



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

**1. Call to Order**

The meeting was called to order at 12:00 PM by Chairman Atkinson.

**A. Roll Call**

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

Others present: Joe Parkhurst, Applicant; David & Kathy Waddle, Applicants; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

**2. Approval of Minutes**

**A. Minutes from the September 3, 2025, meeting.**

**RESULT:**                    **Approved**  
**MOVER:**                    Bing Schimmelfenning  
**SECONDER:**                Robert Wiseman  
**AYES:**                      David Atkinson, Amanda Stites, Bing Schimmelfenning, Robert Wiseman

Dale Franklin arrived at 12:03 PM, after the vote.

### 3. Certificate of Appropriateness

#### A. Appl. COA-25-003--Certificate of Appropriateness for 112 S. Independence St.

**RESULT:** Approved  
**MOVER:** Bing Schimmelfenning  
**SECONDER:** Dale Franklin  
**AYES:** David Atkinson, Dale Franklin, Amanda Stites, Bing Schimmelfenning, Robert Wiseman

Director Stanton presented the Staff Report for 112 S. Independence Street. 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 a new wall sign of approximately 50 sqft. She added that there was a correction on Packet Page 6, the National Register Nomination for the Historic Courthouse Square Historic District should say pages 12-13 instead of 16-17.

She said the building was built in 1887. The windows are non-historic, likely replaced around 1980. The National Register Nomination for the Square identifies the building as having an Italianate style.

Director Stanton said the application is before the Commission for the following reasons:

- The windows that are proposed to be replaced are visible from the street.
- There is a color (paint) change proposed, which requires HPC review and approval.
- The proposed wall sign is approximately 50 sqft. Staff can only approve up to 20 sqft.

Staff recommend 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.

Joseph Parkhurst spoke to the Commission. He said that the windows would mirror the windows at 114 next door. He said that the color would highlight the architectural features and they are exploring off-white or almond.

David Atkinson asked if the windows would open. Joe said they would not as that would be living space. Mr. Atkinson asked if there would be changes to the features around the windows. Mr. Parkhurst said no, they would just be repaired.

Bing Schimmelfenning asked if they were planning to paint the entire building. Mr. Parkhurst said they were not painting the brick. He added that the sign would be centered over the storefront.

David Atkinson asked what would be in the display windows. Mr. Parkhurst said there would be a school theme and historic items on the other side.

Bing Schimmelfenning made a motion to approve the Certificate of Appropriateness. Dale Franklin seconded. The motion passed unanimously.

**B. Appl. COA-25-004--Certificate of Appropriateness for 208 E. Pearl St.**

**RESULT:**                   **Approved**  
**MOVER:**                   Dale Franklin  
**SECONDER:**               Bing Schimmelfenning  
**AYES:**                    David Atkinson, Dale Franklin, Amanda Stites, Bing Schimmelfenning,  
                                  Robert Wiseman

Director Stanton presented the Staff Report for 208 E. Pearl Street. The applicant has requested a Certificate of Appropriateness to restore the building to its original look from 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. Mr. Waddle also stated that he would like to replicate the signs and look of the old service station and this would be discussed more as there would be additional details needed. She said that the building was built in 1928 for the Brown Bros. Bus Company. The structure was remodeled in 1983, filling in much of the original display window openings. The National Register Nomination for the Square identifies the building as having Arts & Crafts/Art Deco elements. The listing states that the "Aluminum-frame rectangular windows with pitched, prominent concrete bulkheads are modern alterations"; despite this, it is considered to be contributing to the Courthouse Square District.

On January 5, 2025, the HPC voted 6-1 to approve a COA for the demolition of the rear portions of the building. 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 displayed within the redeveloped front portion as a way of "recognizing and respecting" its significance. Director Stanton said that this application is before the Commission because the work that is proposed is visible from the street and will bring much needed life back to the building. Staff recommends approval of the requested Certificate of Appropriateness to do the following items:

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

David Waddle spoke to the Commission about his plans for the building. Mr. Waddle said that in picture 1, the whole column is not damaged, just the outside. He told them that he is unable to get double-sided glazed block to fix the column on the east side. He said his best option is to block it in and paint and blend it to match. In picture 2, he would try to blend and match the white. Mr. Waddle said he will tuckpoint the front, clean and seal the brick, and he may use glazed block because the original bricks under the windows are gone.

David Atkinson asked if he was going to replace the garage door with a four-panel door like the picture. Mr. Waddle said he is going to build it himself, but it won't be operable. Mr. Waddle said that he plans to level the garage ramp and put a kitchen in the space. He is hoping for a small café or a pizza place to move into the building. He said he was thinking about

making it an automotive theme. He added that his focus right now is taking care of the brick, windows and getting the building buttoned up for winter. Dale Franklin made a motion to approve. Bing Schimmelfenning seconded. The motion passed unanimously.

**4. Discussion Items**

**5. Adjourn**

With nothing further to come before the Commission, Bing Schimmelfenning made a motion to adjourn. Robert Wiseman seconded. The meeting was adjourned at 12:26 PM.

Respectfully Submitted:

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Jamie Martin, Recording Secretary