



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

AGENDA
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
AUGUST 6, 2025
12:00 PM

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Minutes from the July 2, 2025, Meeting.**
- 3. Certificate of Appropriateness**
 - A. Certificate of Appropriateness for 100 S. Independence Street**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 5th day of August, 2025.

Daniel Barnett, City Clerk



MINUTES
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
JULY 2, 2025
12:00 PM

1. Call to Order

This meeting was called to order at 12:00 PM by David Atkinson.

A. Roll Call

Attendee Name	Title	Status
David Atkinson	Chairman	Present
April McLaughlin	Vice-Chairman	Excused
Dale Franklin	Commissioner	Present
Bill Woods	Commissioner	Present
Amanda Stites	Commissioner	Present
Bing Schimmelpfenning	Commissioner	Present
Robert Wiseman	Commissioner	Present
Cheryl Bush	Alternate	Excused
Alderman Davidson	Aldermen Liaison	Excused

Others Present: Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Minutes from the January 8, 2025, Meeting.

RESULT: **Approved**
MOVER: Bill Woods
SECONDER: Dale Franklin

AYES: Dale Franklin, Bill Woods, Amanda Stites, Bing Schimmelpfenning, Robert Wiseman, David Atkinson

EXCUSED: Cheryl Bush

3. Agenda Items

A. Selection of Officers

RESULT: **Approved**

MOVER: Bing Schimmelpfenning

SECONDER: Bill Woods

AYES: Dale Franklin, Bill Woods, Amanda Stites, Bing Schimmelpfenning, Robert Wiseman, David Atkinson

EXCUSED: Cheryl Bush

Bing Schimmelpfenning made a motion to elect David Atkinson as Chairperson. Bill Woods seconded.

RESULT: **Approved**

MOVER: Bing Schimmelpfenning

SECONDER: Dale Franklin

AYES: Dale Franklin, Bill Woods, Amanda Stites, Bing Schimmelpfenning, Robert Wiseman, David Atkinson

EXCUSED: Cheryl Bush

Bing Schimmelpfenning made a motion to elect April McLaughlin as Vice-Chairperson. Dale Franklin seconded.

B. Updates on SHPO Grants

Director Stanton told the Commissioners of the completion of the Intensive Level Survey (Phase 1). She said that on June 13, 2025, she submitted the final request for reimbursement of the 2023 SHPO Grant. She said that she is waiting for the final review and then she will bring it to the Commission.

She said that she received an email recommending approval for the Phase 3, physical year 2025 Historic Preservation Grant. Then notice that the Grant was on hold at the national level for funding. Today, she received a notice from the National Alliance of Preservation Commissions that 2025 funding was approved.

Director Stanton spoke of Phase 2. She said there were two submissions for the RFP that she put out even with posting it with the APA. They both came in over budget. She spoke with Mr. Dial, at SHPO, and he said to request additional funds. The original request was for \$25,000.00. The request was an adjustment of \$4,310.00, making the federal portion \$25,806.00 and the City portion \$17,204.00. She said the Resolution will be on next Monday's BOA agenda. After approval of the Resolution, the contract can be signed, and the consultant can start moving with the project.

Director Stanton told the Commission that she received an email stating that an application had been received for 204 W. Wall Street to be added to the National Register. This would make the owners of the property able to receive tax credits.

Director Stanton told the Commission that she periodically reviews the 2021 Historic

Preservation Plan and that many of the recommendations have been accomplished or are in the process.

C. Training Presentation

Director Stanton gave a presentation, "The Economic Value of National Register Listing" and "The Benefits of Residential Historic District Designation".

There was discussion on assessed property values and questions whether the market in Harrisonville would support numbers similar to the presentation.

The Commission discussed residential districts. Director Stanton confirmed that property owners would be spoken with before decisions were made on districts. The Commission would create guidelines and review applications for residential properties like they do for commercial properties currently. She added that this would be something to reevaluate and discuss when the recommendations come in from the survey.

Amanda Stites told the Commission that there are marketing opportunities through the National Trust for Historic Preservation to look into and suggested partnering with other local organizations.

Bing Schimmelpfenning suggested we contact the County Assessor for a discussion on property values.

4. Discussion Items

There were no other discussion items.

5. Adjourn

With nothing further to come before the Commission, Bing Schimmelpfenning made a motion to adjourn. Bill Woods seconded. The meeting was adjourned at 12:57 PM.

Respectfully Submitted:

Jamie Martin, Recording Secretary



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 6, 2025

Re: Certificate of Appropriateness for 100 S. Independence Street

GENERAL INFORMATION

Applicant: April McLaughlin

Requested Actions: Approval of Certificate of Appropriateness

Date of Application: August 4, 2025

Existing Zoning: Downtown Core Business (CBD-1)

PROPOSAL

The Applicant has requested a Certificate of Appropriateness to paint the exterior wood door and surrounding trim, which is currently some hue of red, a cream color (see attached images).

PREVIOUS ACTIONS

- **July 16, 2021—Staff approved an administrative COA to allow for wrought iron gate and fencing on the north side of the building.**
-

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 in 1885 and displays Italianate Commercial style elements 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:

“The shopfront area of this red brick building has been altered with a new brick façade with an off-center entry of a wood paneled door with singular sidelight. A decorative pedimented wood lintel is used over the entry, similar to the original lintels on the second story...”

Under “History and significance” it is stated:

“The L. O. Kunze building originally had a pedimented stone date marker centered on the roofline. The first occupants were L. O. Kunze, jeweler, and John Egy, harnesses. Kunze Jewelry was the oldest business in Cass County being under the same name and location since December 12, 1857, except for a period during the Civil War when L. O. Kunze was in the army. About 1900, the Schooley-Flora was one of the oldest registered druggists in Cass County and formerly owned the Palace Drug Store on the west side of the square. The second story house at various times a dentist and a barber. While of historical importance to the development of the square, the first floor alteration and second floor repointing detract from the building’s architectural significance. However, the second story windows and cornice remain as contributing design features.”

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.”

While the door is not the original, the color choice will be more in-line with the typical color palatte associated with Italianate architecture.

REQUEST AND OPTIONS

The Applicant is proposing to:

1) Paint the existing red wood (door, area above, and the door to the right with the drop slot) either “Kestrel White” of “Navajo White”.

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.

ATTACHMENTS

Application and Letter
Images
CHS Survey and Pictures

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: 100 S. INDEPENDENCE ST

Property Owner: AD McLAUGHLIN, LLC

Owner's Address: SAME

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 APRIL McLAUGHLIN

Address 100 S. INDEPENDENCE ST

Phone 816-380-5227

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 8/4/2025 CS (Initials)

Date Approved _____

Certificate Number COA-25-001

Application for Certificate of Appropriateness

April McLaughlin

100 S. Independence Street

I am requesting permission to paint the front door of my office & surrounding trim a cream color, replacing the current red color. The red fades & shows marks easily. It has been painted several times. The morning sun fades the color & makes it look dull & dirty. I intend to replace the entire door panel, but I'm still waiting on bids. My contractor is busy & I'm waiting until he has the time. In the meantime, I have someone who can paint the door for a much-needed immediate improvement. She is only available on August 10th for the foreseeable future.

I have the colors narrowed down to Kestrel White & Navajo White (Sherwin Williams).

<https://www.sherwin-williams.com/en-us/color/color-family/white-paint-colors/sw7516-kestrel-white>

<https://www.sherwin-williams.com/en-us/color/color-family/white-paint-colors/sw6126-navajo-white>

At the bottom of this page is a photo of the door.

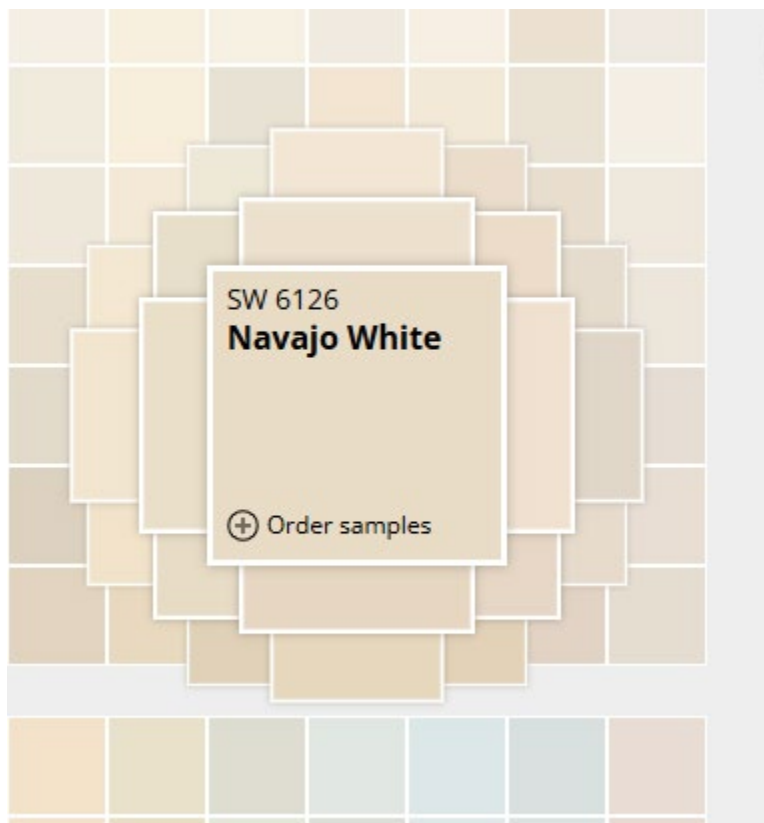
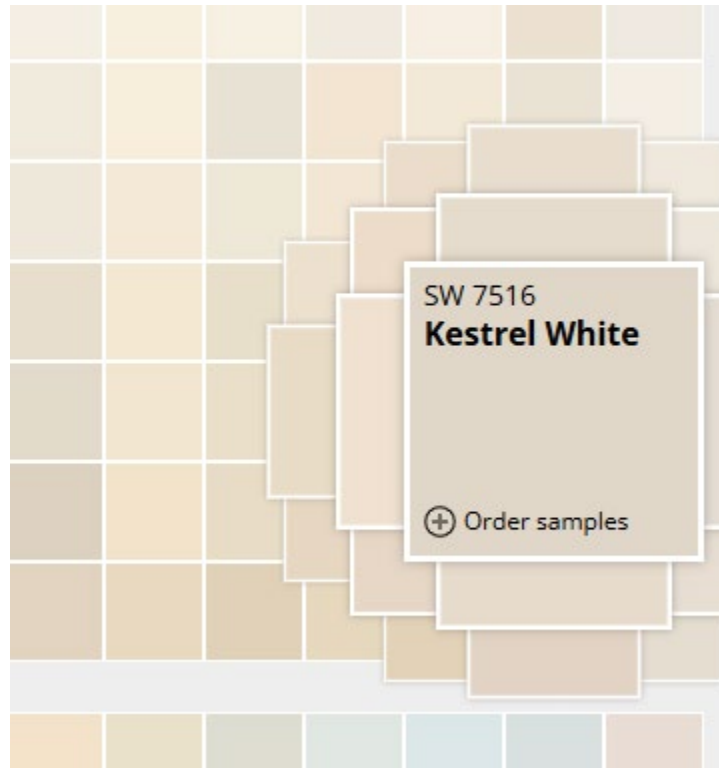
<https://www.aprilmclaughlin.com/testimonials/>

Thank you so much. Sorry for the short notice.

Door:



Paint Considerations:



HARRISONVILLE HISTORIC RESOURCES

Resource No. 6

1. Property name, present

Charles E. Hight, Attorney
Property name, historic
Kunze Building

2. Address/location

100 S. Independence

4. Owner's name and address

Charles Hight

5. Building Structure
 Site Object

6. Use, present
Commercial
Use, original commercial *02E*

8. Date of construction (or estimate)
1885

9. Changes
 Altered Addition Moved
0000

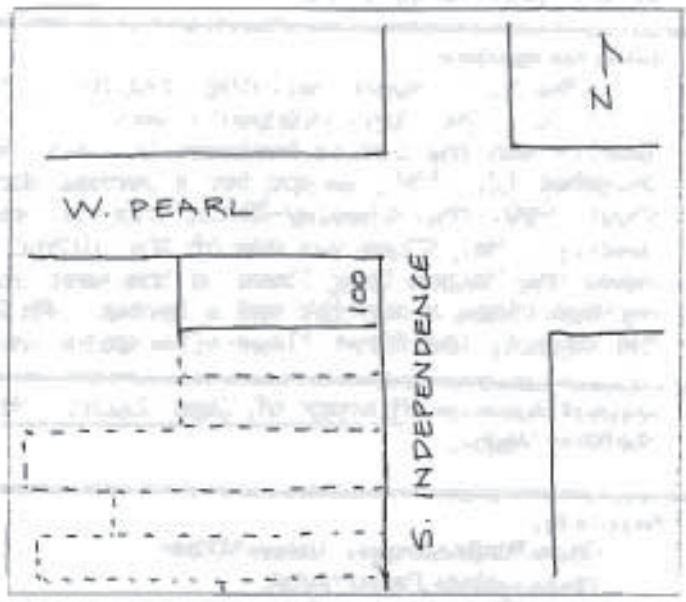
10. Architect/engineer/designer

11. Contractor/builder/craftsman

12. Style High Style Elements No academic style
Italianate Commercial
Single Entry with Display Window
72 109

13. Plan Shape
rectangular RC

7. Location Map



14. Number of stories
2

15. Roof type and material
flat/tar and gravel Ft 99

16. Type of construction
brick UD

17. Exterior material(s)
brick 30 other 20 40

18. Foundation material(s)
stone 40

19. Porch(es)

20. Additional physical description

The shopfront area of this red brick building has been altered with a new brick facade with an off-center entry of a wood paneled door with singular sidelight. A decorative pedimented wood lintel is used over the entry, similar to the original lintels on the second story. A three globe light fixture hangs above. The window to the right is 2/2, wood frame with similar pedimented lintel. The second story features the original three, 2/2 wood frame windows with decorative projecting pedimented lintels with stone sills. The box cornice with a rectangular panel motif below, is supported by four decorative brackets. Projecting brick stringcourses run below the brackets and below the second story windows. The exposed, original brick work on the second story shows a poor job of tuckpointing.

21. Description of environment and outbuildings

This corner building is located on the west side of the town square, with a light post at right, front. The entire block is composed of two story brick buildings with a unified roofline.

22. History and significance

The L. O. Kunze building originally had a pedimented stone date marker centered on the roofline. The first occupants were L. O. Kunze, jeweler, and John Ege, harnesses. Kunze Jewelry was the oldest business in Cass County being under the same name and location since December 12, 1857, except for a period during the Civil War when L. O. Kunze was in the army. About 1900, the Schooley-Flora Drug Co. was established in the building along with Kunze Jewelry. Mr. Flora was one of the oldest registered druggists in Cass County and formerly owned the Palace Drug Store on the west side of the square. The second story housed at various times a dentist and a barber. While of historical importance to the development of the square, the first floor alteration and second floor repointing detract from the (con't.)

23. Sources of information History of Cass County, MO., 1917, History of Harrisonville, MO., 1988, Sanborn maps.

24. Prepared by

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

25. Date of survey

1/91

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

27. Negative: roll# frame#



100 S. Independence

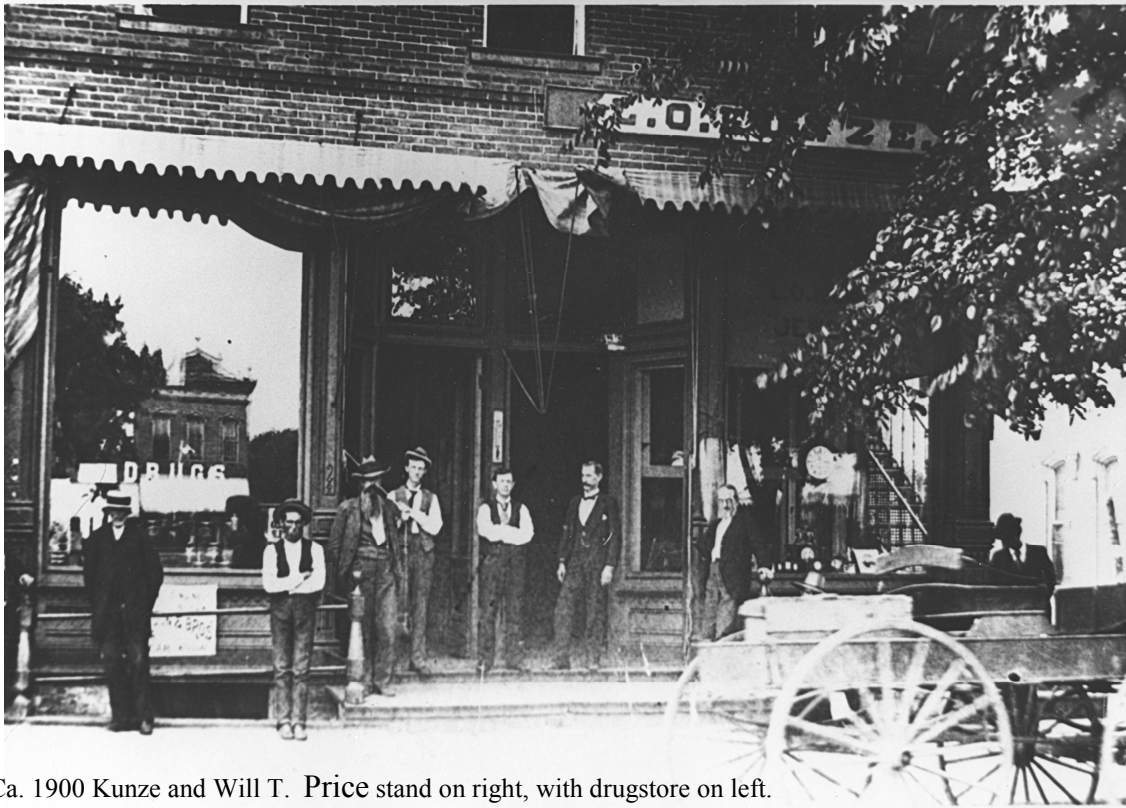
22. (con't.) building's architectural significance. However, the second story windows and cornice remain as contributing design features.



**HARRISONVILLE SQUARE
WEST SIDE**

**100 South Independence
Built 1884—85**

This two-story brick Italianate building was completed in 1885 for Ludwig Oswald Kunze, a German immigrant who established a jewelry store here in 1857. His son, Polar Kunze, sold the business in 1957 to Bob Noe. The building housed Van's Flowers (1964 to 1977), and then law offices.



Ca. 1900 Kunze and Will T. Price stand on right, with drugstore on left.



PH930 original D Shelton Top: W side Hville Square: Vans.Copats.Music Center. Hight & Assoc./Allev Shop/Davidsons Shoes/LeNeve's/Noes Jewelry

	100 S. Independence
	Built 1884-85
2014	April McLaughlin law office
2000 1991	Charles E. Hight law office
1990 1981	Charles E. Hight law office ('83-'01) Hight/Ballew law office
1980 1971	Hight/Ballew law office ('80-'82) Van's Flowers (moved 1977)
1970 1961	Van's Flowers ('64-'77) Noe's Jewelry (moved 1962)
1960 1951	Noe's Jewelry L. O. Kunze Jewelry (closed 1957)
1950 1941	L. O. Kunze Jewelry
1940 1931	L. O. Kunze Jewelry
1930 1921	L. O. Kunze Jewelry 2 nd floor Dr. McKinzie, Dentist
1920 1911	L. O. Kunze Jewelry 2 nd floor Barber & Dentist
1910 1901	L. O. Kunze Jewelry Schooley/Flora Drugs (est. 1900)
1900 1891	L. O. Kunze Jewelry 2 nd floor Sibley-Amerman Dentists
1886	L. O. Kunze Jewelry
Before 1886	L. O. Kunze Jewelry (est. 1857 at this location)