
Harrisonville's Guidebook *for* Landmarks *and* Preservation Districts



Cass County Courthouse, Harrisonville, Missouri – built in 1897

Published by
THE HARRISONVILLE HISTORIC PRESERVATION COMMISSION
an agency of the City of Harrisonville, Missouri

Mayor William F. Mills

*Aldermen: Gerald Steele, Laurence Smith, Dorothy A. Young, Robert E. Barrett,
Alicia Chai, Maureen Lehr, Lorene M. McRell, Mitchell W. Greenwell*

Commission: Gary Lee, Charles Hight, Donald Bockelman, Larry Hahs, Eldine Weaver
For additional copies of this guidebook, contact the City of Harrisonville at 380-8900
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**Chronological Events of the
Historic Preservation Commission**

1990

- Board of Aldermen approved city sponsorship of a grant to fund an Historical Property Survey.

1991

- February – Historic Survey Draft is completed.
- September – Courthouse Square District survey is completed.

1992

- City applied for a grant from the State Historic Preservation Fund to nominate the Square Area to the National Historic Register.

1993

- State Historic Preservation Fund Grant Received.
- January – Council Bill 046, Ordinance 1928 was passed which established the Historic Preservation District in the City Zoning Ordinance.
- July – Amended Historic Preservation District Ordinance, 1928.
- The Historic Preservation Commission was appointed in March and began holding meetings in May.
- November – Missouri Advisory Council on Historic Preservation recommends approval of nomination to the DNR.
- City qualifies as a Certified Local Government.

1994

- January – Historic Preservation Commission votes to support the Courthouse Square District project.
- **April 8th** – District is listed on the National Register of Historic Places.
- December – the Historic Preservation Commission approves Guidebook for Landmarks and Preservation Districts.
- November – City was awarded a \$7,332 grant from the Missouri Department of Natural Resources, Historic Preservation Program.
- December – HPC moves to recommend that the Planning and Zoning Commission amend the zoning ordinance to include the Design Guidelines.
- December – entered into agreement with Architectural and Art Historical Research from Kansas City, Missouri to complete the architectural survey, Council Bill 087, Ordinance No. 2101.

1995

- January – Planning and Zoning Commission discussed and deferred the approval of the Design Guidelines.
- Architectural Survey was completed.

1997

- March – Planning Commission approves Guidebook for Landmarks and Preservation Districts.
- April – Board of Aldermen approved Guidebook for Landmarks and Preservations Districts, Ordinance No. 2367.

2000

- March – Planning Commission approves revisions to Harrisonville Guidebook for Landmarks and Preservation Districts.
- April – Board of Aldermen approves revisions to Harrisonville Guidebook for Landmarks and Preservations Districts, Ord No. 2638 (1600).

Other important information:

The Harrisonville Courthouse Square Historic District consists of four full blocks of commercial buildings facing the Courthouse Square and portions of five additional City blocks just off the Square. All together, the district contains 37 buildings, 34 of which contribute to the historic architectural qualities and historic associations of the district.

Sanborn fire insurance maps show that nine buildings date before 1885, ten by 1900, ten between 1900 and 1910, two between 1910 and 1917, three between 1925 and 1929, one in 1939, one in 1959, and one in 1980.

All but four of the buildings are constructed of brick and a large number retain partial façade coverings of decorative brick lintels and/or pressed metal hold molds, as well as ornamental brick and/or metal cornices.

***Courthouse Square District
As defined by the
Harrisonville Historic
Preservation Commission***

Own~~ing~~ property within Harrisonville's locally designated preservation district or an individual landmark is both a privilege and a responsibility. Property owners can benefit from generally increased property values, ~~the availability of professional design guidance,~~ federal and local tax advantages for rehabilitation, and protection

from destructive planned change. By the same token, owners are responsible for helping to maintain the distinctive characteristics that make an historic district unique.

This guidebook is designed to aid the property owner when rehabilitating a property located within the specified historic districts in Harrisonville, Missouri

Preserving Harrisonville's Historical Buildings

The Harrisonville Historic Preservation Commission (HPC) was formed as a result of a city ordinance (#1928 Section HR in 1993) adopted by the Board of Aldermen, City of Harrisonville. Under the terms and conditions of this ordinance, it is the duty of this commission to identify structures of historic significance and to encourage their preservation.

In compliance with this ordinance, the HPC has surveyed properties in and around an area commonly described as the "Courthouse Square District". This survey was conducted by a professional architectural historian in cooperation with the Missouri Department of Natural Resources, Office of Historic Preservation. As a result of this survey, an historically significant district was identified. The Harrisonville Courthouse Square Historic District consists of four full blocks of commercial buildings facing the Courthouse Square and portions of five additional City blocks just off the Square. All together, the district contains 37 buildings, 34 of which contribute to the historic architectural qualities and historic associations of the district.

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This district has subsequently been placed on the National Register of Historic Places by the United States Department Interior, National Park Service. It is the intent of these design guidelines to supplement the protection of this area as described in the Historical Preservation City Ordinance.

This commission is providing these guidelines to property owners throughout the district, as assistance in developing plans for renovation and remodeling of structures located within the district boundaries. It is the objective of this commission to preserve and protect the historically significant features of each building as identified in the application to the National Park Service for registration in the National Register of Historic Places.

While not required by the commission, property owners submitting applications to this commission are encouraged to seek professional assistance in order not to damage the historically significant features identified on the national survey. It is the desire of the HPC to assist property owners in preserving the historical significant features of their structures while

recognizing the importance of adapting the structures to modern commercial uses.

It is believed that with a working partnership between building owners and the

commission, the integrity of the entire "Courthouse Square District" area can be maintained as an historically significant district worthy of National Recognition.

The Review Process

Applications for exterior changes not pre-approved under the Guidelines are first reviewed through an informal presentation.

The HPC will then act upon the application. Applications for the Certificate of Appropriateness form, supplied by the city, must be received by the office in time to allow for inclusion to the agenda for the HPC meeting.

For review, the owner must provide sufficient graphic information to fully explain the proposed work drawings, sketches, photographs, etc. In reviewing all applications, the HPC will use the standard measures of design, including scale, texture, rhythm, massing, material, color, pattern and the relationship of solid to void, in the context of the district. The owner, or his representative, should plan to attend the HPC meetings to discuss the proposed work.

The members of the HPC may vote to recommend approval or denial, or to take the matter under advisement for a period not to exceed 45 days. An HPC vote of approval results in the issuance of a Certificate of Appropriateness, which is the official document recording the proposed work. The commission will render its decision only upon the appropriateness of the specific, non-binding actions identified in the application. Recommendations of additional actions may be made by the HPC, but shall not form the basis for denial. A vote of denial by the HPC will include specific reasons for the denial, at which time the property owner may then elect to institute an appeal to the Board of Aldermen, as prescribed by the ordinance. The HPC will reconsider an amended

application filed in accordance with the requirements.

The applicant may suspend or reinstate an application by written request at any time during the process outlined above. The Certificate of Appropriateness shall be valid for a period of six months. Property owners should be advised that all required city building permits must be obtained in addition to the Certificate of Appropriateness.

In an effort to speed up the review process, the HPC has increased the scope of work that may be approved by the staff. A letter from the staff* approving work to be done in accordance with the HPC's approved Guidelines may be issued in a matter of hours. Staff may approve proposed work that restores an existing element to its original design, if the original design can be documented. The owner is strongly encouraged to consult with staff before beginning work, to ensure that the work will enhance and improve the quality of detail on the structure. Staff may reserve the right to refer any application to the Commission where the intent of the design guidelines are not clearly defined in relation to the application.

The Department of Building Inspection will not issue a building or demolition permit affecting a designated property without a Certificate of Appropriateness.

HPC authorization is not needed for the purpose of remedying emergency conditions officially determined by the Department of Building Inspection, the Fire Department, the Board of Health, or any court.

Design and technical assistance, as well as tax and historical information are available at City Hall. If you desire further

explanation or clarification, please call the City of Harrisonville at 816-380-8900.

*All references to staff shall refer to the personnel of the Codes Enforcement Department of the City of Harrisonville.

Planned Information and Services

The goal of the HPC is to provide resources to property owners designed to assist in their preservation efforts. Such resources may include:

- ◆ A library of resource documents on building styles.
- ◆ Information about Harrisonville's historic neighborhoods and structures.
- ◆ A complete set of the Old House Journal, one of the best sources for rehabilitation information and techniques.
- ◆ Preservation briefs from the Technical Preservation Services Division of the National Park Service on masonry cleaning and tuck pointing, windows, roofing, simulated siding, etc.
- ◆ Publications of the Department of the Interior related to tax certification and the Secretary of the Interior's Standards for Rehabilitation.
- ◆ Guidelines for historically correct color selections for the style and age of the building.

About the Historic Preservation Commission

The seven members of the HPC are appointed by the Mayor and appointed by the Board of Aldermen. They serve without compensation. The HPC consists of citizens of Harrisonville, all of whom must have a demonstrated interest in historic preservation. The duties of the HPC include designating local landmarks and preservation districts. Local designation occurs only after extensive historical and/or architectural documentation, using criteria similar to those required for listing of the

property on the National Register of Historic Places, and a public hearing where property owners and neighborhood residents may endorse or oppose the designation.

Another principal duty of the HPC is to review the design of exterior changes to locally designated structures. This is accomplished through an application and the HPC review process. Many exterior changes subject to review by the HPC are described in the following Guidelines section.