HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
Wednesday, March 13, 2024 – 4:30 p.m.

Blue Springs City Hall – Conference Room 128
903 W. Main Street, Blue Springs, MO 64015

1. ROLL CALL & CALL TO ORDER
a. Meeting Minutes from October 10, 2023

2. NEW BUSINESS
a. HPC-02-24-9053 / 308 SW 19th St. Terr. / Fencing

3. OTHER BUSINESS

4. ADJOURN

If special accommodations are required for citizen participation in this meeting or if you have any questions or comments on any agenda items,
PLEASE CALL 816-220-4504

Agenda posted at the following locations:
City Hall, 903 W. Main Street
City's website
http://www.bluespringsgov.com/AgendaCenter
March 6, 2024
A quorum of the City Council may be in attendance however no City Council votes will be taken.
Community Development

City of Blue Springs
903 W. Main
Blue Springs, Missouri 64015

Historic Preservation Commission
MINUTES
Tuesday, October 10, 2023

A meeting of the Historic Preservation Commission of the City of Blue Springs was held in the City Hall Development Conf. Room 128 located at 903 W. Main Street on Tuesday, June 6, 2023, with the following members, guests, and staff in attendance:

VOTING MEMBERS PRESENT	Amy Coale Chris Birkenmaier Nicole Gaulden Frances Hose, Chairperson Pam Albarelli, Vice Chairperson Kay Burrus Ryan Crider
STAFF / OTHERS	Cara Elbert, Assistant Director, Com. Dev./Recording Secretary Jamarcus Magee, Associate Planner Dave McCumber, Development Review Manager Bob Morton, Planning Commission Liaison
MEMBERS ABSENT	Councilmember Chris Lievsay (Dist. 2)
CALL TO ORDER	Frances Hose, Chairperson opened the meeting at 4:00 p.m.
ROLL CALL	Cara Elbert, Assistant Director of Community Development, took roll call, and a quorum was present.
AGENDA ITEM 1-A May 23, 2023- Meeting Minutes	Chairperson Frances Hose asked for a motion on the meeting minutes. Motion was made by Commissioner Burrus to approve the meeting minutes and seconded by Commissioner Gaulden. The meeting minutes were approved unanimously.

AGENDA ITEM 2A/CLG Grant Discussion	Cara Elbert, Assistant Director of Community Development, presented the CLG Grant. The workshops were discussed as far as when and where. Mrs. Elbert stated that May will be the best time to do it as the cut-off is June. Commissioner Albarelli suggested East 40 Brewing Company. Commissioner Hose suggested the Justice Center(?) Mrs. Elbert said she would reach out to the Project Manager in the state as they have a list of consultants that they can use. They also then discussed what day to do the workshops. It was determined that Monday, Tuesday, and Wednesday would be the best days. Commissioner Burrus asked about the National Historic Preservation guidelines.
AGENDA ITEM 2B / Downtown Master Planning Discussion	Cara Elbert presented the presentation that was shown by the consultants at the open house. Mrs. Elbert stated that the plan is to be done with the project around February 2024. Commissioner Albarelli asked about commitment from City Council and the city to push the Plan through. Mrs. Elbert stated that many have participated in the process and that they are interested in moving forward with the Downtown Plan. Commissioner Hose spoke of her excitement at citizen participation and that she is looking forward to what will come from it and hopes that the excitement will push the City to push it forward.
OTHER BUSINESS	None.
MEETING ADJOURN	With no further discussion, a motion was made by Commissioner Burrus to adjourn at 4:25 p.m. Seconded by Commissioner Albarelli.

Respectfully Submitted by,
Cara Elbert, Recording Secretary

Frances Hose, Chairperson Date

DOWNTOWN
STAFF REPORT

Meeting Dates:	Historic Preservation Commission: March 13, 2024
Project Name:	***308 SW 19th Street Terrace***
Site Location:	***308 SW 19th Street Terrace***
Project Request:	HPC-02-24-9052; Historic Preservation Commission application to review the proposed addition of a fence to a single-family home in a National Historic Neighborhood

Applicant: **Chris Zrostlik | Z Home Repair**
Property Owner: **Blue Springs Terrace, Inc.**
Staff Planner: **Adair Bright, Senior Planner**

Project Description: The applicant is requesting approval to construct approximately 120-linear feet of fencing in the rear (east side) of the property. The fence is proposed to be 6-ft. tall and be a solid wood privacy fence. The one-story dwelling was built in 1935 and is within the German Evangelical Pastors Home District. The District was placed on the National Register of Historic Places in 1988 and contains 10 (ten) single-family residences and one (1) duplex constructed between 1908 and 1938. The property is zoned "T3/H-O" (Sub-Urban/Historic Overlay District) which permits single-family houses.

Staff Recommendation: Staff recommends **denial** of the Historic Preservation Commission application.

Previous Actions:

Date	Review Body	Action
05/05/1990	Board of Alderman	Approved Rezoning (R-1-90) from "R-1" (Single-Family Dwelling) to "R-1(H)" (Single-Family Dwelling – Historic District/Old Town) by Ord. No. 1916.
08/26/1996	Planning Commission	Approved Conditional Use Permit (CU-9-96) to allow for a duplex within the Historic District.
04/02/2007	City Council	Approved Rezoning (R-13-2007) from "SF-7/H-O" (Single-Family/Historic District) to "T3/H-O" (Sub-Urban/Historic Overlay District) by Ord. No. 4057.
05/25/2017	Historic Preservation Commission	Approved a front porch addition to the house at 310 SW 19th Street Terrace; however, that house was non-contributing and there was evidence that there has historically been a porch on the house that had been removed.
04/16/2019	Historic Preservation Commission	Approved a request for replacement of roof shingles, tabled a request to replace wood shingle siding with vinyl shingle siding, and denied a front porch addition at 311 SW 19th Street Terrace. The Commission requested that staff discuss the implications of approval to the National Register District with the State Historic Preservation office (SHPO).
05/01/2019	Historic Preservation Commission	Approved a request to replace wood shingle siding with vinyl shingle siding and approved a front porch addition at 311 NW 19th Street Terrace.

Future Applications: A building permit is required prior to construction of the fence. The Historic Preservation Commission is required to review requests for building permits when within Historic Districts or Conservation Areas and make a recommendation to the Director of Community Development.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"T3" (Sub-Urban)	Detached Housing
South:	"SF-7" (Single-Family)	Detached Housing
East:	"T3/H-O" (Sub-Urban/Historic Overlay District) & "SF-7" (Single-Family)	Detached Housing
West:	"SF-7" (Single-Family)	Detached Housing

HISTORIC PRESERVATION COMMISSION ANALYSIS

National Register Historic District: The house is within the boundaries of the German Evangelical Pastors' Homes, a National Register District, approved in 1988, and is a contributing house in the district. The 1988 survey stated *"this c. 1935 one-story frame 'minimal traditional' cottage with wood lap siding reflects changes in residential architecture and building patterns as a result of the Great Depression, an evolution from houses based on historical precedent to the traditional compromise of style of architecture. Simplified from and loosely based on the previously dominant Tudor style of the 1920s and early 1930s, the cottage is an example of the earliest forms of this style by virtue of its dominant front facing gable, cross gable roof, intermediate roof pitch, close eave and rake return and lack of decorative features. In form the residence is dominated by its L shape plan with a facing gable incorporating double windows and a separate façade porch. The cottage retains its original architectural features including the wood lap siding. Alterations and additions include an early (c. 1935-37) enclosure of the porch, an attached single car garage addition to the rear northeast corner and a small enclosed shed addition on the back stoop. The building retains sufficient integrity to yield information on the types of traditional eclectic houses that developed during the depression era and had their antecedents in styles based on historical precedent. Because of its design and construction, it is typical of the relatively small one-story traditional/compromise style houses that predominated in the 1930 in Blue Springs and the region."* The 1988 survey photo has been included below for reference.



Old Town Historic District:

The house is within the boundaries of the local Old Town Historic District, approved in 1990 by the Board of Alderman. The house was listed as a contributing structure in the Old Town Historic District. Per the Ordinance, any additions or alterations to properties of historic significance (i.e. contributing structures) shall be in accordance with the Secretary of Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.* The following Standards are relevant to the request:

Building Site

- Recommended: Identify, retain, and preserve buildings and their features as well as features of the site that are important in defining its overall historic character.
- Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property; removing or relocating buildings or landscape features thus destroying the historic relationship between buildings and the landscape.

District or Neighborhood

- Recommended: Identify, retain, and preserve building and landscape features which are important in defining the historic character of the setting. Such features can include roads and streets, furnishings such as lights or benches, vegetation, garden and yards, adjacent open space such as fields, parks, commons or woodlands, and important views or visual relationships.
- Not Recommended: Introducing a new building or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character.

Historic Resources Survey:

The one-story dwelling was built in 1935 and had a historic integrity rating of "fair" per the 2013 survey, which stated that "*the one-story dwelling has a brick foundation, vinyl siding, and a side-gable roof with asphalt shingles. The asymmetrical front façade has four bays. A small gabled wing occupies the south bay and contains a single replacement sliding window. Simple posts support the shed roof over the ¾ width veranda at the north end of the front (west) façade. The entrance and a small square window occupy the center bays. A tripart picture window occupies the north bay. A one-car garage attaches to the northeast corner of the house. The front façade has been altered, including the windows in the projecting wing, the remaining windows, and the porch."* The survey did not indicate the reasons for the "fair" rating. A copy of the 2013 Historic Resources Survey has been included for reference. The 2013 survey photo has been provided below.



DOWNTOWN DEVELOPENT CODE / DOWNTOWN DESIGN STANDARDS

The proposed fence will meet all requirements. There are no other applicable sections in the Downtown Development Code that impact the request.

DISCUSSION

As noted in past historic surveys, *"the preference of the Evangelical Church in erecting only one or one-and-a-half story frame wood or stucco cottages on large lots with space allotted for formal front yards and informal gardens and the continuing integrity of these features and characteristics distinguish the district from surrounding neighborhoods. The setting (including the 5.05 acre parcel and adjacent area once part of 12.5 acre parcel) i.e. open space, gardens and streetscape have remained undisturbed since the period of construction with the exception of removal of a barn and orchard in the 1970s and erection of a sanctuary on the extreme south portion of the original 10 acre site in 1980-81. Thus because of their design, setting and construction, 13 of the 14 residential buildings in the proposed district retain integrity both individually and as a group and communicate associations with a past period of time."*

Due to the nature of the development and the intent behind the Historic District and National Historic Register Designation, staff does not support the request to add a fence. Staff feels as though the addition of the fence would compromise the historic integrity of the property and the overall site and its character. The property was designed to have common open space and it currently communicates associations with a past period of time as stated in the 1988 historic survey. Approval of the fence would set a precedent that would change the residential units' relationship to one another as well as alter the openness of the existing neighborhood.

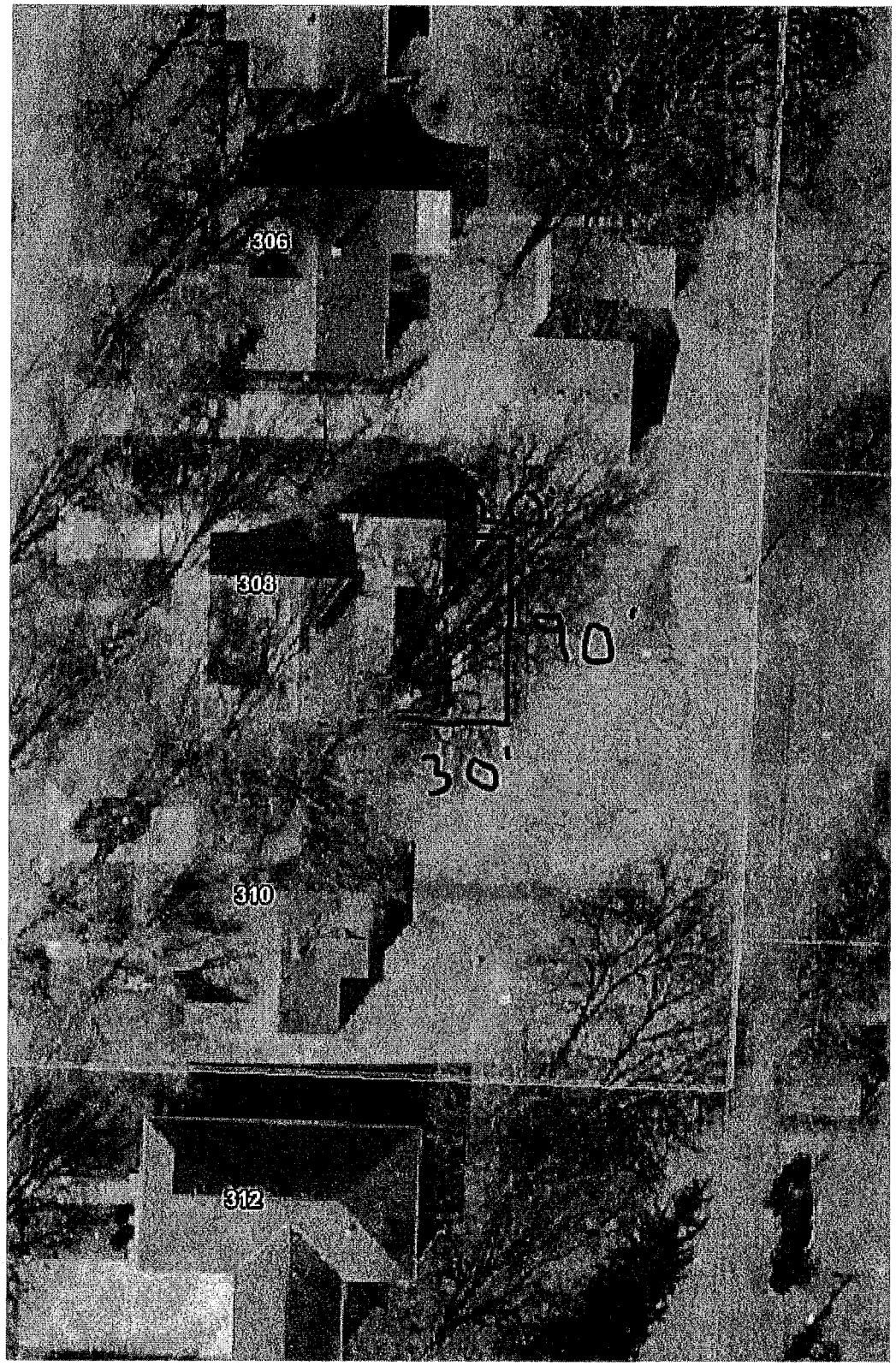
Review Criteria: *The Historic Preservation Commission reviews development permit applications under the UDC Section 408.020.H.5.a.*

Development Permits. In acting on permit requests under this Section, the Historic Preservation Commission shall consider the extent to which the buildings or structures would be harmonious with or incongruous to the old and historic aspects of the surroundings. It is not the intent of this consideration to discourage the contemporary architectural expression or to encourage the emulation of existing buildings or structures of historic or architectural interest in specific detail. Harmony or incompatibility should be evaluated in terms of the appropriateness of materials, scale, size, heigh, placement, and use of a new building or structure in relationship to existing buildings and structures and to the setting thereof.

STAFF RECOMMENDATION

Staff Recommendation:

Staff recommends denial of the Historic Preservation Commission application.



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The City of Blue Springs Missouri

DOWNTOWN APPLICATION

903 W Main Street, Blue Springs, MO | 816.228.0207 |
DevelopmentSubmittals@bluespringsgov.com

OFFICE USE ONLY – *Updated Oct. 13, 2020*
CASE # HPC-02-24-9053
ACCT # CK #
RECEIVAL DATE: 2/16/24
DRB MEETING:
HPC MEETING: 3/13/24
MCRC MEETING:
CDBG MEETING:
PLANNER: Adair Bright

PROJECT LOCATION INFORMATION

308 SW 19th St Terr Fence Permit
Project Name

308 SW 19th St Terr — 35-730-01-01-01-4-00-000
Project Address (Parcel ID if No Address Assigned or Multiple Addresses) — Legal Description (attach as a separate page if too large)

APPLICATION (check all that apply)

REVIEW BOARDS
- ☐ DOWNTOWN REVIEW BOARD
- ☐ HISTORIC PRESERVATION COMMISSION

FINANCIAL ASSISTANCE
- ☐ MCRC TAX ABATEMENT
- ☐ FAÇADE IMPROVEMENT GRANT

APPLICANT INFORMATION

Chris Zrostlik — Name of Applicant
Z Home Repair — Company

112 NE Jensen St — Address
Grain Valley — City
MO — State
64029 — Zip Code

zhomerepair1@gmail.com — Email
8167479761 — Phone
Fax

I agree to allow the City of Blue Springs to copy and distribute all project plans, materials, and information and post on the official City of Blue Springs web site as necessary for the project approval process, including public hearings. Additionally, I agree to pay the City of Blue Springs in full all applicable fees and costs required for the project approval process, including all public notifications.

Applicant Signature — 2/9/24 Date

PROPERTY OWNER INFORMATION

~~Janice Hill~~ Blue Springs Terr Inc — Name of Property Owner / Company
816-809-6058 ~~5596567944~~ — Phone
bparrino@comcast.net ~~janice@janicehill.com~~ — Email Address

308 SW 19th St Terr — Address
Blue Springs — City
MO — State
Zip Code

I declare, under penalty of perjury, that in applying for this application, I am the owner of this property and that the statements herein and all information herewith submitted are, to the best of my knowledge and belief, true and correct. In the event of corporate ownership, a list of all Directors, Officers, Stockholders of each Corporation owning more than five percent (5%) of any class of stock must be attached. With the signing and submittal of this application, I authorize the City of Blue Springs to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by City Council, Boards & Commissions, and City Staff. Additionally, as the legal owner of the above property, I hereby grant authorization to complete the improvements indicated on this application.

Barbara Parrino — Property Owner Signature
2/9/24 Date

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REQUIRED DOCUMENTS CHECKLIST FOR ALL APPLICATIONS			
	REQUIREMENT	**DESCRIPTION**	**NUMBER**
❑	**Project Information**	Complete on 1st page of this Application	
❑	**Project Description**	Provide narrative describing the project in space provided below. If necessary, attach additional pages	
❑	**Contact Information Sheet**	Complete the contact information on Page 3	
❑	**Additional Application Requirements**	Complete all applicable information listed on pages 4-6 of this application	
❑	**Other Required Information**	See *UDC Chapter 402 – Review & Decision-Making Bodies & UDC Chapter 408 – Supplemental Standards* for all other required information.	

PROJECT DESCRIPTION:

Constructing 6' tall wood privacy fence

Approx 120 linear feet

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CONTACT INFORMATION FORM

Name of Project Lead	Company	Phone	Email Address
Chris Zrostlik	Z Home Repair	8167479761	zhomerepair1@gmail.com

Address	City	State	Zip Code
112 NE Jensen St	Grain Valley	MO	64029

Name of Developer	Company	Phone	Email Address

Address	City	State	Zip Code

Name of Engineer	Company	Phone	Email Address

Address	City	State	Zip Code

Name of Architect	Company	Phone	Email Address

Address	City	State	Zip Code

Name of Surveyor	Company	Phone	Email Address

Address	City	State	Zip Code

Name of Landscape Architect	Company	Phone	Email Address

Address	City	State	Zip Code

Name of Attorney	Company	Phone	Email Address

Address	City	State	Zip Code

Name of Other	Company	Phone	Email Address

Address	City	State	Zip Code

Name of Other	Company	Phone	Email Address

Address	City	State	Zip Code

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Report Created: Wed Feb 14 2024 15:56:37 GMT-0600 (Central Standard Time)

Basic Information

Parcel #	35-730-01-01-01-4-00-000
Address:	1812 SW WALNUT ST BLUE SPRINGS, MO 64015
Lot Size:	148,312 Sq. Ft.
Bldg sq ft:	2,380 Sq. Ft.
#Beds: 1	**#Baths:** 1
Year Built:	1900
Tax Code Area:	42
Land Use Code:	COMM MULTI-FAM @19%
Exemption:	E09 - E09 Religious

Legal Description:

SEC-36 TWP-49 RNG-31---PT NE 1/4 SW 1/4 DAF:-BEG 25' S OF AND 74' W OF NE COR SW 1/4 TH S 140.5' TH W 83.47' TH S 81.88' TH E 157.47' TO E LI SW 1/4 TH S 285' MOL ALG SD E LI TH S 89 DEG 23 MIN 00 SEC; W 334.10' TH N 505.85' TO S ROW LI WALNUT ST TH E 260' ALG SD S ROW LI TO POB

Property Values

Year:	**2023**	**2022**	**2021**	**2020**
Total Market Value:	$1,229,100	$803,000	$803,000	$764,644
Total Assessed Value:	$233,529	$152,570	$152,570	$145,282
Total Taxable Value:	$0	$0	$0	$0

Primary Owner

BLUE SPRINGS TERRACE INC
301 S 19TH TER BLUE SPRINGS, MO 64015

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Letter ANSI A Portrait



2/14/2024

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

Tax Parcels

Address Points

City Boundaries

Blue Springs

Nearmap

Red: Band_1

Green: Band_2

Blue: Band_3

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

ARCHITECTURAL/HISTORIC INVENTORY FORM

1. SURVEY NO. JA-AS-068-090		2. SURVEY NAME: Blue Springs Historic Resource Inventory			
3. COUNTY: JACKSON		4. ADDRESS (STREET NO.) **308**		STREET (NAME) **SW 19TH STREET TER**	
5. CITY: BLUE SPRINGS	Vicinity ☐	6. UTM / /	OR LAT: 39.01574 LONG: -94.286629	7. TOWNSHIP/RANGE/SECTION T: R: S:	
8. HISTORIC NAME (IF			9. PRESENT/OTHER NAME (IF KNOWN):		
10. OWNERSHIP ☑ PRIVATE ☐ PUBLIC		11A. HISTORIC USE (IF KNOWN): DOMESTIC - Single Family Residential		11B. CURRENT USE: DOMESTIC - Single Family Residential	

HISTORICAL INFORMATION

12. CONSTRUCTION DATE: 1935	15. ARCHITECT:	18. PREVIOUSLY SURVEYED? ☑ CITE SURVEY NAME IN BOX 22 CONT. (PAGE 2)
13. SIGNIFICANT DATE/PERIOD:	16. BUILDER/CONTRACTOR:	19. ON NATIONAL REGISTER? ☐ INDIVIDUAL ☑ DISTRICT CITE NOMINATION NAME IN BOX 22 CONT. (PAGE 2)
14. AREA(S) OF SIGNIFICANCE:	17. ORIGINAL OR SIGNIFICANT OWNER:	20. NATIONAL REGISTER ELIGIBLE? ☐ INDIVIDUALLY ELIGIBLE ☐ DISTRICT POTENTIAL ☐ C ☐ NC ☐ NOT ELIGIBLE ☐ NOT DETERMINED
21. HISTORY AND SIGNIFICANCE ON CONTINUATION PAGE. ☑		22. SOURCES OF INFORMATION ON CONTINUATION PAGE. ☑

ARCHITECTURAL INFORMATION

23. CATEGORY OF PROPERTY: ☑ BUILDING(S) ☐ SITE ☐ STRUCTURE ☐ OBJECT	30. ROOF MATERIAL: Asphalt shingle	37. WINDOWS: ☑ HISTORIC ☐ REPLACEMENT PANE ARRANGEMENT: 1/1
24. VERNACULAR OR PROPERTY TYPE: One-story Cross-gable	31. CHIMNEY PLACEMENT: Offset left, rear slope	38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? ☑
25. STYLE:	32. STRUCTURAL SYSTEM: Wood frame	39. CHANGES (DESCRIBE IN BOX 41 CONT.): ☐ ADDITION(S) DATE(S): ☐ ALTERED DATE(S): ☐ MOVED DATE(S): ☐ OTHER DATE(S):
26. PLAN SHAPE: Rectangle	33. EXTERIOR WALL CLADDING: Vinyl siding	
27. NO. OF STORIES: 1	34. FOUNDATION MATERIAL: Brick	ENDANGERED BY:
28. NO. OF BAYS (1ST STORY): 4	35. BASEMENT TYPE: Unknown	40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 0
29. ROOF TYPE: Cross-gable	36. FRONT PORCH TYPE/PLACEMENT: 3/4 width veranda, left	41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION ☑

OTHER

42. CURRENT OWNER/ADDRESS: BLUE SPRINGS TERRACE INC 301 S 19TH TER BLUE SPRINGS MO 64015	43. FORM PREPARED BY (NAME AND ORG.): Rosin Preservation, LLC Rachel Nugent 215 W. 18th Street Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. SURVEY DATE: 1/11/13 45. DATE OF REVISIONS: 6/30/13

FOR SHPO USE

DATE ENTERED IN INVENTORY:	LEVEL OF SURVEY ☑ RECONNAISSANC ☐ INTENSIVE	ADDITIONAL RESEARCH NEEDED? ☐ YES ☐ NO
NATIONAL REGISTER STATUS: ☐ LISTED ☑ IN LISTED DISTRICT NAME: German Evangelical Pastors' Home Historic District ☐ PENDING LISTING ☐ ELIGIBLE (INDIVIDUALLY) ☐ ELIGIBLE (DISTRICT) ☐ NOT ELIGIBLE ☐ NOT DETERMINED	OTHER:	

Photographs

PHOTOGRAPHER	DATE:	DESCRIPTION:
Brad Finch, f-stop Photography	1/11/13	



ADDITIONAL INFORMATION

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

The one-story dwelling has a brick foundation, vinyl siding, and a side-gable roof with aspahlt shingles. The asymmetrical front façade has four bays. A small gabled wing occupies the south bay and contains a single replacement sliding window. Simple posts support the shed roof over the 3/4 width veranda at the north end of the front (west) façade. The entrance and a small square window occupy the center bays. A tripart picture window occupies the north bay. A one-car garage attaches to the northeast corner of the house. The front façade has been altered, including the windows in the projecting wing, the remaining windows, and the porch.

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

The dwelling stands on the east side of SW 19th Terrace facing west. A grassy lawn surrounds the home setting it back form the street. A concrete walk leads from the public sidewalk to the front porch. A concrete drive lies to the north of the home leading to an attached one-car garage.

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

"Victorian Cottage. c.1910." [1986 Survey] The building still contributes to the National Register German Evangelical Pastors' Home Historic District.

PRESERVATION RECOMMENDATION: Integrity Rating: fair

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

PREVIOUS SURVEY NAME: The Cultural Resources of Blue Springs, Missouri, 1986

German Evangelical Pastors' Home Historic District (NR Listed 10/13/88). Sally Schwenk, et al., "The Cultural Resources of Blue Springs, Missouri," 1986. Shirl Quick.

LOCAL HISTORIC DESIGNATION:	Blue Springs Historic District
LOCAL HISTORIC DESIGNATION DATE:	1990
LOCAL HISTORIC DISTRICT C OR NC:	Contributing