



**THE CITY OF
HARRISONVILLE**
WHERE TRADITION MEETS INNOVATION

**AGENDA
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
SEPTEMBER 3, 2025
12:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Minutes from the August 6, 2025, meeting.**
- 3. Certificate of Appropriateness**
 - A. 105 W. Wall Street (number of colors on a sign)**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 27th day of August, 2025.

Daniel Barnett, City Clerk



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

1. Call to Order

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

A. Roll Call

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

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

2. Approval of Minutes

A. Minutes from the July 2, 2025, Meeting.

RESULT: **Approved**
MOVER: April McLaughlin
SECONDER: Amanda Stites
AYES: David Atkinson, April McLaughlin, Dale Franklin, Amanda Stites,

Robert Wiseman

EXCUSED: Bing Schimmelpfenning, Cheryl Bush, Aldermen Davidson

3. Certificate of Appropriateness

A. Certificate of Appropriateness for 100 S. Independence Street

RESULT: **Approved**

MOVER: Amanda Stites

SECONDER: Dale Franklin

AYES: David Atkinson, Dale Franklin, Amanda Stites, Robert Wiseman

EXCUSED: Bing Schimmelpfenning, Cheryl Bush, Aldermen Davidson

April McLaughlin recused herself from the discussion and the vote.

Director Stanton said that the Applicant has requested a Certificate of Appropriateness to paint the exterior wood door and surrounding trim, which is currently a hue of red, a cream color. Images of the color are included in the packet.

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."

Director Stanton said that while the door is not the original, the color choice will be more in-line with the typical color palette associated with Italianate architecture. Staff recommended approval.

4. Discussion Items

Director Stanton told the Commission that she is working with the consultant for Phase 2. She let them know about the required meetings and the letters that are going to be sent out to property owners notifying them of the survey.

There was some discussion on other properties that have changed hands in the district.

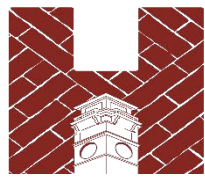
5. Adjourn

With nothing further to come before the Commission, April McLaughlin made a motion to

adjourn. Dale Franklin seconded. The meeting was adjourned at 12:21 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: September 3, 2025
Re: Certificate of Appropriateness for 105 W. Wall Street

GENERAL INFORMATION

Applicant/Owner: Renee Endicott
Requested Actions: Approval of Certificate of Appropriateness
Date of Application: August 13, 2025
Existing Zoning: Downtown Core Business (CBD-1)

PROPOSAL

The Applicant has requested a Certificate of Appropriateness to allow for the placement of the proposed projecting signs, one of which has 4 colors.

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 1907 and altered in 1940. 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 of this building has been altered and now has two entrances at each end. Each is a nine light wood paneled door, slightly recessed. Four fixed pane rectangular windows are between the entries and each has a composition shingle hipped roof. A brick bulkhead is below. The second story features four sets of paired 1/1 double hung windows with painted brick sills and lintels. Painted brick coursing divides the upper story into two bays and also visually separates it from the first story. The cornice is unadorned except for tile coping on the roofline.”

Under “History and significance” it is stated:

“The remodeling of the second story (see attached illustration), as well as the first floor alterations, make this structure a questionable contributing structure in a potential historic district. However, its location, mass, and some of its design features do contribute to the visual character of its environment.”

It should be noted that within the National Register Nomination for the Courthouse Square Historic District this structure is listed as non-contributing.

ANALYSIS

In Harrisonville's Guidebook for Landmarks and Preservation Districts, table summarizing the guidelines and potential types of work which do or don't need approval, it is stated that the removal of signs doesn't require any approval; and staff may approve simple non-lighted signage not exceeding 20 square feet and not containing more than three (3) colors; all other signs require approval by the Historic Preservation Commission.

REQUEST AND OPTIONS

The Applicant is proposing to:

- 1) Place the new proposed projecting signs.

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 for the new projecting wall signs as proposed by the Applicant.

ATTACHMENTS

Application
Sign Permit Application and Attachment
Historic Resources Survey (1991) Clip
National Register for Courthouse Square Historic District
Pictures (3)

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: 105c West Wall

Property Owner: Alec Sloan

Owner's Address: _____

Sign
TYPE OF WORK (check all that apply)

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

Sign for 3 Businesses
- The Wellness Counseling Center
- Selah Health
- Direct Family Healthcare
The Design for DFH has
White background, red logo, Black print
and a turquoise line.
This is considered
4 colors.
Sign is 2'x2'

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

Signature: Applicant Kendra Smidcott
Address _____
Phone 816-590-4907

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 Community Development JM (Initials)
Date Approved _____
Certificate Number COA25-002



THE CITY OF
HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

Permit Number: _____

Application for Sign Permit

Site Address: 105c West Wall Harrisonville Mo 64701

Tenant: The Wellness Counseling Center, Selah Health
Name: _____ **Business Name:** Direct Family Health Care

Sign for 3 Businesses

Address: _____
City/State/Zip: _____
Phone # _____ **Email:** _____

Property Owner: Alec Sloan
Name: Alec Sloan **Business Name:** _____
Address: _____
City/State/Zip: _____
Phone # 360-5088766 **Email:** _____

Sign Agent: **Name:** _____ **Business Name:** _____
Address: _____
City/State/Zip: _____
Phone # _____ **Email:** _____

- Type of Sign (Check all that apply)**
- Permanent Sign
 - Identification Sign
 - Awning, Canopy, or Marquee Sign
 - Temporary Sign
 - Incidental Sign
 - Ground Sign
 - Off-Premises Sign
 - Inflatable Sign
 - Elevated Sign
 - On-Premises Sign
 - Name Plate Sign
 - Monument Sign
 - Project Entrance Sign
 - Stand Alone Sign (temporary)
 - Animated Sign
 - Real Estate Sign
 - Projecting Sign
 - Attention Attracting Device
 - Temporary Event Sign(s)
 - Roof Sign Elevated/Projecting
 - Banner/Fabric Message Display Describe Event _____
 - Roof Sign - Flush Mounted
 - Billboard _____
 - Wall Sign
 - Bulletin Board Sign _____
 - Window Sign
 - Construction Sign
 - Other: _____
 - Electronic Message Board
 - Entrance/Exit Sign
- Building Permit Required:**
 Yes No
- Construction Valuation:**
 \$ _____



Image



HARRISONVILLE HISTORIC RESOURCES

Resource No. 107

1. Property name, present
Lynn Ballew, Attorney

Property name, historic
105 West Wall Street Building

2. Address/location
105 W. Wall

4. Owner's name and address
Lynn Ballew

5. Building Structure
 Site Object

6. Use, present commercial
Use, original commercial DDE

8. Date of construction (or estimate)
1907; c. 1940

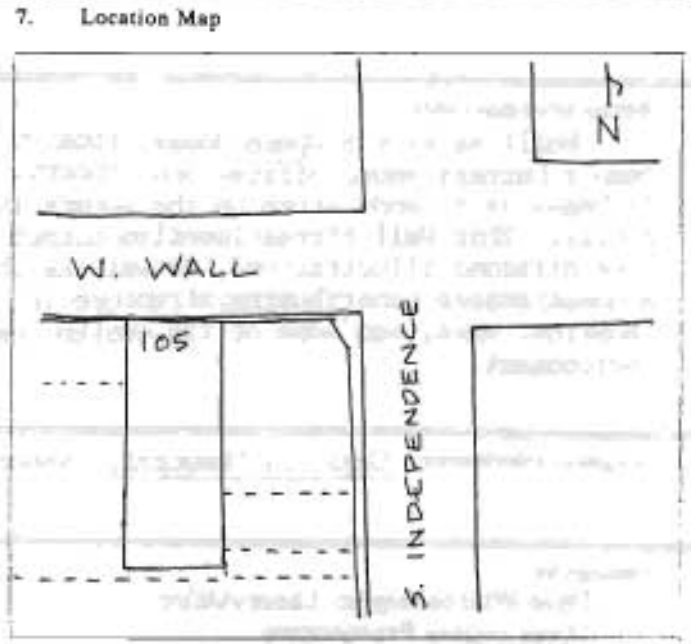
9. Changes
 Altered Addition Moved 0000

10. Architect/engineer/designer

11. Contractor/builder/craftsman

12. Style High Style Modern Vernacular Commercial
 Elements Multiple Entry with Display
 No academic style 67 Windows

13. Plan Shape
rectangular RC



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/wood clapboard 30 21 other 30 71

18. Foundation material(s)
stone 40

19. Porch(es)

20. Additional physical description
The shopfront of this building has been altered and now has two entrances at each end. Each is a nine light wood paneled door, slightly recessed. Four fixed pane rectangular windows are between the entries and each has a composition shingle hipped roof. A brick bulkhead is below. The second story features four sets of paired 1/1 double hung windows with painted brick sills and lintels. Painted brick coursing divides the upper story into two bays and also visually separates it from the first story. The cornice is unadorned except for tile coping on the roofline.

21. Description of environment and outbuildings

Located just west of the town square with a one story commercial building on the west and a two story on the east.

22. History and significance

Built as Wirt's Opera House, located on the second floor, in 1907, this building has also been a harness shop, offices and grocery. In 1945, Scavuzzo's Grocery moved to this location. It began as a candy store on the square in 1922, operated by Santo "Charly" Scavuzzo, from Sicily. This Wall Street location closed in 1981. The remodeling of the second story (see attached illustration), as well as the first floor alterations, make this structure a questionable contributing structure in a potential historic district. However, its location, mass, and some of its design features do contribute to the visual character of its environment.

23. Sources of information Cass Co. Democrat, Sanborn maps.

24. Prepared by

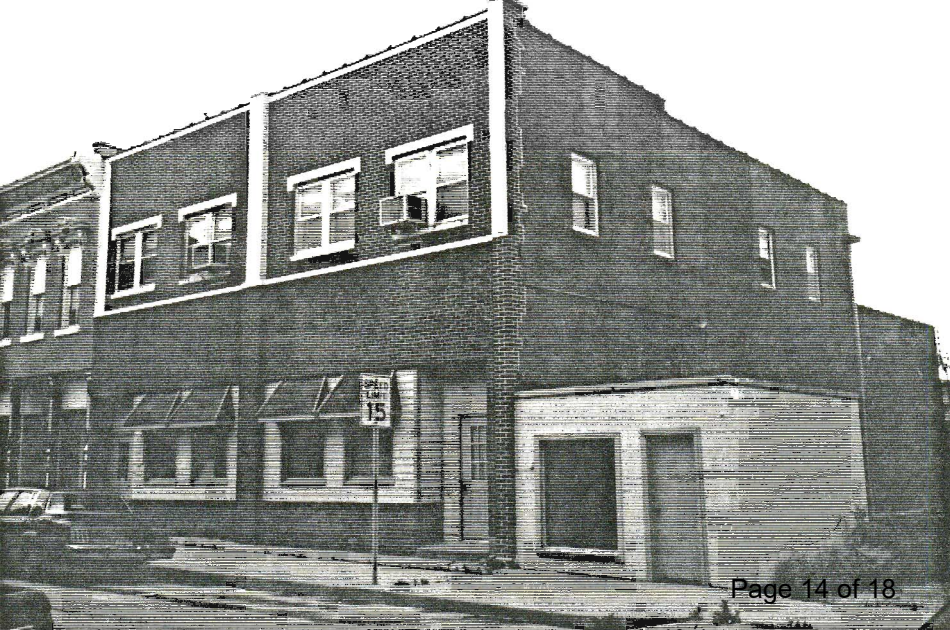
Deon Wolfenbarger; Lacey Alkire
Three Gables Preservation
9550 NE Cookingham Drive
Kansas City, MO 64157

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#





United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

Page 10

Harrisonville Courthouse Square
Historic District
Cass County, Missouri

=====
iron pilasters flank the entryway which are in turn, flanked by modern plate glass windows. The transoms above the display windows is covered. A non-continuous denticulated band runs above the display windows and the entry. Decorative, modern iron fencing runs at street level over the display windows. A second story entrance is located at the east end of 111 E. Wall. The entrance, a wood panel door, has a covered transom and is flanked by fluted cast-iron piers. A cast-iron lintel with flueron motif runs the entire length of the building separating the storefront level from the second story. Fenestration at the second story is 1/1 light, double-hung, sash wooden windows with stone lintels and stone sill coursing. The windows are grouped in threes with the exception of 109-111 which are grouped in pairs. Brick piers separate each window grouping. A brick corbeled cornice is capped with a stone parapet. The store fronts of 103-111 E. Wall have been sandblasted and repointed. Openings on the west facade are in-filled with brick.
(Contributing) Photographs 4/5

11. 101-103 W. Wall Street; First National Bank/Silver Moon Restaurant: (c.1886-1891) Two-story, brick Italianate commercial building. This building has a stone foundation and a flat tar and gravel roof. Containing three entrances, the building is canted at the northeast. A recessed entrance, featuring a wood and glass panel door with transom, is located at this corner. The second story entrance, facing Wall street, is a slab wood door with transom. The recessed storefront entrance on Wall street features a glass and wood panel door. Cast-iron pilasters, painted black and white, flank the large rectangular plate glass display windows and entryways. Fenestration at the second story level consists of 1/1 or 1/2 light, double-hung sash wooden segmental arched windows with metal lug sills and metal projecting bracketed hood molds. The upper sashes are covered with wood. Large brackets, a frieze of alternating recessed rectangular wooden panels and circles embellished with fleuron and modillions, make up the highly ornate cornice. The Independence Street facade (east) has no openings on the first story. The second story fenestration is similar to that of the main facade (Wall Street) with the exception of hood molds. The building has been sandblasted. (Contributing)
Photographs 6/7

12. 105 W. Wall Street; Wirt's Opera House Building: (1907; 1940- alterations) Two-story, brick vernacular commercial building. Built on a stone foundation, this building has a flat tar and gravel roof. The first and second stories have been altered. The original storefront consisting of dual recessed entrances flanked by display windows and transoms are extinct. Two recessed entrances are located at each end

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 11 Harrisonville Courthouse Square
Historic District
Cass County, Missouri

=====

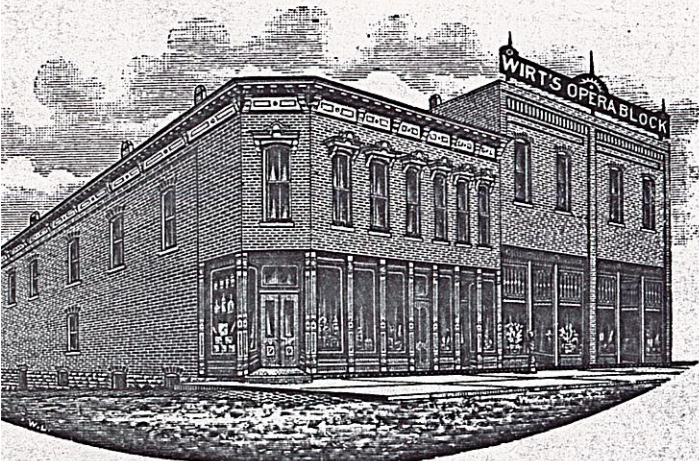
of the facade. The modern entrances feature paneled wood doors with eight lights in the upper panel. Clapboard surrounds the entrances. Non-original clapboard and single light fixed windows with shingled shed roof are located at the storefront. Non-original brick covers the bulkhead and transoms. The second story fenestration consists of paired, 1/1 light, double-hung, sash windows with painted brick lintels and sills. Painted brick coursing is placed below the second story fenestration. Tile coping runs at the roof line. Original parapet and brick corbelling is extinct. (Non-contributing) Photographs 6/7

13. 201 W. Wall Street; The Post Office Building: (1925) One-story, Colonial Revival style, brick County Courthouse Annex. James A. Wetmore, supervising architect, A. M. Landberg, contractor. This building, constructed by the St. Louis contractor A. M. Landberg, rests on a concrete foundation and has a flat tar and gravel roof. Its five-bay facade has a centrally placed entrance. The entrance featuring paired multi-light doors, is recessed and framed by wooden fluted pilasters supporting an entablature with triglyphs and metopes. A pediment tops the doorway. Flanking the entrance are modern one-light, fixed narrow windows with stone sills. The remaining fenestration consists of modern, 1/1 light, double-hung, sash windows with stone sills. The windows are placed within arched panels. Original windows consisted of 12/12 lights. A denticulated, molded box cornice supports an alternating brick and balustraded parapet. The water table is cut stone. A corner stone located at the west end of the main facade reads "James A. Wetmore Acting Supervisory Architect 1925 A.W. Welton Secretary of Treasury." (Contributing) Photograph 7

West side of Independence going south to north

14. 208-210 S. Independence Street; Davis Brothers Garage: (1915) One-story, vernacular, painted brick, vacant building. Built on a stone foundation, this building has barrel vault steel truss roof. The entrance, a modern aluminum frame single light glass door with transom, is asymmetrically-placed. Modern, plate glass storefront windows, separated by brick piers, feature transoms. A wide band of continuous vertical brick painted white rests above the piers. Original cast-iron piers and non-continuous lintel with fleuron motif remain. A stepped parapet is capped with tile coping. (Contributing) Photograph 6

15. 206 S. Independence Street; Saloon: (before 1885) Three-story, brown brick, vernacular commercial, vacant building. The storefront level of this two-bay building has been altered. The recessed entrance, featuring a modern aluminum frame single light glass door, is flanked by



Wirts Opera House, Harrisonville.



