. Historic Preservation Commission - Regular Meeting - Feb 7, 2018 12:00 PM**
- 3. Certificate of Appropriateness**
 - 1. Cass County Courthouse**
 - 2. Staff Report**
- 4. Discussion Items**
 - 1. Terms Expiring**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 28th day of March, 2018.

Randall K. Jones, City Clerk



**MINUTES
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
FEBRUARY 7, 2018
12:00 PM**

1. Call to Order

The meeting was called to order at 12:00 PM by Chair David Atkinson

Attendee Name	Organization	Title	Status	Arrived
David Atkinson	Harrisonville	Chair	Present	
Julie Cooper	Harrisonville		Present	
Claudia Kauzlarich	Harrisonville		Present	
Bill Woods	Harrisonville		Present	
Robert Wiseman	Harrisonville	Board Member	Present	
April McLaughlin	Harrisonville	Vice-Chair	Present	
Ed Long	Harrisonville		Absent	

Also in attendance were David Dickerson, Alderman Liaison; Don Peters, Love the Square; Happy Welch, City Administrator; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

1. Historic Preservation Commission - Regular Meeting - Dec 6, 2017 12:00 PM

With no additions or corrections, the minutes for the December 6th, 2017, meeting was unanimously approved.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	April McLaughlin, Vice-Chair
SECONDER:	Julie Cooper
AYES:	Atkinson, Cooper, Kauzlarich, Woods, Wiseman, McLaughlin, Long

3. Discussion Items

1. Update Meeting

Happy Welch started the meeting by informing the Commission that Jim Clarke has left the City. He let them know that the City will not be hiring a Community Development Director, but instead will hire a City Planner. The new planner will be the liaison between the city and the commission.

Happy discussed coordination between The Historic Preservation Commission, Love the Square, The Chamber of Commerce and The Historical Society.

Don Peters from Love the Square, spoke about the program and the activities they have successfully implemented. Their goal is to revitalize the square and carry on the momentum these activities have provided. The previously mentioned groups have the same goal for preservation and revitalization, they just go about it from different angles.

April McLaughlin asked if anyone had any ideas on how the groups could merge together. There were a lot of ideas, walking tours with facts about the history of the buildings and the square. Also, how-to's on meeting preservation standards from members of the different groups that have renovated historic properties.

Happy reminded the group of the upcoming Main Street Now conference. April McLaughlin and Robert Wiseman will be attending in March. He also let them know about the 2018 Missouri Preservation Conference in May. David Atkinson stated that these conferences are good way to learn how to get grants, and ways to preserve buildings. He said that there are people there to walk you through all of the steps for preservation of historic properties.

4. Adjourn

With nothing further to come before the commission, Claudia Kauzlarich made a motion to adjourn and Julie Cooper seconded. The motion passed and the meeting was adjourned at 12:40 PM.

Brian Hasek, Mayor & Ex-Officio
Chairman of the Board of Aldermen

ATTEST:

Randall K. Jones, City Clerk

Minutes Acceptance: Minutes of Feb 7, 2018 12:00 PM (Approval of Minutes)



TO: Historic Preservation Commission
FROM: Jamie Martin, Assistant
DATE: March 13, 2018
SUBJECT: Cass County Courthouse

Type of Item: *Approval*

1. **Action Item (ID # 2813)**
Cass County Courthouse

Attachments:

Courthouse HPC (PDF)

Staff Report - Courthouse Fasciae (2) (DOCX)

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 a Certificate of Appropriateness for the following plans and proposals to be undertaken within the boundaries of the Historic District.

Property Location: 102 EAST WALL ST., HARRISONVILLE, MO 64701

Property Owner: CASS COUNTY, MO. MR JEFF COX, PRESIDING COMMISSIONER

Owner's Address: 102 EAST WALL ST., HARRISONVILLE, MO 64701

TYPE OF WORK (Check all that apply)

- ☒ Exterior Alteration or Repair
- ☐ New Construction
- ☐ Demolition of Structures
- ☐ Relocation of Structures
- ☐ Other _____

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

Signature: Applicant DELTA INNOVATIVE SERVICES INC
 Address 508 S. 14TH ST., KCKS 66105
 Phone 913-371-7100
PROJ. MGR. H. GEORGE MODYEN
CELL 816-896-3020

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 next regularly scheduled meeting of the Historic District Commission. The Commission meets on the second Wednesday of each month at 6:00 p.m. 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 _____ (Initials)

Date Approved _____

Certificate Number _____

Attachment: Courthouse HPC (Cass County Courthouse)

ADDITIONAL INFORMATION TO BE SUBMITTED WITH APPLICATION

1. EXTERIOR ALTERATION OR REPAIR

Describe clearly and in detail all work to be done. Include the following items where appropriate:

- A. Sketches, photographs, specifications, manufacturer's illustrations or other description of proposed changes to the building façade or roof, new additions, or site improvements. Drawings will be required for major changes in design for such items as roofs, façades, porches, or prominent architectural features.
- B. Color schedule (see attached).
- C. Color of brick and type of mortar to be used, for masonry work.
- D. Samples of proposed materials when the original material will not be retained.
- E. Site information, including the location of all large trees, parking areas, walls, fences, outbuildings, or other landscape features of note where major site improvements are proposed.
- F. Landscape plan with measured distances for new parking areas or other major site improvements.

2. NEW CONSTRUCTION

Describe the nature of the proposed project. Include the following items where appropriate:

- A. Site plan with measured distances.
- B. Elevation drawings of each facade and specifications which clearly show the exterior appearance of the project.
- C. Photograph of the proposed site.
- D. Landscape plan.
- E. Color schedule.
- F. Samples or other description of materials to be used.
- G. Drawings or other description of site improvements: fences, walls, walks, lighting, pavement, patios, decks, etc.

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.



February 15, 2018

Community Development Department

Harrisonville City Hall
P.O. Box 367, 300 East Pearl Street
Harrisonville, MO. 64701

**Re: Application for Certificate of Appropriateness
to Harrisonville Historic Preservation Commission**

Commissioners:

By issuance of a Building Permit for Commercial Re-roofing of the Cass County Courthouse and our submittal of the materials chosen to install a weathertight and historically appropriate replacement system including integral copper guttering, that respects the historical significance of the structure, we apply for a minor, but practical alteration to the fasciae of the Clock Tower roof.

We have included in our base agreement with the County, the replacement of the missing wood fasciae of the Clock Tower along the south, west, and north edges, installed, primed and painted to match the remaining sections.

Through closer examination, we have submitted to the County Commissioners, a Change Order that goes beyond the above described fasciae repair including the agreed upon wood repairs, but additionally to clad the entire fasciae with a 22 gauge, pre-finished white, galvanized steel covering all the way around the tower's roof edge. Please reference the attached shop drawing.

To our thinking, this proposal, once accepted, will eliminate fasciae painting for many years into the future, (Kynar finishes have a twenty-year limited warranty against fading, peeling, and chipping), will solidify and strengthen this architectural detail against high wind, (the fasciae is actually two pieces), and will present, although from a great distance, a clean looking frame for the actual tower's roof.

Perhaps the greatest benefit is that the county is saving money in that they would be taking advantage of the mobilization of a very expensive piece of equipment needed to perform the roof replacement work at that height at the same time.

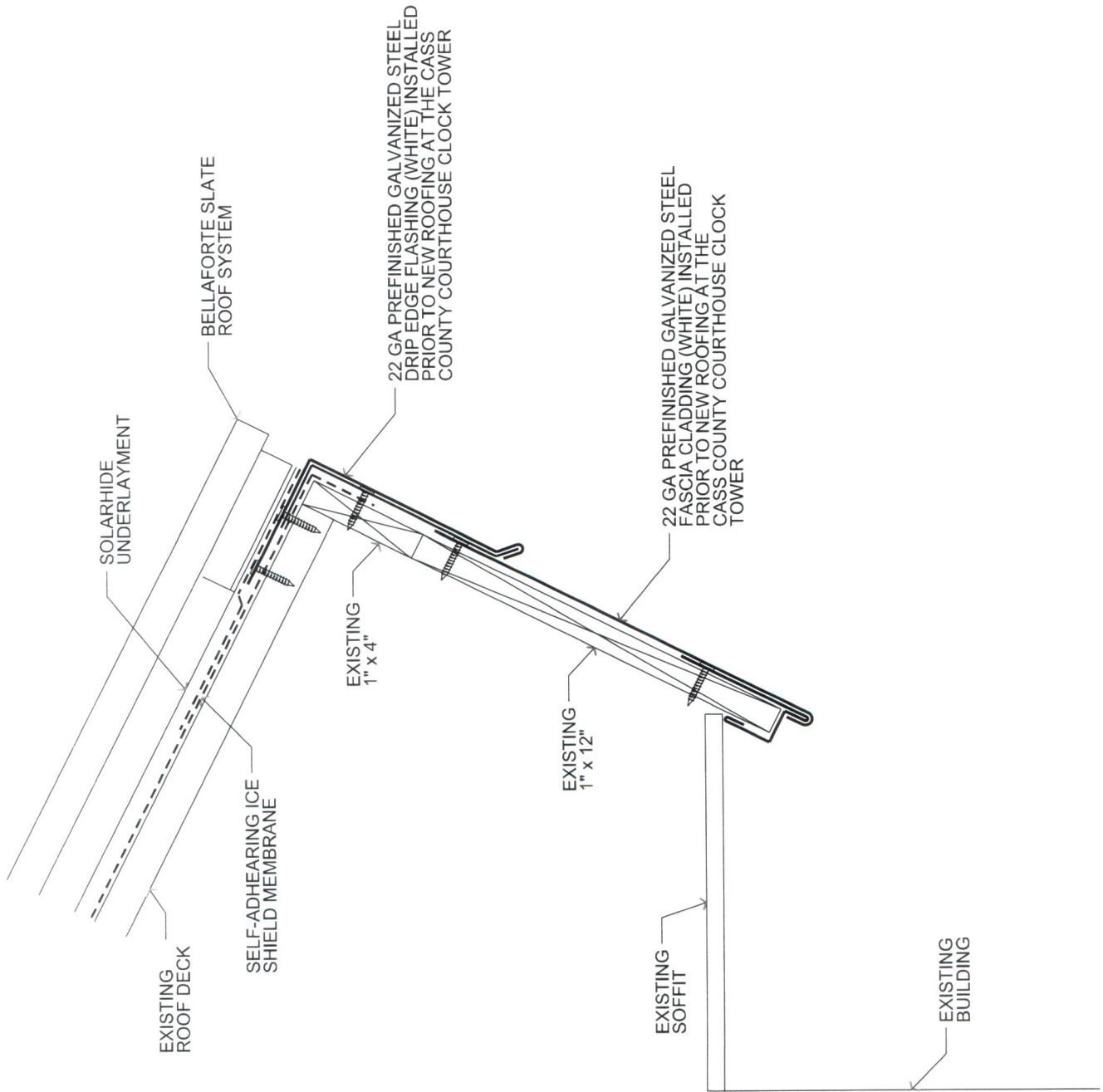
Should you require further information, please advise.

Sincerely,

H. George Modlin

Special Projects
Delta Innovative Services, Inc.

Attachment: Courthouse HPC (Cass County Courthouse)





STAFF REPORT

TO: Historic Preservation Commission

FROM: Happy Welch – City Administrator

DATE: April 5, 2018

Type of Item: Certificate of Appropriateness

Issue:

The Applicant has requested a Certificate of Appropriateness for the building located at 102 East Wall St.

Background:

Request:	Approval of Certificate of Appropriateness
Location:	102 E. Wall St./County Courthouse
Applicant:	Delta Innovative Services, Inc.
Owner:	Cass County Government
Existing Zoning:	“CDB-1” Downtown Core Business

The Applicant is proposing to:

- 1) Install 22 gauge white galvanized fascia covering.

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

Recommendation:

This type of improvement does not encompass an automatic approval by city staff and must be reviewed by the HPC.

We recommend approval contingent upon compliance with submitted plans and specifications.



TO: Historic Preservation Commission
FROM: Jamie Martin, Assistant
DATE: March 13, 2018
SUBJECT: Staff Report

Type of Item: *Discussion*

2. **Action Item (ID # 2814)**
Staff Report



TO: Historic Preservation Commission
FROM: Jamie Martin, Assistant
DATE: March 20, 2018
SUBJECT: Terms Expiring

Type of Item: *Discussion*

1. **Discussion Item (ID # 2833)**
Terms Expiring