



Kirksville Historic Preservation Commission Meeting Agenda

February 12, 2025, 4:00 pm

Council Chambers, City Hall, 201 S. Franklin St.

Zoom Notice:

Due to the potential for inclement weather, commissioners and the public may participate via Zoom at the following link or telephone number:

Join Zoom Meeting <https://us06web.zoom.us/j/4162429279?omn=88497506533>

Meeting ID: 416 242 9279

One tap mobile dial by your location: +1 312 626 6799 US (Chicago)

Call Meeting to Order

Roll Call

Order of the Agenda:

Staff report of additions or changes

Motion (and Second) to approve the order of the agenda

Vote – Ayes / Nays / Abstain

Minutes:

Minutes of the regular meeting January on 8, 2025

Motion (and Second) to approve minutes

Chair asks for corrections

Vote – Ayes / Nays / Abstain

Old Business:

1. Potential Historic Landmarks

- a. Staff Report
- b. Commission Updates/ Input
- c. Citizen Questions / Input

New Business:

1. **Public Hearing No. 1** – A Nomination Form for a Historic Landmark at 606 E. Washington St.
 - a. Chair Declares Public Hearing Open
 - b. Staff Report
 - c. Public Input
 - i. In Favor
 - ii. Opposed
 - d. Chair Declares Public Hearing Closed

2. **Landmark Nomination** – A Nomination Form for a Historic Landmark at 606 E. Washington St.
 - a. Staff Report
 - b. Recommended Motion – To adopt a resolution recommending the home located at 606 E. Washington St. be designated a local landmark based on criteria for designation found in Sec, 2-194 (c) of the Kirksville City Code and recommending Planning and Zoning Commission and City Council approval of the local landmark designation.
 - c. Commission Discussion
 - d. Citizen Questions/Input
 - e. Vote – Roll Call

3. **Public Hearing No. 2** – A Nomination Form for a Historic Landmark at 707 N. Centennial St.
 - a. Chair Declares Public Hearing Open
 - b. Staff Report
 - c. Public Input
 - i. In Favor
 - ii. Opposed
 - d. Chair Declares Public Hearing Closed

4. **Landmark Nomination** – A Nomination Form for a Historic Landmark at 707 N. Centennial St
 - a. Staff Report
 - b. Recommended Motion – To adopt a resolution recommending the Willard School located at 707 N. Centennial St. be designated a local landmark based on criteria for designation found in Sec, 2-194 (c) of the Kirksville City Code and recommending Planning and Zoning Commission and City Council approval of the local landmark designation.

- c. Commission Discussion
 - d. Citizen Questions/Input
 - e. Vote – Roll Call
- 5. Public Hearing No. 3** – A Nomination Form for a Historic Landmark at 408 E. Illinois St.
- a. Chair Declares Public Hearing Open
 - b. Staff Report
 - c. Public Input
 - i. In Favor
 - ii. Opposed
 - d. Chair Declares Public Hearing Closed
- 6. Landmark Nomination** – A Nomination Form for a Historic Landmark at 408 E. Illinois St.
- a. Staff Report
 - b. Recommended Motion – To adopt a resolution recommending the home located at 408 E. Illinois St. be designated a local landmark based on criteria for designation found in Sec, 2-194 (c) of the Kirksville City Code and recommending Planning and Zoning Commission and City Council approval of the local landmark designation.
 - c. Commission Discussion
 - d. Citizen Questions/Input
 - e. Vote – Roll Call
- 7. Public Hearing No. 4** – A Nomination Form for a Historic Landmark at 101 W. Washington St.
- a. Chair Declares Public Hearing Open
 - b. Staff Report
 - c. Public Input
 - i. In Favor
 - ii. Opposed
 - d. Chair Declares Public Hearing Closed
- 8. Landmark Nomination** – A Nomination Form for a Historic Landmark at 101 W. Washington St.
- a. Staff Report
 - b. Recommended Motion – To adopt a resolution recommending the Citizen’s National Bank Building located at 101 W. Washington St. be designated a local landmark based on criteria for designation found in Sec, 2-194 (c) of

the Kirksville City Code and recommend Planning and Zoning Commission and City Council approval of the local landmark designation.

- c. Commission Discussion
- d. Citizen Questions/Input
- e. Vote – Roll Call

9. Public Hearing No. 5 – A Nomination Form for a Historic Landmark at 401 E. Missouri St.

- a. Chair Declares Public Hearing Open
- b. Staff Report
- c. Public Input
 - i. In Favor
 - ii. Opposed
- d. Chair Declares Public Hearing Closed

10. Landmark Nomination – A Nomination Form for a Historic Landmark at 401 E. Missouri St.

- a. Staff Report
- b. Recommended Motion – To adopt a resolution recommending the home located at 401 E. Missouri St. be designated a local landmark based on criteria for designation found in Sec, 2-194 (c) of the Kirksville City Code and recommend Planning and Zoning Commission and City Council approval of the local landmark designation.
- c. Commission Discussion
- d. Citizen Questions/Input
- e. Vote – Roll Call

11. Public Hearing No. 6 – A Nomination Form for a Historic Landmark at 711 E. Harrison St.

- a. Chair Declares Public Hearing Open
- b. Staff Report
- c. Public Input
 - i. In Favor
 - ii. Opposed
- d. Chair Declares Public Hearing Closed

12. Landmark Nomination – A Nomination Form for a Historic Landmark at 711 E. Harrison St.

- a. Staff Report

- b. Recommended Motion – To adopt a resolution recommending the home located at 711 E. Harrison St. be designated a local landmark based on criteria for designation found in Sec, 2-194 (c) of the Kirksville City Code and recommend Planning and Zoning Commission and City Council approval of the local landmark designation.
- c. Commission Discussion
- d. Citizen Questions/Input

Vote – Roll Call

13. Proposition Purpose Built – Presentation

- a. Staff Report
- b. Discussion

Staff Comments:

Invitation to the State of the City

- a. Monday, February 24, 2025, at 5:30 pm – Large Conference Room, Economic Development Alliance (EDA) Building, 315 S. Franklin St.

Invitation to the Third Annual Boards and Commissions Recognition Banquet

- a. Monday, March 24, 2025, at 6:00 pm – Georgian Room, Student Union Building, Truman State University, 901 S. Franklin St.

Citizen Participation

(Time Limit of Five Minutes) Citizen participation is for suggestions and comments on items affecting the Kirksville Historic Preservation Commission and the City, but are not on the agenda. Action by the Commission other than acknowledgment is not expected at the same meeting. Citizens may address the Commission on topics which are part of the regular agenda when these items are discussed by the Commission. Citizens must add their signature to the Citizen Participation Sign-In Sheet and announce their name before they begin speaking. The Commission does like to follow up with citizens and request citizens willing to leave a form of contact.

Adjournment

Notice of Nondiscrimination

All persons within the City of Kirksville are free and equal and shall be entitled to the following equal use and enjoyment within the city at any place of public accommodation without discrimination or segregation on account of age, ancestry, color, disability, gender, gender identity, marital status, national origin, race, religion, sexual orientation or on any other basis that would be in violation of any applicable federal, state, or local law.

Notice of Disability Accommodations

Any person with a disability desiring reasonable accommodation to attend this meeting may contact the City Clerk at 660.627.1225 to make such arrangement.

KIRKSVILLE HISTORIC PRESERVATION COMMISSION MINUTES of January 8, 2025

PRESENT:

Lori Shook, Chair

Danny Ellsworth, Vice Chair

Amanda Brand

Jennifer Walston, City Council Representative

Ashley Young, Community & Economic Development Director

Austin Miller, Communications Director

ABSENT:

Robert Clement

Betty McLane-Iles, Planning & Zoning Representative

Sara Knipe, City Planner

CALL TO ORDER

Chair Lori Shook called the meeting of the Kirksville Historic Preservation Commission in the Council Chambers at City Hall, 201 S. Franklin, to order at 4:07 p.m.

APPROVAL OF AGENDA

Chair Shook asked for a motion to approve the order of the agenda. With no changes or additions, Danny Ellsworth made a motion to approve the order of agenda; Jennifer Walston seconded. The order of the agenda was approved with the following vote: Shook - aye, Ellsworth – aye, Walston – aye, Brand – aye; no nays. Absent: Clement, McLane-Iles.

APPROVAL OF MINUTES

Chair Shook asked for any changes to the minutes from the meeting on October 2, 2024. With no changes or additions, Jennifer Walston made a motion to approve the minutes of the October 2nd meeting; Danny Ellsworth seconded. The minutes were approved with the following vote: Shook - aye, Ellsworth – aye, Walston – aye, Brand – aye; no nays. Absent: Clement, McLane-Iles.

OLD BUSINESS

Potential Historic Landmarks: Chair Shook asked for a Staff Report from Ashley Young. Mr. Young stated that since the last meeting, City Staff now has received a total of seven applications for the Historic Local Landmark program. Mr. Young indicated that the next steps would be to establish a hard cut-off date for applications, then to call a Special Meeting for KHPC to review and approve the applications. Then, the applications would be presented to the Planning & Zoning Commission for approval followed by City Council. Jennifer Walston asked if the applicants were mainly residential. Mr. Young stated that it was a mixture of residential and commercial, but mostly residential.

NEW BUSINESS

Election of Officers: Chair Shook asked for nominations for the Chair. Jennifer Walston nominated Lori Shook; Danny Ellsworth seconded. With no other nominations, Lori Shook was elected as Chair with the following vote: Shook - aye, Ellsworth – aye, Walston – aye, Brand – aye; no nays. Absent: Clement, McLane-Iles.

Chair Shook asked for nominations for the Vice-Chair. Lori Shook nominated Danny Ellsworth; Jennifer Walston seconded. With no other nominations, Danny Ellsworth was elected as Vice-Chair with the following vote: Shook - aye, Ellsworth – aye, Walston – aye, Brand – aye; no nays. Absent: Clement, McLane-Iles.

CITIZEN PARTICIPATION

None.

Amanda Brand asked about a program / event for Preservation Month. In the past, there has been different walking tours. Ashley Young mentioned doing a Fraternal Tour. Chair Shook mentioned that Matt Kennedy is teaching a local Historic Class at Truman State University that may be interesting to see what his curriculum pertained to. Otherwise, the plaque dedications for the new Historic Local Landmarks and a potential walking tour for them would be an idea.

Next Regular Meeting: April 2, 2025 at 4:00 pm.

ADJOURNMENT

Danny Ellsworth made a motion to adjourn; Amanda Brand seconded. Chair Lori Shook adjourned the meeting at 4:28 pm.

Sonya Ray - Recording Secretary

Public Hearing No. 1 / Landmark Nomination for 606 E. Washington St.: Staff Report

The home at 606 E. Washington St. holds profound historical significance as the first house built specifically for a priest in Kirksville in 1922. It is in the Prairie School style. This is usually manifested as American Four Square, are not common in the survey area. While the design and style were wildly popular in parts of the country, the style was eclipsed by Craftsman style in the survey area. Most houses with Prairie influence are examples of the common American Four Square type. Some of these houses are plain and convey the simple Prairie School spirit, while a few examples are decorated with stylistic elements reflecting more ornate and traditional architectural styles such as Colonial Revival.

The American Four Square style is characterized by its square, boxy design, typically two-and-a-half stories tall. It features four spacious rooms per floor, maximizing interior space on small city lots. Key elements include a center dormer, large front porch with wide stairs, and a hipped roof. The style often incorporates arched entries between rooms, built-in cabinetry, and Craftsman-style woodwork. Large windows allow ample natural light. The efficient layout usually includes a living room, dining room, kitchen, and foyer on the first floor, with bedrooms and a bathroom on the second. The attic floor typically contains one or two rooms. This practical design became popular from the mid-1890s to the late 1930s.



Kirksville Historic Preservation Commission

Nomination Form for a Historic Landmark

I, Suemi L Lopez Brizuela, wish to place in nomination, the properties located generally at 606 E Washington kirksville Mo 63501, to be listed with the Kirksville Historic Preservation Commission, as a Landmark Historic property.

This property is historically significant because: (or please attach supporting information and/or pictures)

Nomination for Historic Landmark Designation

Historic Significance

606 E Washington holds profound historical significance as the first house built specifically for a priest in Kirksville Constructed in [1922 this property embodies the city's rich religious heritage and architectural history.


First house built for a priest, reflecting Kirksville's early religious influences.

Name of Property Owner: Suemi L Lopez Brizuela

Mailing Address: 3128 Ohio Ave

City, State, Zip: Richmond , Ca 94804

I certify that I am the owner or one of the owners of the property described above. I recognize that there is a rezoning process that is required if the property is accepted as a Historic Landmark by the Commission, and that I am responsible for any fees due as a result of the rezoning procedure.



Owners Signature

12/4/2024

Date

Public Hearing No. 2 / Landmark Nomination for 707 N. Centennial St.: Staff Report

The school at 707 N. Centennial St. – Willard School – has historical value as it once served as a local elementary school. Willard School is an excellent example of an early to mid-twentieth century academic building. The school was named after the nationally known educator Frances Elizabeth Caroline Willard (1839 – 1898) and built in 1934. Willard was instrumental in passing the 18th and 19th Amendments to the U.S. Constitution (Prohibition & Women’s Suffrage). She spent her life working on her vision of getting federal aid for education, free school lunches, women’s rights, unions for workers, an 8-hour work day, work relief for the poor, public sanitation, boards of health, strong anti-rape laws, & protection against child abuse.

The Willard School features revivalist design treatments popular during the first half of the twentieth century, in particular for educational institutions. The primary elevation is defined by keystones, quoins, multi-paned windows, and defined arches and windows, which often features a portico or framed entrance.





Kirksville Historic Preservation Commission Nomination Form for a Historic Landmark

I, Tony Askew , wish to place in nomination, the properties located generally at 707 N Centennial, to be listed with the Kirksville Historic Preservation Commission, as a Landmark Historic property.

This property is historically significant because: (or please attach supporting information and/or pictures) It is a school that was attended by a lot of local citizens

Name of Property Owner: Tony Askew

Mailing Address: 709 N Williamson

City, State, Zip: Atlanta MO 63530

I certify that I am the owner or one of the owners of the property described above. I recognize that there is a rezoning process that is required if the property is accepted as a Historic Landmark by the Commission, and that I am responsible for any fees due as a result of the rezoning procedure.

Owners Signature Date

Tony R Askew

December 09 2024

Public Hearing No. 3 / Landmark Nomination for 408 E. Illinois St.: Staff Report

The home at 408 E. Illinois St. is a Sears Kit home. Sears home kits were sold from 1908 to 1942 and considered catalog kits. This house is the model Argyle style. The bungalow exterior designed provided a transitional space between the public exterior and private interior of the home, creating a welcoming entry point creating an additional outdoor living space that was partially enclosed, fostering a sense of security while maintaining a connection to the outdoors. The inset porch design allowed for better integration with the overall structure of the house, making it an integral part of the home's massing rather than an applied element. The inset porch contributed to the home's overall aesthetic, enhancing its curb appeal and reflecting popular architectural styles of the time, such as Craftsman and Colonial Revival. The inset porch allowed for the incorporation of decorative brick columns, brackets, and railings, which were signature features of Sears kit homes. The porch design often facilitated natural ventilation and lighting for the interior of the home, incorporating these functional and aesthetic elements.

The Argyle house's standard built-in bookcase with colonnade represents a significant architectural feature of early twentieth-century kit homes. This distinctive element, unique to the Argyle model, showcases the era's emphasis on practical, space-efficient design. As a standard feature, it distinguishes the Argyle from other models and provides valuable insight into the customization options and architectural preferences of the time.

The inset porch design and interior craftsman style of Sears kit bungalows played a crucial role in defining the character and livability of these popular early twentieth-century homes.



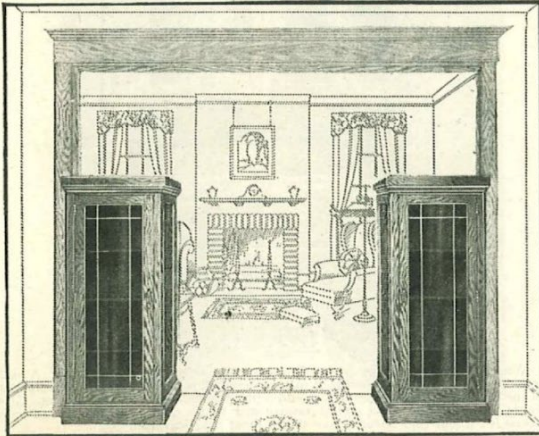
Bookcased Openings and Colonnades

One of these Bookcased Openings or Colonnades will greatly beautify any arched opening.

Where Yellow Pine Bookcases or Colonnades are wanted we can furnish them at the same price as Fir on request.

Honor Bill
MILLWORK

Head Trim, Casing, Base Blocks, Jambs, etc., are not part of the Colonnade nor of the Bookcased Opening shown here, and therefore, are not included in price. For Trim see pages 33 to 41.



Bookcased Opening

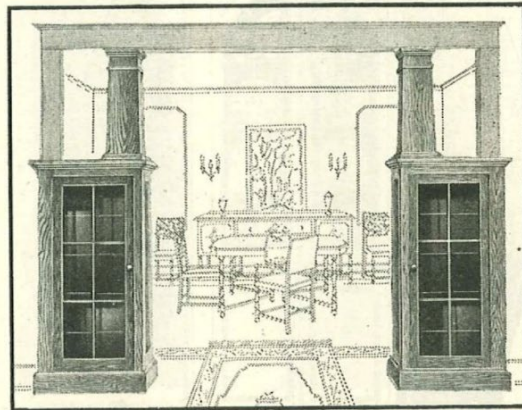
Made of Beautiful Clear Fir or Clear Oak. Each of the bookcases shown is made 4 feet 1 inch high; width, 1 foot 4 inches; depth from front to back, 1 foot 2 inches. The cap and base extend beyond these measurements 1 inch. The side and back of the bookcases are paneled. The side that fits against the jamb is plain. The door is glazed with high grade leaded glass. Each case is fitted with three adjustable shelves. The material and workmanship are the best. No hardware included. Shipped SET UP (put together) ALREADY TO SET IN PLACE.

NOTE—The bookcases can be had to fit on either side of consoles, fireplaces or other places at a slight additional cost. Write for quotations, describing where bookcases are to be used. **IMPORTANT**—Always state whether the paneled side of the bookcase is to be on the right or left hand as you face the front or glazed side.

Shipping weight, 200 pounds per pair, not prepaid.

63PM9897—Bookcases, as described above, clear fir, made to fit against 5 1/4-inch jambs. Per pair.....\$26.95

63PM6793—Bookcases, as described above, clear oak, made to fit against 5 1/4-inch jambs. Per pair.....\$42.50



Bookcased Colonnade

Made of Beautiful Clear Fir or Clear Oak. Can be used in room of any width. Cases are 4 ft. 9 in. high, 2 ft. 4 in. wide and 12 in. deep. Has three shelves. Door in each case glazed with six lights of clear glass. Ends of cases are made to set over a jamb 5 1/4 in. wide. The backs and exposed ends have one three-ply wood panel. Hardware not included. Shipped SET UP (put together), ALL READY TO SET IN PLACE.

Columns are 8 in. square at bottom and taper to 7 in. at top. Furnished in the white (not oiled or varnished). Carried in stock to fit openings 6 ft. 8 in.; 7 ft.; 7 ft. 6 in. and 8 ft. high. If intermediate or larger sizes are wanted, write for prices.

63PM9899—Clear Fir. Per pair.....\$35.25

63PM8475—Clear Oak. Per pair.....43.20

Shipping weight, 250 pounds, not prepaid. When ordering give width from jamb to jamb, and height from floor to head jamb. Specify width first.





Kirksville Historic Preservation Commission

JUL 31 REC'D

Nomination Form for a Historic Landmark

I, Amber Johnson + John Smelcer wish to place in nomination, the properties located generally at 408 E Illinois ST, to be listed with the Kirksville Historic Preservation Commission, as a Landmark Historic property.

This property is historically significant because: (or please attach supporting information and/or pictures)

This property is a good example of a Sears kit home, probably a slightly modified version of the Argyle (property is 1 bedroom instead of 2).

This kit was sold from 1916 - 1942. The house has original and unpainted built in bookcases and colonnades and original hardwood floors. We think the house was built in the late 1920s or early 1930s.

Name of Property Owner: Amber Johnson + John Smelcer

Mailing Address: 813 E Harrison ST

City, State, Zip: Kirksville MO 63501

I certify that I am the owner or one of the owners of the property described above. I recognize that there is a rezoning process that is required if the property is accepted as a Historic Landmark by the Commission, and that I am responsible for any fees due as a result of the rezoning procedure.

Amber Johnson
Owners Signature

7/29/2024
Date

Public Hearing No. 4 / Landmark Nomination for 101 W. Washington St.: Staff Report

Irwin Dunbar designed the Citizens National Bank building at 101 W. Washington St. in 1926 with a Neoclassical architectural style, which was popular for bank buildings in the early twentieth-century. The exterior of the building showcases several key features of this style with white marble construction. The entire outside of the building was made of white marble, giving it a grand and imposing appearance typical of Neoclassical architecture. The ionic columns are facade featured projecting columns in the Ionic style, one of the classical orders of architecture. This element directly references ancient Greek and Roman designs, a hallmark of Neoclassical architecture. With a bold two-story design, the building's height corresponded with neighboring structures, maintaining a cohesive streetscape while still standing out as an important civic building.

From a historical perspective, this architectural choice is significant for several reasons. It reflects the early twentieth-century trend of banks using Neoclassical design to convey stability, permanence, and trustworthiness to their customers. The use of high-quality materials like white marble demonstrates the bank's prosperity and importance in the local community. By incorporating classical elements, the building connected Kirksville to broader architectural trends in larger cities, showcasing the town's aspirations and growth.

The design represents a shift from earlier, more ornate Victorian styles towards the cleaner lines and classical references of early twentieth-century commercial architecture.

Dunbar's design for the Citizens National Bank building thus stands as an important example of how smaller Midwestern cities adopted and interpreted national architectural trends in the 1920s, contributing to the historical and architectural fabric of Kirksville.





DEC 23 REC'D

Kirksville Historic Preservation Commission

Nomination Form for a Historic District

I, Nikki Hamlin, wish to place in nomination, the properties located generally at 101 W. Washington St., to be listed with the Kirksville Historic Preservation Commission, as a Historic District. There is a map attached to this application form which shows the specific boundaries of the proposed Historic District that is being nominated.

These properties are historically significant because: (or please attach supporting information and/or pictures)

please see attached sheet

Name of Property Owner: Nikki Hamlin

Mailing Address: 816 College Park Dr.

City, State, Zip: Kirksville MO 63501



The steps necessary to move forward on an application for a Historic District nomination in the City of Kirksville are:

1. The Codes & Planning Director must prepare a list of all the property owners in the proposed district.
2. Certified mailing letters must be mailed out to all of the property owners in the proposed district, informing them of the pending nomination and the process required for that.
3. A date will be set for a vote of all the property owners in the proposed historic district.
4. One vote per tax parcel will be allowed.
5. A minimum of 66% of the property owners voting in the election must vote in the affirmative to continue the process of the nomination on to the Kirksville Historic Preservation Commission.
6. If the vote is affirmed, the process will move on to the Kirksville Historic Preservation Commission, to a public hearing with the Planning and Zoning Commission, and finally to the city council, for their decisions in the matter.

I certify that I am one of the owners of a property within the described area listed above.

W. J. Hamlin
Owners Signature

12-20-24
Date

Public Hearing No. 5 / Landmark Nomination for 401 E. Missouri St.: Staff Report

The home at 401 E. Missouri St. was built in 1935 as a Winona Sears Kit home. The Sears Winona, introduced in 1913, exemplified the popular Craftsman bungalow style of the early twentieth-century. Key features that made it stand out included with full-width front porch with chunky columns, distinctive low-pitched roof with wide eaves, distinctive five-piece eave brackets, horizontally-arranged attic windows in the front gable, flexible floor plans, and offering 2-3 bedrooms.

The Winona evolved over time, reflecting changing architectural trends. Early versions featured seven triangular brackets, while later models showcased Sears' signature five-piece brackets. By 1927, the design incorporated narrow clapboard siding, a gabled bump-out for the dining room, and faux beams. The Winona's adaptability and classic Craftsman elements contributed to its enduring popularity, remaining in Sears' catalog until 1940.

The Craftsman bungalow style is historically significant as it embodied the Arts and Crafts movement's ideals, democratized quality housing for the middle class, and represented a uniquely American architectural response to rapid industrialization. Its emphasis on craftsmanship, simplicity, and harmony with nature makes it worthy of landmark status.



Kirksville Historic Preservation Commission

Nomination Form for a Historic Landmark

I, Aaron Fine, wish to place in nomination, the properties located generally at 401 E. Missouri St., Kirksville to be listed with the Kirksville Historic Preservation Commission, as a Landmark Historic property.

This property is historically significant because: (or please attach supporting information and/or pictures)

Survey of historical properties conducted
by city / or a grant program
Key characteristics of craftsman style kit house
Over 100 years old

Name of Property Owner: Aaron Fine and Priya Kampli
Mailing Address: 401 E. Missouri St.
City, State, Zip: Kirksville, MO 63501

I certify that I am the owner or one of the owners of the property described above. I recognize that there is a rezoning process that is required if the property is accepted as a Historic Landmark by the Commission, and that I am responsible for any fees due as a result of the rezoning procedure.

[Signature]
Owners Signature

12/19/2024
Date

Public Hearing No. 6 / Landmark Nomination for 711 E. Harrison St.: Staff Report

The home at 711 E. Harrison St. was built by the Clark Family in 1930 with a Bungalow Craftsman style. The Craftsman style profoundly influenced early 20th-century residential architecture by rejecting the ornate Victorian designs in favor of simplicity, functionality, and handcrafted elements. It emphasized natural materials, exposed woodwork, and a connection to nature through features like large porches and ample windows. The style democratized quality housing for the middle class, offering affordable yet well-crafted homes. Popularized by Gustav Stickley's magazine and architects like Greene and Greene, Craftsman homes became synonymous with the American ideal of home, shaping neighborhoods across the country with their warm, inviting aesthetics.





Kirksville Historic Preservation Commission

Nomination Form for a Historic Landmark

^{WE}
* DAVE & TERESA HART, wish to place in nomination, the properties located generally at 711 EAST HARRISON STREET, to be listed with the Kirksville Historic Preservation Commission, as a Landmark Historic property.

This property is historically significant because: (or please attach supporting information and/or pictures)

Our house is an "ARTS & CRAFTS" home built in the span of 1920-1923 by the Clark family, possibly connected to the downtown "Hardware Store" Clarks. The home and detached garage sports red clay tile roofing, with the home having tin ceilings and side walls (some restored, some covered up), corner built-in cabinets in dining room & built-in cabinet in the "breakfast nook" off of the kitchen. Our house has the notoriety of operating a "moonshine still" upstairs in the walk-in attic during the alcohol prohibition years!! *

Name of Property Owner: DAVE HART

Mailing Address: 711 E. HARRISON STREET

City, State, Zip: KIRKSVILLE MO 63501

I certify that I am the owner or one of the owners of the property described above. I recognize that there is a rezoning process that is required if the property is accepted as a Historic Landmark by the Commission, and that I am responsible for any fees due as a result of the rezoning procedure.

DAVE HART
Owners Signature

12/16/2024
Date

* Verified With our neighbors, Tom & Virginia Durden, as well as Dr. John Roderick, each at the 700 block of EAST HARRISON STREET For over 50 years.

Prop B

Purpose-Built



New Police Station

Build a new police station that best serves officers and operations so the department can best serve residents



North Fire Station

Build a new fire station on the north side of Kirksville to ensure proper response to that section of the city



Community Center

Build a multipurpose building that can be a regional training hub for emergency responders and a space that the community can use for events and gatherings



City Hall Extension

Add on to City Hall with: a ground-level entrance that can accommodate all residents, larger Council Chambers and improved space for the Adair County Emergency Communications Center

Ballot Language

Shall the City of Kirksville, Missouri, impose an additional sales tax of three-eighths of one percent to complete its Proposition B. purpose-built infrastructure plan for the purpose of financing the construction of a police station, north fire station, emergency services equipment storage building, emergency services training site, a community center, an expansion to City Hall, and renovation to the existing City Hall, which will include the retirement of obligations until the earlier of September 30, 2045, or when the financing of such improvements has been paid in full?

Frequently Asked Questions

Why are these new buildings needed?

Historically, the City has acquired existing buildings and made them work for City operations. City Hall was built in 1905 as a post office. The police station was built as a bank in the 1960s. The fire station is a former car dealership. They weren't purpose-built to serve the functions they do now, so they don't serve the public adequately.

Can renovations be made?

Renovations have been made over the years, but there's no more space for these buildings to use.

What's wrong with the police station?

As said above, they are out of room. Officers are sharing cramped spaces. There is little space for evidence handling and storage. Many operations, such as intake and booking, happen downstairs. So, officers are leading handcuffed individuals down a flight of stairs, which is a safety problem for the officer and individual. There's no secure parking or entry to bring someone into custody.

Why is a second fire station needed?

The current station is out of room to store crucial equipment. Today's call volume exceeds what a single station should service. As Kirksville has continued growing on the north side, the central station has more challenges serving an area that far away.

Why does City Hall need to grow?

The City offers more services than it did when it moved into the building in 1962. The building was built decades before the Americans With Disabilities Act passed, so it wasn't designed to accommodate residents with mobility problems. Those residents need easier access. Additionally, the Council Chambers is small and limits how many people can participate in their government.

How much will this cost?

More detailed financial info is on the other side of this sheet, but the City is seeking \$25.1 million for this project.



Budget Breakdown

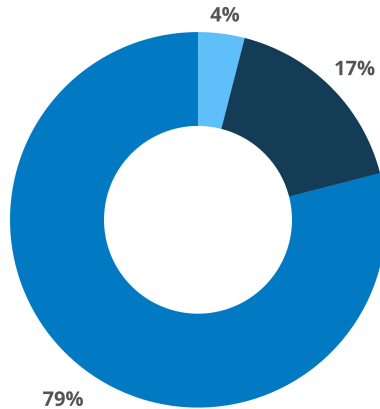
Sales Tax

It would be a 3/8-cent (\$0.0038) sales tax on goods and services in Kirksville

Project Costs

City Hall - \$11,057,000
Police Station - \$9,130,000
Fire Station - \$7,065,000
Community Center - \$3,065,000
Total - \$31,955,000

Proposed Project Funding



Grants and Other Sources (\$1,365,000)

The City has received a grant to go toward the Community Center. Other funds will also be used.

City Capital (\$5,487,000)

This is money the City has budgeted and saved over the last few years for this project.

Debt Issuance (\$25,101,000)

This is the amount sought to earn with the sales tax.

If approved, the sales tax would be in place for 20 years. It's estimated to generate about \$1.5 million each year. The sales tax can be ended sooner if the amount needed is reached before the 20-year mark.

How Will This Sales Tax Affect You?

It would cost about one cent for every \$3 spent.

On a \$3 cup of coffee, you would pay:

- \$0.01 on that single cup of coffee.
- \$0.08 if you got a cup of coffee daily for a week.
- \$4.11 for one cup daily for a year.

On a flat \$100 purchase, you would pay:

- \$0.37 on that single purchase.

The average cost of weekly groceries for a family is about \$300. This tax would add:

- \$1.125 to that weekly purchase.
- \$58.50 for a whole year.

Prop B
Purpose-Built

