



**AGENDA
CITY OF HARRISONVILLE
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
CITY HALL
OCTOBER 1, 2025
12:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Minutes from the September 3, 2025, meeting.**
- 3. Certificate of Appropriateness**
 - A. Appl. COA-25-003--Certificate of Appropriateness for 112 S. Independence St.**
 - B. Appl. COA-25-004--Certificate of Appropriateness for 208 E. Pearl St.**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 24th day of September, 2024.

Daniel Barnett, City Clerk



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

1. Call to Order

The meeting was called to order at 12:04 PM by April McLaughlin.

A. Roll Call

Attendee Name	Title	Status
David Atkinson	Chairman	Excused
April McLaughlin	Vice-Chairman	Present
Dale Franklin	Commissioner	Present
Bill Woods	Commissioner	Absent
Amanda Stites	Commissioner	Excused
Bing Schimmelfenning	Commissioner	Present
Robert Wiseman	Commissioner	Present
Alderman Davidson	Alderman Liaison	Excused

Others present: Renee Endicott, Applicant; Cole Putthoff, Property Owner; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Minutes from the August 6, 2025, meeting.

RESULT: **Approved**
MOVER: Dale Franklin
SECONDER: Robert Wiseman
AYES: April McLaughlin, Dale Franklin, Bing Schimmelfenning, Robert Wiseman
EXCUSED: David Atkinson, Amanda Stites, Alderman Davidson

3. Certificate of Appropriateness

A. 105 W. Wall Street (number of colors on a sign)

RESULT: **Approved**
MOVER: Bing Schimmelpfenning
SECONDER: Robert Wiseman
AYES: April McLaughlin, Dale Franklin, Bing Schimmelpfenning, Robert Wiseman
EXCUSED: David Atkinson, Amanda Stites, Alderman Davidson

Director Stanton presented the Staff Report for a Certificate of Appropriateness. The Applicant is requesting a Certificate of Appropriateness to allow for the placement of the proposed projecting signs, one of which has 4 colors. She said that the application and image of the sign are in the packet along with the history of the property. Director Stanton said that staff recommends approval.

Renee Endicott spoke to the Commission. She said that she is the co-owner of Direct Family Healthcare. It is a shared space with The Wellness Counseling Center and Selah Health. Ms. Endicott said that her logo has teal, red, black and white in it, so it is over the three colors for a sign, and she would like to keep it on there.

Bing Schimmelpfenning asked how long she had been using the logo for. Ms. Endicott said 6 1/2 years.

Bing Schimmelpfenning made a motion to approve. Robert Wiseman seconded. The motion passed unanimously.

4. Discussion Items

Director Stanton had Cole Putthoff, the new owner of 101 and 103 S. Lexington, speak to the Commission about some of the work that he has done on the north facade of 101 and the interior remodel of the buildings. Mr. Putthoff told the Commission that the stucco on the north side of 101 was cracked and that the water intrusion devoured the brick inside. He took the stucco off and used CMU's (cinder block) to pack it solid and to have a good base. The stucco was replaced. Mr. Putthoff and the Commission discussed windows for the storefronts and paint colors that would be appropriate. He also told them of the plans for the business and that he wants to bring some fun to the square.

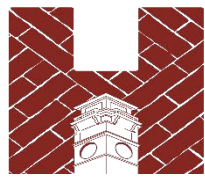
Director Stanton reminded the Commission that the "Phase II Kick Off" open house with the consultants is on Monday, September 8, 2025, at 6:00 PM. The consultants should have a draft into SHPO in the middle of October and that will be on track with the schedule.

5. Adjourn

With nothing further to come before the Commission, Bing Schimmelpfenning made a motion to adjourn. Dale Franklin seconded. The meeting was adjourned at 12:30 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: October 1, 2025
Re: Appl. COA-25-003--Certificate of Appropriateness for 112 S. Independence St.

GENERAL INFORMATION

Applicant/Owner: Joe Parkhurst
Requested Actions: Approval of Certificate of Appropriateness
Date of Application: September 2, 2025
Existing Zoning: Downtown Core Business (CBD-1) District

PROPOSAL

The Applicant has requested a Certificate of Appropriateness to allow for the replacement of the windows on the upper level, the change in color (paint) as indicated in the attachment and the installation of new signage that is approximately 50 square feet.

BACKGROUND

According to the National Register Nomination for the Courthouse Square Historic District (pages 16-17): “Two-story, brick Italianate style commercial building. Built on a brick foundation, this building has a flat tar and gravel roof...The entrance at the north end of the façade is recessed and displays a single light wood door with sidelights. Plate glass storefront windows flank the recessed entry...the entrance to the second story, [is] placed slightly off-center. The slab wood door is flanked by cast-iron pilasters....Second story fenestration consists of 2/2 light, double-hung sash wooden windows with lug sills and pedimented hood molds...A recessed, paneled rectangular frieze with modillions and brackets comprise the cornice for 112 S. Independence. Brick coursing runs below both cornices. This building has been sandblasted and repointed. (Contributing)”

According to the recent resurvey work completed by Civil & Environmental Consultants, Inc. the “building retains good integrity of materials and design and remains a contributing building to the Harrisonville Courthouse Square Historic District in the areas of Architecture and Commerce”.

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 changes visible from the street require approval from the Historic Preservation Commission (HPC). Additionally, under III. Painting, Guidelines for Harrisonville's Preservation Districts and Landmarks, A states that "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." The size of the proposed signage is also under consideration as staff can only administratively approve signage within the Courthouse Square Historic District that is 20 square feet or less.

The proposed windows are to be the same or similar to those at the salon next door, which was approved by the HPC on December 14, 2016. Staff had conferred with the applicant regarding their original desire to utilize black paint as the primary color, the applicant has reversed their colors so that the proposed signage is black and the primary color is grey. Staff also discussed with the applicant that there are several architectural details on the iron pilasters and window hoods on the 2nd floor that could be highlighted with either a lighter or darker color, but that the primary color could not be black. Staff has included other potential color options that fit the style and age of the building. The proposed signage is approximately 50 square feet and pays homage to the history of the building.

Standards for Review. Section 405.455 lists standards for review that the Historic Preservation Commission is to use to help guide their review of an application for a certificate of appropriateness. Of these standards, H is the most appropriate to consider for this application. The standards for review have been attached.

REQUEST AND OPTIONS

The Applicant is proposing to:

- 1) Replace the existing windows with the new proposed windows;
- 2) Paint the exterior façade as shown on the attachment; and
- 3) Install new signage that is approximately 50 sqft.

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 replacement of the windows on the upper level, the change in color (paint), and the new wall sign that is approximately 50 sqft. as proposed by the Applicant.

ATTACHMENTS

Application and attachments

Google Streetview with upper level windows circled

National Register for Courthouse Square Historic District, pages 16-17

Architectural/Historic Inventory Form for property from Civil & Environmental Consultants, Inc.

Past History

Italianate Color Options

Section 405.455—Standards for Review

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: 112 S. Independence Harrisonville mo 64701

Property Owner: C and P Legacy Properties

Owner's Address: 1316 Norfolk Drive Harrisonville mo 64701

TYPE OF WORK (check all that apply)

Exterior Alteration or Repair Paint and Windows

New Construction Inside renovation

Demolition of Structures

Relocation of Structures

Other _____

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

Signature: Applicant Joe Parkhurst

Address 1316 Norfolk Drive Harrisonville mo

Phone 816-718-1699

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 September 2, 2025 JM (Initials)

Date Approved _____

Certificate Number _____

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, facades, 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 façade 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, ect.

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.

We chose the name *The Boardman Building* to honor one of the earliest known businesses in this space, a saddle and harness shop operated by the Boardman family more than a century ago. The name reflects Harrisonville's heritage and preserves the connection between the building's historic role on the square and its new life as a hub for community and commerce.



It will be very similar to the attached picture with the following:

1. The lettering for "The Boardman Building" might be adjusted slightly
2. The windows will match the building at 114
3. We are going to work to add additional highlights to show the architectural aspects of the outside. We have also begun restoration of the original wood floors in the window areas of the front.



SOLD BY:

Midwest Lumber Company Harrisonville
 27207 SE Outer Rd
 Harrisonville, MO 64701-8301
 Fax: (660) 679-3983

SOLD TO:

CREATED DATE
 8/20/2025

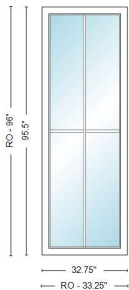
LATEST UPDATE
 8/20/2025

OWNER
 K M

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
C & P Legacy Properties	112 S Independence St	8028737		

ORDER NOTES: DELIVERY NOTES:



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
100	3	Fixed	Front	\$823.41	\$2,470.23

RO Size: 33 1/4" x 96"

Unit Size: 32 3/4" x 95 1/2"

100REC 2' 8 3/4"X7' 11 1/2", Unit, 100 Series Picture/Transom-PWTR-Insert, No Flange w/Exterior Accessory Kerf (Insert), Sandtone Exterior Frame, w/Sandtone Interior Frame, Fixed, Dual Pane Low-E Standard Argon Fill Finelight Grilles-Between-the-Glass 2 Wide, 2 High, Specified Equal Light Pattern, Sandtone, w/Sandtone, 3/4" Grille Bar, Stainless Glass / Grille Spacer

Exterior Frame Extenders: 100REC 32.75 x 95.5 Sandtone 1" (PVC)

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.27	0.29	NO

SUB-TOTAL:	\$2,470.23
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$144.51
TOTAL:	\$2,614.74

CUSTOMER SIGNATURE _____ DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors



MIDWEST LUMBER

MIDWEST LUMBER & SUPPLY
27207 SE OUTER ROAD

HARRISONVILLE, MO 64701



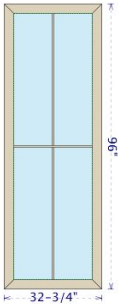
Quote Number: 472299 Customer: COD
Date Created: 8/20/25
PO Number:
Job Name: C&P 112

BID BY: K M PHONE: 660 679-3137 FAX: 888 400-0584 EMAIL: KELSIE@MIDWESTLUMBER.COM

Line	QTY	Description	Each	Total
2	QTY: 3	(4710) VINYL 1-LITE FIXED(CM PROFILE)	\$568.61	\$1,705.83

CPDNUM: GER-K- 11-01318-00002
NFRC UF: 0.25
NFRC SHGC: 0.19
NFRC VT: 0.44
NFRC CR: 61
AAMA AIR INFIL: 0.0100

GERKIN REPLACEMENT WINDOW
032.7500 X 096.0000 WD , TAN
1" OA GLZ: 3/16 LOE3 X 3/16 CLEAR
INSULATED GLASS TO HAVE: ARGON FILL
NO FLANGES
PRE-DRILLED W/SCREW PACK & SILL EXPANDER
GRL DESC: RECTANGLE CUST. DEFINED TAN
GRL. PATTERN: 1H1V



Colors are an approximate, see Gerkin color chain for exact match.

Net Material:	\$1,705.83
Subtotal:	\$1,705.830
Misc Charge:	\$0.00
Tax (5.85%):	\$99.79
Deposit:	\$0.00
Total:	\$1,805.62

QUOTE PREPARED BY: MIDWEST LUMBER & SUPPLY



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

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Harrisonville Courthouse Square
Historic District
Cass County, Missouri

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modern plate glass display windows. A modern shed shingle roof supported by rustic wooden posts with brackets covers the storefront level. The remaining storefront area is in-filled with brick. Fenestration at the second and third stories consists of segmental arched openings with stone lintels and lug sills. Plywood covers the second story windows while only the the upper sash of the third story windows are covered with plywood. Recessed rectangular painted brick panels are located below a painted brick denticulated cornice. Brick corbelling runs below the cut stone capped cornice. (Contributing) Photograph 6

16. 116 S. Independence Street; E.G. & A.G. Deacon Hardware & Implement: (1880) Two-story, vernacular with Victorian influence, painted brick commercial building. This building has a stone foundation and a flat tar and gravel roof. The entrance, a modern aluminum frame glass door, is centrally placed and slightly recessed. Flanking the entrance are prominent, modern display windows. A wood shingle shed roof extends over the storefront. A glass mosaic transom is located above the entrance. Transoms over the storefront windows are covered with signboard. Cast-iron pilasters flank the display windows. The second story fenestration consist of segmental arched openings with metal lug sills and U-shape brick arched lintels with keystones. Smaller 1/1 light double-hung aluminum sash windows are placed within the original window opening. The remainder of the window opening is in-filled with brick. A brick blind arcade motif with four rows of brick coursing above and three rows of brick coursing below comprise the cornice. The main (S. Independence Street) facade of the building projects approximately two feet further than the remainder of the block. (Contributing) Photographs 8/9

17. 112-114 S. Independence Street; Emmons Building/Bowman Building: (1887) Two-story, brick Italianate style commercial building. Built on a brick foundation, this building has a flat tar and gravel roof. This building features three entrances. The entrance at the north end of the facade is recessed and displays a single light wood door with sidelights. Plate glass storefront windows flank the recessed entry. The entrance at the south end of the facade features a wood and glass panel door flanked by cast-iron pilasters. To the north of the entrance is a tripartite plate glass display window within a wooden frame. To the north of this storefront is the entrance to the second story, placed slightly off-center. The slab wood door is flanked by cast-iron pilasters. The continuous transom is covered with wood lattice. A wooden denticulated course separates the storefront level from the second story. Second story fenestration consists of 2/2 light, double-hung, sash wooden frame windows with lug sills and pedimented hood

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7

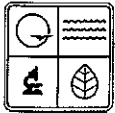
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Harrisonville Courthouse Square
Historic District
Cass County, Missouri

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molds. The metal cornice for 114 S. Independence consists of prominent, paired brackets and a date panel of "1887". A recessed, paneled rectangular frieze with modillions and brackets comprise the cornice for 112 S. Independence. Brick coursing runs below both cornices. This building has been sandblasted and repointed. (Contributing)
Photographs 8/9

18. 110 S. Independence Street; M.J. Funk "New York Store": (before 1885; 1987 alterations) Two-story, brick and clapboard vernacular commercial building. This building is built on a stone foundation and has a flat tar and gravel roof. The recessed entrance features a non-original, glass and wood panel door; the upper panel consists of nine lights. The entryway is framed in wood. Multipaned sidelights flank the entrance. Flanking the entryway are eight-light, fixed rectangular wood frame windows. The remainder of the storefront is in-filled with clapboard. Cast-iron pilasters are located at each end of the storefront level. A cast-iron lintel separates the storefront level from the second story. Second story fenestration consists of 1/1 light, double-hung, rectangular wooden sash windows with stone sill coursing and flat, painted stone lintels. A rectangular brick design with square stone accents at each corner comprise the cornice. Cut stone coping runs along the roof line. (Contributing) Photographs 8/9

19. 106-108 S. Independence Street; Leivy & Laudauer Clothier/W. B. Moudy Grocery: (before 1885) Two-story, brick Italianate commercial building. Built on a stone foundation, this building has a flat tar and gravel roof. A non-original aluminum frame glass door is the entrance to 106 S. Independence. A sectional horizontal plate glass window is to the north of the entrance. The remainder of this storefront has been in-filled with brick. The entrance to 108 S. Independence, a modern aluminum frame glass door, is flanked by non-original plate glass display windows. Modern brick surrounds the display windows. The transom is covered with wood. The second story entrance, a wood slab door, is located at the south end. The double transoms are covered with wood. A slender, cast-iron pilaster is to the north of this entrance. Large wooden pilasters and lintel frame the storefront level. Second story fenestration consists of 1/1 light, double-hung, segmental wood sash windows with lug sills and pedimented hood molds. Decorative brackets and consoles adorn the cornice. Brick stringcourse runs below the cornice. Original finials and rounded arch parapet are extinct. The building has been sandblasted and tuckpointed. (Contributing)
Photographs 8/9



MISSOURI DEPARTMENT OF NATURAL RESOURCES
 STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

1. SURVEY NO. CS-AS-004-0031		2. SURVEY NAME: Harrisonville Courthouse Square and Neighborhoods, Phase I			
3. COUNTY: Cass		4. ADDRESS (STREET NO.) 112		STREET (NAME) S Independence Street	
5. CITY: Harrisonville	VICINITY: <input type="checkbox"/>	6. UTM: / /	OR	LAT: 38.654444°	7. TOWNSHIP/RANGE/SECTION: T: 44N R: 31W S: 4
8. HISTORIC NAME (IF KNOWN): Harness, Saddlery			9. PRESENT/OTHER NAME (IF KNOWN): Joni Fashions		
10. OWNERSHIP: <input checked="" type="checkbox"/> PRIVATE <input type="checkbox"/> PUBLIC		11A. HISTORIC USE (IF KNOWN): Commerce/Trade (specialty store)		11B. CURRENT USE: Commerce/Trade (specialty store)	

HISTORICAL INFORMATION

12. CONSTRUCTION DATE: 1887		15. ARCHITECT: 		18. PREVIOUSLY SURVEYED? <input checked="" type="checkbox"/> CITE SURVEY NAME IN BOX 22 CONT. (PAGE 3)	
13. SIGNIFICANT DATE/PERIOD: c. 1887-1985		16. BUILDER/CONTRACTOR: 		19. ON NATIONAL REGISTER? <input type="checkbox"/> INDIVIDUAL <input checked="" type="checkbox"/> DISTRICT CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 3)	
14. AREA(S) OF SIGNIFICANCE: Commerce, Architecture		17. ORIGINAL OR SIGNIFICANT OWNER: Wallace Boardman		20. NATIONAL REGISTER ELIGIBLE? <input type="checkbox"/> INDIVIDUALLY ELIGIBLE <input checked="" type="checkbox"/> DISTRICT POTENTIAL (<input checked="" type="checkbox"/> C <input type="checkbox"/> NC) <input type="checkbox"/> NOT ELIGIBLE <input type="checkbox"/> NOT DETERMINED	
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. <input checked="" type="checkbox"/>			22. SOURCES OF INFORMATION ON CONTINUATION PAGE. <input checked="" type="checkbox"/>		

ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY: <input checked="" type="checkbox"/> BUILDING(S) <input type="checkbox"/> SITE <input type="checkbox"/> STRUCTURE <input type="checkbox"/> OBJECT		30. ROOF MATERIAL: Unknown		37. WINDOWS: <input type="checkbox"/> HISTORIC <input checked="" type="checkbox"/> REPLACEMENT PANE ARRANGEMENT: 2/2 single-hung, fixed	
24. VERNACULAR OR PROPERTY TYPE: Two part commercial block		31. CHIMNEY PLACEMENT: N/A		38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? <input checked="" type="checkbox"/>	
25. ARCHITECTURAL STYLE: Italianate		32. STRUCTURAL SYSTEM: Brick		39. CHANGES (DESCRIBE IN BOX 41 CONT.): <input checked="" type="checkbox"/> ADDITION(S) DATE(S): c. 1980 <input checked="" type="checkbox"/> ALTERED DATE(S): c. 1980, c. 2000 <input type="checkbox"/> MOVED DATE(S): <input type="checkbox"/> OTHER DATE(S): ENDANGERED BY:	
26. PLAN SHAPE: Rectangular		33. EXTERIOR WALL CLADDING: Brick			
27. NO. OF STORIES: 2		34. FOUNDATION MATERIAL: Unknown			
28. NO. OF BAYS (1 ST FLOOR): 6		35. BASEMENT TYPE: Unknown		40. NO. OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 0	
29. ROOF TYPE: Flat		36. FRONT PORCH TYPE/PLACEMENT: N/A		41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION PAGE. <input checked="" type="checkbox"/>	

OTHER

42. CURRENT OWNER/ADDRESS: Velva Joan Mabary 112 S Independence Street Harrisonville, MO 64701		43. FORM PREPARED BY (NAME AND ORG.): Sarah Terheide Civil & Environmental Consultants, Inc. 530 E. Ohio Street, Suite G Indianapolis, IN 46204		44. SURVEY DATE: 08/06/2024	
				45. DATE OF REVISIONS: 03/14/2025	

FOR SHPO USE

DATE ENTERED IN INVENTORY:		LEVEL OF SURVEY <input type="checkbox"/> RECONNAISSANCE <input type="checkbox"/> INTENSIVE		ADDITIONAL RESEARCH NEEDED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
NATIONAL REGISTER STATUS: <input type="checkbox"/> LISTED <input type="checkbox"/> IN LISTED DISTRICT NAME: <input type="checkbox"/> PENDING LISTING <input type="checkbox"/> ELIGIBLE (INDIVIDUALLY) <input type="checkbox"/> ELIGIBLE (DISTRICT) <input type="checkbox"/> NOT ELIGIBLE <input type="checkbox"/> NOT DETERMINED			OTHER:		



MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

ADDITIONAL INFORMATION

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

This resource was rated as Contributing to the National Register-Listed Harrisonville Courthouse Square Historic District. This district was listed in the National Register of Historic Places (NRHP) in 1994 under Criterion A for Commerce and Politics/Government and Criterion C for its architecture. This building is a portion of the Emmons Building/Bowman Building which was built in 1887. This building encompasses 112-114 South Independence street. 112 South Independence initially housed the Wallace Boardman Harness & Saddlery in 1886. Other businesses included Clatworthy Photography on the second floor (c. 1890-c. 1910), Dr. M.P. Overhoser (c. 1900-1910), A billiards room (c. 1910-1920), Willis Shoe Toggery and Kate's Shoe Store (c. 1920-1940), Bowman's Photo and Appliances (c. 1945-1970), and several appliance and office supply stores through the mid 1970s. Bloomies of Harrisonville, Bath to Bed shop occupied the space from c. 1982 to 1985. 114 South Independence opened as John Volle's Bakery in 1897. Volle's Bakery continued in the space through 1940. Bowman's Appliance then took over and operated through c. 1970. LaNeve Appliance & TV Store took over until the mid 1980s, and then Bloomies moved in until the late 1980s. The building is in use today as a clothing store. The building retains good integrity of materials and design and remains a contributing building to the Harrisonville Courthouse Square Historic District in the areas of Architecture and Commerce.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

Becker, Linda F., and Cydney E. Millstein

1994 National Register of Historic Places Inventory Nomination Form: Harrisonville Courthouse Square Historic District. Prepared by Architectural and Art Historical Research.

Cass County Historical Society
N.D. 112-114 S Independence.

Three Gables Preservation
1991 Historic Resources of Harrisonville. Prepared by Three Gables Preservation. Prepared for the City of Harrisonville.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

The property at 112-114 South Independence Street is in within the Harrisonville Courthouse Square Historic District. It is surrounded by ca. 1880-1940 commercial and governmental development. The topography is generally rolling to flat with good visibility to and from the property. There is little to no vegetation in the area. The lots for the building extend the width of the block from Independence Street to Main Street. This building is currently situated in two parcel boundaries. A concrete sidewalk is along the eastern boundary of the property. The rear of the property has sparse grass and an asphalt drive leading into two garage additions. There are no outbuildings associated with this resource.

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

This two part commercial block building is two stories and six bays wide. Although the building is unified under a single roof line, there are two separate cornices, one for each storefront. The cornice on the right is supported by brackets, and the cornice on the left is more elaborate with dentils and brackets. The two sides are united by brick string coursing. Fenestration on the upper story consists of three 2/2 double hung windows with iron pedimented hoods and sills on the right, and three replacement fixed 2/2 windows on the left. 112 South Independence has a recessed entry with replacement display windows supported by brick. The signboard has replacement wooden panels. An upper story entry is to the left and is flanked by cast iron pilasters. 114 South Independence has an upper story entry on the left side with one remaining cast iron pilaster. The original storefront on this side has been infilled and new display windows span the width of the original entry. One maker's mark remains on the pilasters at 112 South Independence which reads, "Scherpe & Koken St. Louis." Two c. 1980 garage additions were made to the rear of the building facing main street. These are made of concrete block and are open-faced to the road. A 1980 photograph shows that the storefronts had been altered by this time with replacement display windows and doors. The transom had also been infilled with wooden lattice which spanned the width of the facade unifying the two storefronts. This latticework remained until the 1991 survey but has since been removed.

780-2125 (09-12)

**HARRISONVILLE SQUARE
WEST SIDE**

**112 South Independence
Built 1887**

This building housed Boardman Harness & Saddlery in the late 1800s and early 1900s. In the 1920s and 1930s it was a shoe store known as Willis' Shoe Toggery. From 1945 to 1974 Bowmans had an appliance store and photo studio here. The Emmons family operated Bloomies in the early 1980s. Growth Industries purchased it in the 1990s. Joni's Fashions has been here from 2005 to 2015.



PH424 Box 5 BW Postcard City:H'ville Street Scene:Square:West 1908



1980

2014	112 S. Independence Built 1887
	Joni's Fashions
2010 2001	Treasures on the Square Joni's Fashions (2006)
2000 1991	Treasures on the Square (2000)
1990 1981	MarKee (1987) Bloomies of Harrisonville, Bath to Bed Shop (1982-1985)
1980 1971	Harrisonville Office Products (1976) LeNeve TV & Appliance (1975)
1970 1961	Bowman's Appliances
1960 1951	Bowman's Photo Studio & Appliances
1950 1941	Bowman's Photo & Appliances (est.1945), Smith's Quality Market ('41)
1940 1931	Kay's Shoe Store Willis Shoe Toggery
1930 1921	Willis Shoe Toggery
1920 1911	Billiards 2 nd floor Bowman Photo Studio
1910 1901	2 nd floor Clatworthy Photography Dr. M.P. Overholser
1900 1891	Boardman Harness & Saddlery 2 nd floor Clatworthy Photography
1886	Wallace Boardman Harness & Saddlery

Italianate Color Options:

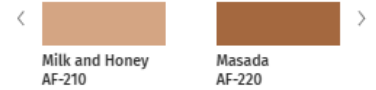
Colors / Italianate

LRV: 35.74

Italianate AF-215

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This color is part of the Affinity Color collection. A sophisticated palette of harmonious hues designed to express your color vision with confidence. Our most recent introduction of 144 beautiful colors was designed expressly so that each color works seamlessly on its own or in combination with any other color in the Affinity palette.



Similar colors / [Baker's Dozen \(1216\)](#)



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Color by family

Orange

Color Collections

Affinity® Color Collection

Italianate

historic color palette





italianate buildings color palette



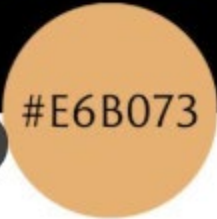
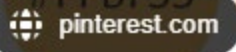
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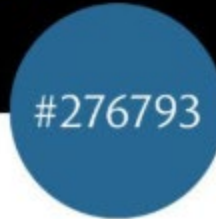
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#E6B073



#276793

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.



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: October 1, 2025

Re: Appl. COA-25-004--Certificate of Appropriateness for 208 E. Pearl Street

GENERAL INFORMATION

Applicant: David Waddle

Requested Actions: Approval of Certificate of Appropriateness

Date of Application: September 15, 2025

PROPOSAL

The Applicant has requested a Certificate of Appropriateness to restore the building to its original look between the 1940s and 1960s. This includes tuckpointing all the bricks, repair and replacement of brick as needed; installing a double set of doors on the west side to match the front windows; and removal of the Concrete Jersey barriers, which are to be replaced with a new knee wall and windows.

PREVIOUS ACTIONS

- 1928—The existing building was constructed for the Brown Bros. Bus 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, filling in much of the original display window openings.
- 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.
- January 8, 2025—The Historic Preservation Commission voted 6-1 to approve a COA for the demolition of the rear portion of the building.

BACKGROUND

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)”

According to recent resurvey work completed by Civil & Environmental Consultants, Inc. the 1991 survey and 1994 nomination incorrectly referenced this property as being initially owned by the White Motor Company as “a 1928 article [contained] conflicting information stating it was built as the Brown Bros. Bus Company in 1928. Additionally, advertisements throughout the same year place the White Motor Co. in a location on North Independence Street.” This recent resurvey also states that the demolition of the rear half of the building, “leaving only the façade and front flat-roofed portion intact...has led to a significant loss of integrity to the building.”

ANALYSIS

The changes proposed are to repair and restore the building back to its 1940s – 1960s look, bringing the front of the building closer to its original historic look and feel. In the COA for the demolition of the rear portion of the building staff recommended 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. The applicant, Mr. Waddle, states in his “Work to be Performed” that all the brick is to be tuckpointed and the brick will be repaired or replaced as needed. He further states he salvaged brick from the demo work to use for this purpose. He points out areas on the west side that have been changed (where the white brick is) and plans to remove some of that area and replace with “a double set of doors that will match the front windows to provide access to the Bin area”. Additionally, Mr. Waddle plans to remove “the Concrete Jersey barriers...and [replace them] with new Knee wall and new windows”. Mr. Waddle also stated that he would like to replicate the signs and look of the old service station.

Standards for Review. Section 405.455 lists standards for review that the Historic Preservation Commission is to use to help guide their review of an application for a certificate of appropriateness. Of these standards, F is the most appropriate to consider for this application. The standards for review have been attached.

REQUEST AND POTENTIAL ACTIONS

The Applicant is proposing to:

- 1) Tuckpoint all the brick;
- 2) Repair and replace brick as needed;

- 3) Install a double set of doors on the west side; and
- 4) Remove the Concrete Jersey barriers and replace with a new knee wall and windows.

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.”)

STAFF RECOMMENDATION

Staff recommends approval of the requested Certificate of Appropriateness to do the following items:

- 1) Tuckpoint all the brick;
- 2) Repair and replace brick as needed;
- 3) Install a double set of doors on the west side near the existing white brick; and
- 4) Remove the Concrete Jersey barriers and replace with a new knee wall and windows.

ATTACHMENTS

Application and Attachments

Page 19, Harrisonville Courthouse Square Historic District, National Register of Historic Places
Architectural/Historic Inventory Form for property from Civil & Environmental Consultants, Inc.
Historic Picture Showing Need’s Body Shop in Background
Section 405.455—Standards for Review

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, Harrisonville Mo 64701

Property Owner: David & Kathy Waddle

Owner's Address: 27509 E, 227 St, Pleasant Hill Mo, 64080

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 David Waddle

Address 27509 E, 227 St, P. Hill Mo, 64080

Phone 816-964-9386

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 9/15/25 JM (Initials)

Date Approved _____

Certificate Number _____

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

MEMORANDUM FOR THE DIRECTOR, FBI

RE: [Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

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[Illegible]

[Illegible]

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, facades, porches, or prominent architectural features.
- B. Color schedule (see attached). *Clear Brick Selen*
- C. Color of brick and type of mortar to be used, for masonry work. *Quikrete mortar mix /
Brick color - Reusing old brick,*
- 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. *Will Add Double Doors
on West side were white block IS,*
- 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 façade and specifications which clearly show the exterior appearance of the project. ✓
- C. Photograph of the proposed site. ✓
- D. Landscape plan. ✓
- E. Color Schedule. *same —*
- 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, ect. ✓

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.**

WORK TO BE PERFORMED AT 208 E. Pearl St. Harrisonville Mo. 64701

David and Kathy Waddle

816-964-9386

The work to be performed consist of the following.

: Exterior alterations and Repair

On the outside our dream is to restore the building to its original beauty and original look between the 1940s and 1960s.

This will require that all the brick be tuckpointed and to stop further damage as in photo #1.

The damage is extensive and will require a lot of repair and brick replacement. I have salvaged brick from the demo work to be used in this process. On the west side of the building, we will be adding a double set of doors that will match the front windows to provide access to the Bin area. As seen in photo #2 where the dumpster now sits. You can see the white brick where there use to be a window or door.

The front will require the Concrete Jersey barriers be removed and replaced with new Knee wall and new windows. Similar to the windows in photo #3 & 4. The Garage door will still be there but will not be operable and will resemble one of the two the photos

In the future I would also like to Replicate the sings and look of the old Service Station.

This building has a long and rich history of being a Chevrolet Shop, Garage and Dealership for most of the life of the building. I think it would be a great addition to the Harrisonville Square to have one building that looks just like it did 80 years ago.



2



6 Doors!



8 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 1947 until 1964, when it became Moore-McLain Chevy/Olds. It housed Need's Body Shop in the 1970s. It was converted into the Harrisonville Police Station in 1977 and was removed in 1980. Courtesy of James A. Hill



#4

1960s

2.7 MB



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

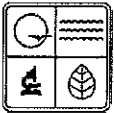
Section 7 Page 19 Harrisonville Courthouse Square
Historic District
Cass County, Missouri

=====
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 façade. 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



MISSOURI DEPARTMENT OF NATURAL RESOURCES
 STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

1. SURVEY NO. CS-AS-004-0092		2. SURVEY NAME: Harrisonville Courthouse Square and Neighborhoods, Phase I			
3. COUNTY: Cass		4. ADDRESS (STREET NO.) 208		STREET (NAME) E Pearl Street	
5. CITY: Harrisonville		VICINITY: <input type="checkbox"/>		6. UTM: OR LAT: 38.654920° LONG: -94.347380°	
8. HISTORIC NAME (IF KNOWN): Brown Bros. Bus Company		7. TOWNSHIP/RANGE/SECTION: T: 44N R: 31W S: 4			
9. PRESENT/OTHER NAME (IF KNOWN):		10. OWNERSHIP: <input type="checkbox"/> PRIVATE <input checked="" type="checkbox"/> PUBLIC		11A. HISTORIC USE (IF KNOWN): Transportation (road-related)/Commerce	
				11B. CURRENT USE: Government (warehouse)	

HISTORICAL INFORMATION

12. CONSTRUCTION DATE: 1928		15. ARCHITECT:		18. PREVIOUSLY SURVEYED? <input checked="" type="checkbox"/> CITE SURVEY NAME IN BOX 22 CONT. (PAGE 3)	
13. SIGNIFICANT DATE/PERIOD: N/A		16. BUILDER/CONTRACTOR:		19. ON NATIONAL REGISTER? <input type="checkbox"/> INDIVIDUAL <input checked="" type="checkbox"/> DISTRICT CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 3)	
14. AREA(S) OF SIGNIFICANCE: N/A		17. ORIGINAL OR SIGNIFICANT OWNER:		20. NATIONAL REGISTER ELIGIBLE? <input type="checkbox"/> INDIVIDUALLY ELIGIBLE <input checked="" type="checkbox"/> DISTRICT POTENTIAL (<input type="checkbox"/> C <input checked="" type="checkbox"/> NC) <input type="checkbox"/> NOT ELIGIBLE <input type="checkbox"/> NOT DETERMINED	
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. <input checked="" type="checkbox"/>			22. SOURCES OF INFORMATION ON CONTINUATION PAGE. <input checked="" type="checkbox"/>		

ARCHITECTURAL INFORMATION

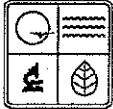
23. CATEGORY OF PROPERTY: <input checked="" type="checkbox"/> BUILDING(S) <input type="checkbox"/> SITE <input type="checkbox"/> STRUCTURE <input type="checkbox"/> OBJECT		30. ROOF MATERIAL: Unknown		37. WINDOWS: <input type="checkbox"/> HISTORIC <input checked="" type="checkbox"/> REPLACEMENT PANE ARRANGEMENT: Fixed	
24. VERNACULAR OR PROPERTY TYPE: Garage		31. CHIMNEY PLACEMENT: N/A		38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? <input checked="" type="checkbox"/>	
25. ARCHITECTURAL STYLE: Art Deco		32. STRUCTURAL SYSTEM: Brick		39. CHANGES (DESCRIBE IN BOX 41 CONT.): <input type="checkbox"/> ADDITION(S) DATE(S): <input checked="" type="checkbox"/> ALTERED DATE(S): c. 1983 <input type="checkbox"/> MOVED DATE(S): <input type="checkbox"/> OTHER DATE(S): ENDANGERED BY:	
26. PLAN SHAPE: Rectangular		33. EXTERIOR WALL CLADDING: Brick			
27. NO. OF STORIES: 1		34. FOUNDATION MATERIAL: Concrete			
28. NO. OF BAYS (1 ST FLOOR): 6		35. BASEMENT TYPE: Unknown		40. NO. OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 0	
29. ROOF TYPE: Flat		36. FRONT PORCH TYPE/PLACEMENT: N/A		41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION PAGE. <input checked="" type="checkbox"/>	

OTHER

42. CURRENT OWNER/ADDRESS: City of Harrisonville PO Box 367 Harrisonville, MO 64701		43. FORM PREPARED BY (NAME AND ORG.): Sarah Terheide Civil & Environmental Consultants, Inc. 530 E. Ohio Street, Suite G Indianapolis, IN 46204		44. SURVEY DATE: 08/06/2024	
				45. DATE OF REVISIONS: 03/14/2025	

FOR SHPO USE

DATE ENTERED IN INVENTORY:		LEVEL OF SURVEY <input type="checkbox"/> RECONNAISSANCE <input type="checkbox"/> INTENSIVE		ADDITIONAL RESEARCH NEEDED? <input type="checkbox"/> YES <input type="checkbox"/> NO	
NATIONAL REGISTER STATUS: <input type="checkbox"/> LISTED <input type="checkbox"/> IN LISTED DISTRICT NAME: <input type="checkbox"/> PENDING LISTING <input type="checkbox"/> ELIGIBLE (INDIVIDUALLY) <input type="checkbox"/> ELIGIBLE (DISTRICT) <input type="checkbox"/> NOT ELIGIBLE <input type="checkbox"/> NOT DETERMINED			OTHER:		



MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102
ARCHITECTURAL/HISTORIC INVENTORY FORM

ADDITIONAL INFORMATION

21. (CONT.) HISTORY AND SIGNIFICANCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

This resource was rated as Contributing to the National Register-Listed Harrisonville Courthouse Square Historic District. This district was listed in the National Register of Historic Places (NRHP) in 1994 under Criterion A for Commerce and Politics/Government and Criterion C for its architecture. This building was initially in use as the Brown Bros. Bus Co. when it was constructed in 1928 with a garage at the rear. Herb Acuff owned the building from the 1930s until 1964 during which time it was a Chevrolet showroom and garage. He later sold it and it became C and M Cheverlet Olds. Need's Body Shop moved to the space in the 1970s and it was later converted to the Harrisonville Police Station in 1977. The building was remodeled, filling in much of the original display window openings in 1983. The building is now owned by the City of Harrisonville and is in use for storage. The 1991 survey and 1994 nomination referred to this building as being initially owned by the White Motor Company but a 1928 article has conflicting information stating it was built as the Brown Bros. Bus Company in 1928. Additionally, advertisements throughout the same year place the White Motor Co. in a location on North Independence Street. Due to the partial demolition of the building and replacement materials, it no longer retains sufficient integrity of design and materials to be considered contributing to the Harrisonville Courthouse Square Historic District.

22. (CONT.) SOURCES OF INFORMATION. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

Becker, Linda F., and Cydney E. Millstein
1994 National Register of Historic Places Inventory Nomination Form: Harrisonville Courthouse Square Historic District. Prepared by Architectural and Art Historical Research. Bohl, Carol and David R. Atkinson. 2012 Images of America Harrisonville. Arcadia Publishing Print.
The Cass County Democrat-Missourian. 1928 White Motor Co. August 30, 2/ 1928 Brown Bros. in New Home. November 15, 1. Cass County Historical Society. Photographic Collection.
Sanborn Map Company
1885-1939 Sanborn Fire Insurance Map from Harrisonville, Cass County, Missouri. Retrieved from the Library of congress, https://www.loc.gov/collections/sanborn-maps/?fa=location_state:missouri%7Clocation_county:cass+county%7Clocation_city:harrisonville, accessed September 3, 2024.
Three Gables Presevation. 1991 Historic Resources of Harrisonville. Prepared by Three Gables Preservation, Prepared for the City of Harrisonville.

40. (CONT.) DESCRIPTION OF ENVIRONMENT AND OUTBUILDINGS. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

The property at 208 East Pearl Street is directly northeast of the courthouse square. The parcel boundaries span the length of the block from Pearl Street to Tabb Street. This building is located in the northwestern corner of the Pearl Street and Marler Lane intersection. The building is set back from the road slightly likely due to the presence of the original bus station. South of the building is paved in concrete, some of which allowed vehicles to drive into the garage bay on the eastern end of the facade. The rear of the lot is grassy with a concrete path leading from Tabb Street to the side of the building. There are no outbuildings associated with this resource.

41. (CONT.) DESCRIPTION OF PRIMARY RESOURCE. EXPAND BOX AS NECESSARY, OR ADD CONTINUATION PAGES.

This building is one story with a parapeted roof. The two central parapets are larger in scale than the two on the ends of the facade. The roofline is capped with stone, and rectangular brick patterns comprise a simple cornice. A molded stone lintel is below the cornice, spanning the width of the building. The facade is separated into six bays with brick walls, six of which are capped with stone panels with a floral motif. Originally there were two pedestrian entries on the facade, both have stone pediments with floral designs and scrollwork. One of the entries has a replacement aluminum-framed glass door with a transom and the other has been infilled with a concrete bulkhead and small fixed display window. Stone coursing is above the bays where the display windows were originally located. These bays have been infilled with concrete bulkheads and fixed display windows. An aluminum replacement garage door is in the eastern bay with four lights. The facade is clad in variegated brick, and the sides of the building feature glazed brick. The building is situated on a slope which goes downward towards Tabb Street. Historic photographs confirm the most substantial alterations to the facade occurred after the 1970s. Little change has occurred to that elevation since the time of the 1991 survey aside from the removal of the police station signage. As of February 2025, the rear half of the building has been demolished, leaving only the facade and front flat-roofed portion intact. This has led to a significant loss of integrity to the building.

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

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.