HISTORIC PRESERVATION COMMISSION MEETING
August 16, 2024 4pm
Conference Room 128
City Hall
903 W Main Street
Blue Springs, Missouri

1. Call meeting to order
2. Approve Minutes of the May 25, 2024 Historic Preservation Commission Meeting
3. Presentation – HPC-07-24-9235 / 1802 Walnut / Fencing
4. Presentation—HPC-07-24-9239 / 1503 Main Street / Fencing
5. Presentation—HPC-08-24-9248 / 802 Walnut / Accessory Building Demolition
6. On-Call Board Policies and Procedures
7. Adjourn

Posted at City Hall and on the City's website on Monday, August 12, 2024. A quorum of the City Council may be present at the meeting, however no Council votes will be taken.

Traci Breshears
Community Development Administrative Assistant

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

Historic Preservation Commission
MINUTES
Friday May 24, 2024

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 Friday May 24, 2024, with the following members, guests, and staff in attendance:

VOTING MEMBERS PRESENT	Amy Coale Chris Birkenmaier Nicole Watkins Pam Albarelli, Vice Chairperson Kay Burrus Ryan Crider
STAFF / OTHERS	Cara Elbert, Assistant Director, Com. Dev./Recording Secretary Shantele Frie, Associate Planner Dave McCumber, Development Review Manager
MEMBERS ABSENT	Councilmember Jerry Kaylor
CALL TO ORDER	Pam Albarelli, Vice Chair opened the meeting at 3:00 p.m.
ROLL CALL	Dave McCumber, Development Review Manager, took roll call, and a quorum was present.
AGENDA ITEM 1-A May 23, 2023- Meeting Minutes	Vice Chair Albarelli asked for a motion on the meeting minutes. Motion was made by Commissioner Burrus to approve the meeting minutes and seconded by Commissioner Watkins. The meeting minutes were approved unanimously.

AGENDA ITEM 2A / HPC-05-24-9143 / 1508 W Main St / Fencing	Vice Chair Albarelli opened up by describing the house and asking about the height of the fence and if the fence new fence will completely replace the chain-link fence around the yard. The applicant stated that they would like to eventually replace the whole fence, but they had only replaced the wooden fencing that was dilapidated. He also stated that the new fence is a little under 6 foot. Vice Chair Albarelli asked if the applicant would need to return to replace the chain-link fence. Mr. Mallon stated that the current permit is only for the smaller fence and that he would have to get a separate permit for the replacement of the chain-link fence. Commissioner Burrus asked if the applicant was wanting to eventually put a 6 foot fence around the entire property. The applicant stated they would like to eventually. Mr. Mallon reminded Commissioner Burrus that the permit under discussion was only for the smaller portion of fencing. Commissioner Burrus stated that she would prefer a 4 foot fence because 6 foot fences were not around when the house was originally built. The applicant asked why since most of his neighbors have 6 foot fencing. Mr. Mallon stated that nothing in the code prevents a 6 foot fence, but the commission recommendation is based on if it would be in keeping with the historic character of the area. The applicant stated that they put the 6 foot fence up because the Historic Society has ghost hunts in the building next door and they wanted to prevent their car lights from shining in the building. Vice Chair Albarelli stated she drove around the area and only saw around 8 houses with 6 foot fences. She suggested that they could change the code in the future so that only shorter fences would be allowed. Commissioner Birkenmaier stated that the fence looks better than what used to be there. Vice Chair Albarelli asked for a motion for the fence.
MOTION	Commissioner Birkenmaier made the motion to approve the fence.
SECOND	The motion was seconded by Commissioner Cole.

VOTE	Kay Burrus-Aye Amy Coale-Aye Nicole Watkins-Aye Chris Birkenmaier-Aye Pam Albarelli-Aye
OTHER BUSINESS	Vice Chair Albarelli stated she was putting together information for saving trees in the historic district to work on some kind of code to prevent heritage trees from being cut down. Commissioner Birkenmaier asked if they were doing the Historic Preservation Conference. Mr. Mallon stated it will be in Eminence this year at Echo Bluff State Park. He stated he will have Cara Elbert contact the commission with the information.
MEETING ADJOURN	With no further discussion, a motion was made by Commissioner Burrus to adjourn at 3:22 p.m. Seconded by Commissioner Birkenmaier.

Respectfully Submitted by,
Traci Breshears, Recording Secretary

Pam Albarelli, Chairperson Date

DOWNTOWN STAFF REPORT

Meeting Dates:	Historic Preservation Commission: August 16, 2024
Project Name:	***1802 SW. Walnut Street Fence***
Site Location:	***1802 SW. Walnut Street***
Project Request:	HPC-07-24-9235; Downtown Application to review the proposed addition of a fence to a single-family home in the Old Town Historic District

Applicant: **Jennifer Branch**
Property Owner: **Jennifer Branch**
Staff Planner: **Christopher Willis | Associate Planner**

Project Description: The applicant is requesting approval of a proposed 6-ft. tall wood privacy fence that extends nearly 20-ft. from the east façade of the dwelling to the side property line, which will tie into the neighboring 6-ft. tall privacy fence. The intent of the fence is to create secured parking in the driveway utilizing a 12-ft. wide double gate. The one-story dwelling was built in late 1930's and is within the Old Town Historic District. The property is zoned "T3/H-O" (Sub-Urban/Historic Overlay District) which permits single-family houses.

Staff Recommendation: Staff recommends **approval** 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.
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.

Future Applications: A building permit is required prior to construction of a fence on private property within the City of Blue Springs. 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/H-O" (Sub-Urban/Historic Overlay District)	Detached Housing
South:	"SF-7" (Single-Family)	Detached Housing
East:	"T3/H-O" (Sub-Urban/Historic Overlay District) & "SF-7" (Single-Family)	Detached Housing/Vacant Land
West:	"T3/H-O" (Sub-Urban/Historic Overlay District) & "SF-7" (Single-Family)	Detached Housing

HISTORIC PRESERVATION COMMISSION ANALYSIS

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 rectangular dwelling has a stone foundation, wood siding, and a side-gable roof with asphalt shingles. The front façade contains four bays. The entrance stands in a slightly projecting gabled vestibule in the center-west bay. An exterior brick chimney flanks the west side of the entrance. Single one-over-one windows pierce the center-east and west bays. A paired one-over-one window pierces the east bay. The house retains its historic windows and siding.

The dwelling stands on the south side of Walnut Street facing north. A grassy lawn surrounds the home setting it back from the street. A detached one-car garage stands at the rear of the lot. The garage has wood siding and a gabled roof with asphalt shingles.



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

Fences of this style and size are prevalent throughout the immediate area. For example, properties such as 1800 SW Walnut St, 1809 W Main St, and 101 SW 18th St have 6' wooden privacy fences within the Historical District. Approving the application would not set a new precedent for fences in the district. This fence is proposed to be setback within the side yard area, nearly 50-ft from the public right-of-way, minimizing visual impact.

The applicant has stated that the purpose of constructing the new privacy fence is to close off the yard to allow for more secured parking in the driveway. The secured parking will be accessed through a 12-ft double gate constructed as part of the new fence.

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:

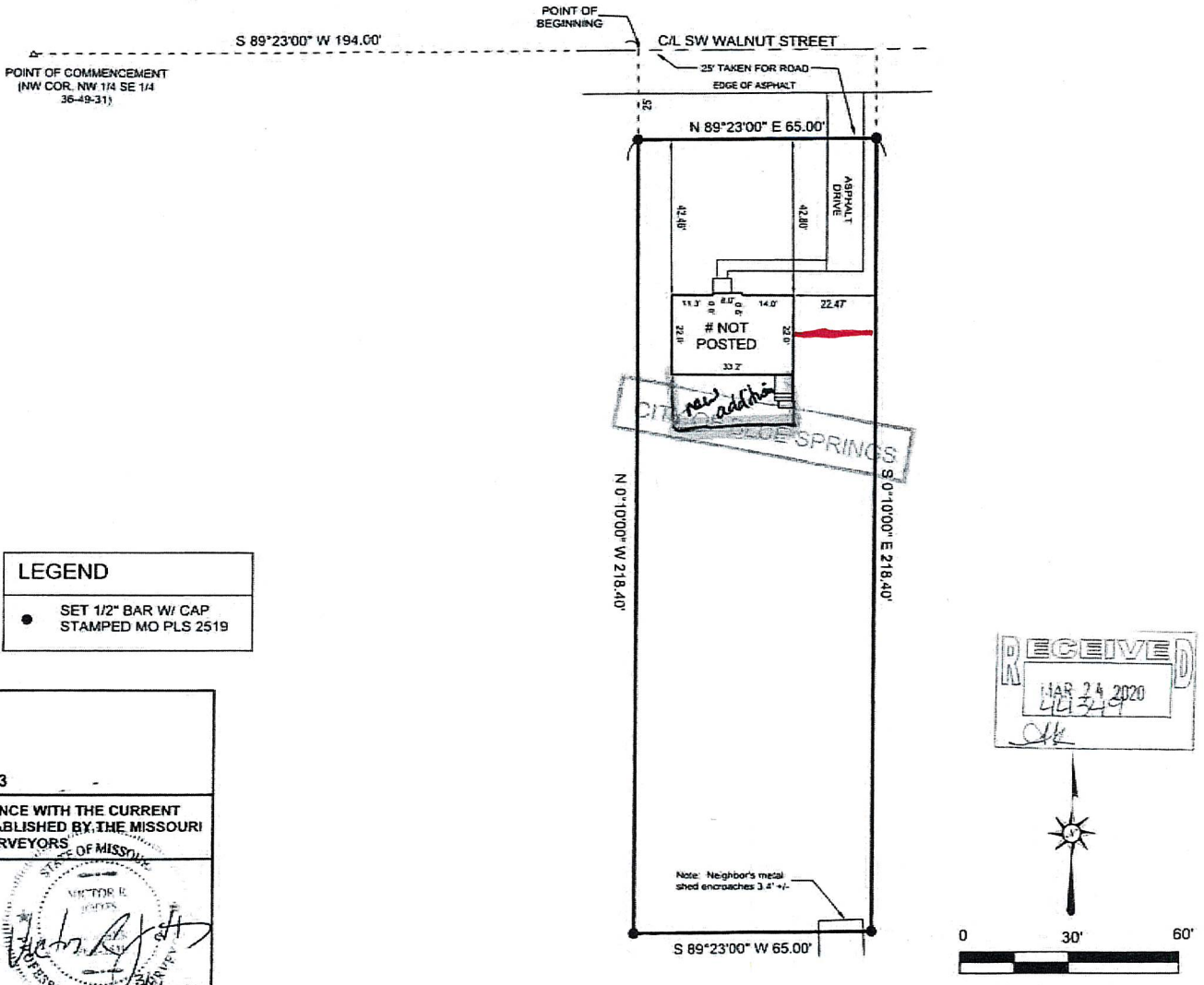
Staff recommends approval of the Downtown Application.

Walnut

PLAT OF SURVEY

DESCRIPTION:

All of the North 243.4' of the following described tract: Beginning at a point 194 feet East of the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 36, Township 49, Range 31, in Blue Springs, Jackson County, Missouri; thence South 417.4 feet; thence East 65 feet; thence North 417.4 feet; thence West 65 feet to place of beginning, EXCEPT that part in roads.



NOTES:

NO TITLE REPORT WAS FURNISHED TO ME SHOWING ANY EASEMENTS, IF ANY, WHICH MIGHT AFFECT THIS SURVEY.

PARENT DEED - MISSOURI LIMITED LIABILITY COMPANY WARRANTY DEED INSTR.#2020E0006756

SURVEY ACCURACY CLASS - URBAN

NO ATTEMPT TO LOCATED ANY UTILITIES ON THIS SURVEY

BEARING REFERENCE: ASSUMED

LEGEND	
●	SET 1/2" BAR W/ CAP STAMPED MO PLS 2519

FOR: KAY MURPHY
1802 SW WALNUT ST.
BLUE SPRINGS, MO.

DATE: MARCH 1, 2020 **JOB#: 2020-53**

THIS IS TO CERTIFY THAT THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS

Region Land Survey

Region Land Survey, Inc.
202 NW 12th Street
Blue Springs, MO. 64015
816.966.1191 office
816.966-1441 fax
service@regionsurvey.com

STATE OF MISSOURI
VICTOR R. [illegible]
PROFESSIONAL LAND SURVEYOR
3/31/2020

RECEIVED
MAR 24 2020
44349

Traverse PC

1802 SW Walnut

Mon 4/1/2020

Permit #

#--44349

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-068-237	2. SURVEY NAME: Blue Springs Historic Resource Inventory		
3. COUNTY: JACKSON	4. ADDRESS (STREET NO.) **1802**	STREET (NAME) **SW WALNUT ST**	
5. CITY: BLUE SPRINGS	Vicinity ☐	6. UTM / / OR LAT: 39.016668 LONG: -94.285453	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: 1937	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:	31. CHIMNEY PLACEMENT: Exterior, front	38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? ☑
25. STYLE: Tudor Revival elements	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: Rectangular	33. EXTERIOR WALL CLADDING: Wood siding	ENDANGERED BY:
27. NO. OF STORIES: 1	34. FOUNDATION MATERIAL: Stone	
28. NO. OF BAYS (1ST STORY): 4	35. BASEMENT TYPE: Unknown	40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1
29. ROOF TYPE: Side-gable	36. FRONT PORCH TYPE/PLACEMENT: Center stoop	41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION ☑

OTHER

42. CURRENT OWNER/ADDRESS: BROOKS JEFFERY ALLEN & LAURIE 465 E M AA HWY BLUE SPRINGS MO 64014	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: ☐ 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 rectangular dwelling has a stone founation, wood siding, and a side-gable roof with aspahlt shingles. The front façade contains four bays. The entrance stands in a slightly projecting gabled vestibule in the center-west bay. An exterior brick chimney flanks the west side of the entrance. Single one-over-one windows pierce the center-east and west bays. A paired one-over-one window pierces the east bay. The house retains its historic windows and siding.

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

The dwelling stands on the south side of Walnut Street facing north. A grassy lawn surrounds the home setting it back frm the street. A detached one-car garage stands at the rear of the lot. The garage has wood siding and a gabled roof with asphalt shingles.

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

"1 Story Colonial Adaption. Cottage. c.1920." [1986 Survey]

PRESERVATION RECOMMENDATION: Integrity Rating: excellent

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

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

Sally Schwenk, et al., "The Cultural Resources of Blue Springs, Missouri," 1986.

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

The City of Blue Springs

DOWNTOWN APPLICATION

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

OFFICE USE ONLY – *Updated Jan. 29, 2021*	
CASE #	
ACCT #	CK #
RECEIVAL DATE:	
DRB MEETING:	
HPC MEETING:	
MCRC MEETING:	
CDBG MEETING:	
PLANNER:	

PROJECT LOCATION INFORMATION

Project Name

1802 SW Walnut St. Blue Springs, MO 64015

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 (MUST COMPLETE SEPARATE APPLICATION)

APPLICANT INFORMATION

Jennifer Branch

Name of Applicant | Company

1802 SW Walnut St. | Blue Springs | MO | 64015

Address | City | State | Zip Code

j.branch2011@yahoo.com | 816-304-9255

Email | 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 | 7/25/24 Date

PROPERTY OWNER INFORMATION

Jennifer Branch | 816-304-9255 | j.branch2011@yahoo.com

Name of Property Owner | Company | Phone | Email Address

1802 SW Walnut St. | Blue Springs | MO | 64015

Address | City | 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.

Property Owner Signature | 7/25/24 Date

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:

Per Krause Fence: "Install 20' of 6' cedar privacy with a 12' DBL gate." Purpose it close off my yard and allow for more secured parking in my driveway.

Height/style: 6' Privacy
Footage: 20
Post: 4x4x8
Picket: 1x6x6
Rails: 2x4x8

CONTACT INFORMATION FORM

Name of Project Lead	Company	Phone	Email Address
Cody Krause	Krause Fence, LLC	816-986-8927	krausefence@gmail.com

Address	City	State	Zip Code
216 NE Brookwood Dr.	Blue Springs	MO	64014

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

ADDITIONAL APPLICATION REQUIREMENTS FOR DOWNTOWN REVIEW BOARD & HISTORIC PRESERVATION COMMISSION			
	TYPE OF DEVELOPMENT *Only complete applicable sections*	**REQUIREMENT**	**FORMAT**
☐	**New Building**	• A PDF set of scaled drawings showing the proposed site plan, building elevations, and landscape plan (if applicable). o Site Plan must show setbacks from right-of-way, property lines, and any other buildings on site. o Building elevations must label building materials and colors. • A Site Plan Design Review application may also be required.	PDF
☐	**Building Addition**	• A PDF of scaled drawings showing the proposed site plan, building elevations, and landscape plan (if applicable). o Site Plan must show setbacks from right-of-way, property lines, and any other buildings on site. o Building elevations must label building materials and colors. • A Site Plan Design Review application may also be required.	PDF
☐	**Building Façade Alterations (includes signage)**	• A PDF set of scaled drawings showing the proposed building elevation changes. o Building elevations must label building materials and colors. • A PDF set of photographs and/or renderings showing the proposed changes (Before & After). • A Site Plan / Design Review application may also be required.	PDF
☒	**New Accessory Structure**	• A PDF plot plan showing the proposed accessory structure. o Plot Plan must show location of accessory structure and applicable setbacks. o Note the dimensions, square footage, height, and material of accessory structure. • A Building Permit may also be required.	PDF

ADDITIONAL APPLICATION REQUIREMENTS FOR MCRC TAX ABATEMENT PROGRAM

PROJECT INFORMATION

Address of Property to be Improved: _____

Does this applicant own the project building?	☐ YES	☐ NO
Has this property received MCRC abatement before?	☐ YES	☐ NO
Are you applying for any other abatement programs for this project?	☐ YES	☐ NO

Amount of property taxes paid last year: $_____

BUILDING OCCUPANCY

What is (are) the existing use (uses) of the building?

Existing Business Name	Business License Number

Does the proposal result in a change in use of the building? If so, please explain: ☐ YES ☐ NO

PROJECT DETAILS

The project will involve the buildings: ☐Interior ☐Exterior ☐Both

Estimated Investment: $_____

Program Level Requested: ☐Level A(1) ☐Level A(2) ☐Level B ☐Level C

ESTIMATED TIMELINE

Start Date: _____ Completion Date: _____

The information submitted herein is true and accurate to the best of my (our) knowledge. Also, I (we) have read and understand the conditions of the MCRC Tax Abatement Policy and agree to abide by its conditions and guidelines.

X

Applicant(s) Signature *Date*

MCRC TAX ABATEMENT PROGRAM LEVELS

	PURPOSE	INVESTMENT THRESHOLD	INCENTIVE AMOUNT	APPLICATION FEE
LEVEL A (1)	To attract	$1,000,000 minimum – Requires "But for" economic analysis, paid by the applicant	10 years 100% abatement + 15 years at 100% abatement	$750
LEVEL A (2)	To attract	$750,000 Minimum	10 years 100% abatement + 15 years at 75% abatement	$750
LEVEL B	To attract mid-market investments (market stimulating)	$100,000 - $749,000	10 years 100% abatement + 15 years at 50% abatement	$750
LEVEL C	To attract market stabilizing investments (market stabilization)	$5,000 - $99,000	Equal to cost of improvements or 100% abatement for 10 years, whichever occurs first	$250

DOWNTOWN
STAFF REPORT

Meeting Dates:	Historic Preservation Commission: August 16, 2024
Project Name:	***1503 W. Main Street Fence***
Site Location:	***1503 W. Main Street***
Project Request:	HPC-07-24-9239; Downtown Application to review the proposed addition of a fence to a single-family home in the Old Town Historic District

Applicant: **Lindsey Williams**
Property Owner: **Lindsey Williams**
Staff Planner: **Christopher Willis | Associate Planner**

Project Description: The applicant is requesting to construct a 5-ft. tall wrought iron or wood picket fence that encloses the front side yard and rear yard of the property. The one-story hall and parlor home was built in the 1880's and is within the Old Town Historic District. The property is zoned "T3/H-O" (Sub-Urban/Historic Overlay District) which permits single-family houses.

Staff Recommendation: Staff recommends **approval** 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.
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.

Future Applications: A building permit is required prior to construction of a fence on private property within the City of Blue Springs. 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:	"T3/H-O" (Sub-Urban/Historic Overlay District)	Cultural Service
East:	"T4" (General Urban)	Assembly, Neighborhood
West:	"T3/H-O" (Sub-Urban/Historic Overlay District)	Detached Housing

HISTORIC PRESERVATION COMMISSION ANALYSIS

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 hall & parlor home is clad in asbestos shingles and capped by an asphalt shingled hipped roof. A small, gabled hood with large brackets and scrolled vergeboard covers the center entrance to the home and concrete stoop. The original wood six-over-one windows remain throughout the home. A chimney rises from the roof ridge the center of the home.

The home is oriented south to face Main Street and a grass yard sets the home back from the street. A public pedestrian walk runs in front of the home, while a concrete walk connects the front stoop and public walk. A one-story outbuilding has a stone foundation and stands at the northwest corner of the lot behind the main house. Engineered wood panels clad the t-shaped cross-gabled building. A stone foundation supports the building. The outbuilding has original and replacement vinyl windows with 1/1 sashes.

"Middle class housing style reflects earlier single pen building type typical of Little Dixie region and used by earlier settlers in Blue Springs. Building represents continued twentieth century use of traditional building types of the region." [1986 Survey]



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

Fences of this style and size are prevalent throughout the immediate area. For example, 105 SW 15th Street and 201 SW 15th Street have a wrought iron fencing along the frontage. 1509 W Main St is a nearby property that has a wooden picket fence around the frontage. Approving the application would not set a new precedent for fences in the district. Additionally, the proposed 5-ft. tall wood picket or wrought iron fence will be no closer than 8-ft. from the east property line. As shown on the attached diagram provided by the applicant, the fence extends 22-ft. from the east façade of the home towards the east property line then turns north and runs parallel to NW 15th Street for 40-ft. The fence then turns west for 35.5-ft. before connecting into the southeast corner of the detached garage. From the southwest corner of the garage the fence then runs south along the west property line for 35-ft. before connecting to the gate just west of the house. Additionally, a fence segment including a gate will be extend 12.5-ft. from the west façade of the home to west property line.

The applicant has stated that the reason for constructing the fence is to keep her dog within the confines of the backyard. Opting for a 5' tall fence instead of a 4' tall fence will minimize the risk of the homeowner's dog potentially jumping the proposed fence and leaving the property.

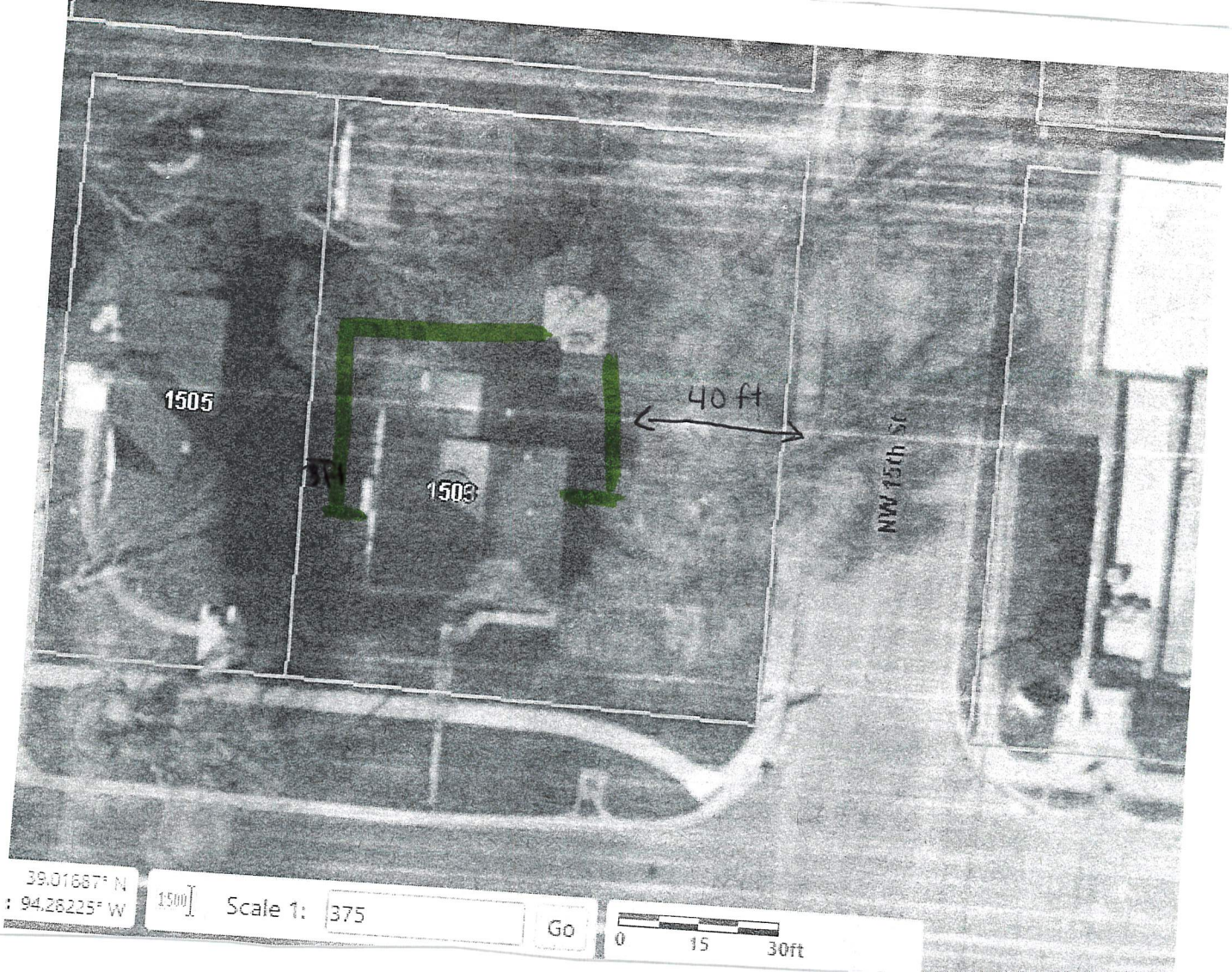
Review Criteria: *The Historic Preservation Commission reviews development permit applications under the UDC Section 408.020.H.5.a.*

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 approval of the Historic Preservation Commission application.


1505
1503
40 ft
NW 15th St
39.01887° N
94.26225° W
1500
Scale 1:
375
Go
0
15
30ft

Revised 7/30/24

Lindsey Williams HPC-07-24-009239

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:

Fencing around my yard

- I would like to put up a 5 foot fence
  - Wrought Iron
  - Wood

- I need to put a fence up to keep my Large dog in my yard

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-068-148		2. SURVEY NAME: Blue Springs Historic Resource Inventory			
3. COUNTY: JACKSON		4. ADDRESS (STREET NO.) **1503**		STREET (NAME) **W MAIN ST**	
5. CITY: BLUE SPRINGS	Vicinity ☐	6. UTM / / OR	LAT: 39.018699 LONG: -94.281745	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: 1885	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: 6/1
24. VERNACULAR OR PROPERTY TYPE: Hall & Parlor	31. CHIMNEY PLACEMENT: Center, straddle ridge	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): ENDANGERED BY:
26. PLAN SHAPE: T-shaped	33. EXTERIOR WALL CLADDING: Asbestos shingles	
27. NO. OF STORIES: 1	34. FOUNDATION MATERIAL: Stone	
28. NO. OF BAYS (1ST STORY): 3	35. BASEMENT TYPE: Unknown	40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1
29. ROOF TYPE: Hipped	36. FRONT PORCH TYPE/PLACEMENT: Center stoop and hood	41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION ☑

OTHER

42. CURRENT OWNER/ADDRESS: GUIGNON PIERRE J & KATHERINE R 4211 HOMESTEAD DR PRAIRIE VILLAGE KS 66208	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: ☐ PENDING LISTING ☐ ELIGIBLE (INDIVIDUALLY) ☐ ELIGIBLE (DISTRICT) ☐ NOT ELIGIBLE ☐ NOT DETERMINED		OTHER:

Photographs

PHOTOGRAPHER	DATE:	DESCRIPTION:
Brad Finch, f-stop Photography	1/11/13	South elevation, view NE



ADDITIONAL INFORMATION

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

The one-story hall & parlor home is clad in asbestos shingles and capped by an ashphalt shingled hipped roof. A small, gabled hood with large brackets and scrolled vergeboard covers the center entrance to the home and concrete stoop. The original wood six-over-one windows remain throughout the home. A chimney rises from the roof ridge the center of the home.

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

The home is oriented south to face Main Street and a grass yard sets the home back from the street. A public pedistrain walk runs in front of the home, while a concrete walk connects the front stoop and public walk. A one-story outbuilding has a stone foundation and stands at the northwest corner of the lot behind the main house. Engineered wood panels clad the t-shaped cross-gabled building. A stone foundation supports the building. The outbuilding has original and replacement vinyl windows with 1/1 sashes.

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

"Middle class housing style reflects earlier single-pen building type typical of Little Dixie region and used by earlier settlers in Blue Springs. Building represents continued twentieth century use of traditional building types of the region." [1986 Survey]

PRESERVATION RECOMMENDATION: Integrity Rating: good

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

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

Sally Schwenk, et al., "The Cultural Resources of Blue Springs, Missouri," 1986. Jackson County Tax Assessor

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

The City of Blue Springs

DOWNTOWN APPLICATION

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

OFFICE USE ONLY – *Updated Jan. 29, 2021*	
CASE #	
ACCT #	CK #
RECEIVAL DATE:	
DRB MEETING:	
HPC MEETING:	
MCRC MEETING:	
CDBG MEETING:	
PLANNER:	

PROJECT LOCATION INFORMATION

Project Name

1503 w main st — Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

Fencing — Legal Description (attach as a separate page if too large)

APPLICATION (check all that apply)

REVIEW BOARDS

- [x] DOWNTOWN REVIEW BOARD
- [x] HISTORIC PRESERVATION COMMISSION

FINANCIAL ASSISTANCE

- [ ] MCRC TAX ABATEMENT
- [ ] FAÇADE IMPROVEMENT GRANT (MUST COMPLETE SEPARATE APPLICATION)

APPLICANT INFORMATION

Lindsey Williams — Name of Applicant

Company

1503 w main St — Address

Blue Springs — City

MO — State

64015 — Zip Code

lindsey.williams1982@yahoo.com — Email

816-797-7772 — 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.

Lindsey Williams — Applicant Signature

7/25/24 — Date

PROPERTY OWNER INFORMATION

Lindsey Williams — Name of Property Owner

Company

816-797-7772 — Phone

lindsey.williams1982@yahoo.com — Email Address

1503 w main St — Address

Blue Springs — City

MO — State

64015 — 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.

Lindsey Williams — Property Owner Signature

7/25/26 — Date

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:

Fencing around my yard.

CONTACT INFORMATION FORM

Name of Project Lead	Company	Phone	Email Address
Randy Paul	C and R Fence	816-456-7392	

Other Info on Fence Permit

Address	City	State	Zip Code

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
Leslie Williams	Leslie Williams	816-220-1781	leslie williamslaw.com

Address	City	State	Zip Code
803 W main St	Blue Springs	MO	64015

Name of Other	Company	Phone	Email Address

Address	City	State	Zip Code

Name of Other	Company	Phone	Email Address

Address	City	State	Zip Code

ADDITIONAL APPLICATION REQUIREMENTS FOR DOWNTOWN REVIEW BOARD & HISTORIC PRESERVATION COMMISSION			
	TYPE OF DEVELOPMENT *Only complete applicable sections*	**REQUIREMENT**	**FORMAT**
❑	**New Building**	• A PDF set of scaled drawings showing the proposed site plan, building elevations, and landscape plan (if applicable). o Site Plan must show setbacks from right-of-way, property lines, and any other buildings on site. o Building elevations must label building materials and colors. • A Site Plan Design Review application may also be required.	PDF
❑	**Building Addition**	• A PDF of scaled drawings showing the proposed site plan, building elevations, and landscape plan (if applicable). o Site Plan must show setbacks from right-of-way, property lines, and any other buildings on site. o Building elevations must label building materials and colors. • A Site Plan Design Review application may also be required.	PDF
❑	**Building Façade Alterations (includes signage)**	• A PDF set of scaled drawings showing the proposed building elevation changes. o Building elevations must label building materials and colors. • A PDF set of photographs and/or renderings showing the proposed changes (Before & After). • A Site Plan / Design Review application may also be required.	PDF
❑	**New Accessory Structure**	• A PDF plot plan showing the proposed accessory structure. o Plot Plan must show location of accessory structure and applicable setbacks. o Note the dimensions, square footage, height, and material of accessory structure. • A Building Permit may also be required.	PDF

ADDITIONAL APPLICATION REQUIREMENTS FOR MCRC TAX ABATEMENT PROGRAM

PROJECT INFORMATION

Address of Property to be Improved: _____

Does this applicant own the project building?	☐ YES	☐ NO
Has this property received MCRC abatement before?	☐ YES	☐ NO
Are you applying for any other abatement programs for this project?	☐ YES	☐ NO

Amount of property taxes paid last year: $_____

BUILDING OCCUPANCY

What is (are) the existing use (uses) of the building?

Existing Business Name	Business License Number

Does the proposal result in a change in use of the building? If so, please explain: ☐ YES ☐ NO

PROJECT DETAILS

The project will involve the buildings: ☐Interior ☐Exterior ☐Both

Estimated Investment: $_____

Program Level Requested: ☐Level A(1) ☐Level A(2) ☐Level B ☐Level C

ESTIMATED TIMELINE

Start Date: _____ Completion Date: _____

The information submitted herein is true and accurate to the best of my (our) knowledge. Also, I (we) have read and understand the conditions of the MCRC Tax Abatement Policy and agree to abide by its conditions and guidelines.

X

Applicant(s) Signature *Date*

MCRC TAX ABATEMENT PROGRAM LEVELS

	PURPOSE	INVESTMENT THRESHOLD	INCENTIVE AMOUNT	APPLICATION FEE
LEVEL A (1)	To attract	$1,000,000 minimum – Requires "But for" economic analysis, paid by the applicant	10 years 100% abatement + 15 years at 100% abatement	$750
LEVEL A (2)	To attract	$750,000 Minimum	10 years 100% abatement + 15 years at 75% abatement	$750
LEVEL B	To attract mid-market investments (market stimulating)	$100,000 - $749,000	10 years 100% abatement + 15 years at 50% abatement	$750
LEVEL C	To attract market stabilizing investments (market stabilization)	$5,000 - $99,000	Equal to cost of improvements or 100% abatement for 10 years, whichever occurs first	$250

DOWNTOWN
STAFF REPORT

Meeting Dates:	Historic Preservation Commission: August 16, 2024
Project Name:	***Scire Estates***
Site Location:	802 SW Walnut Street
Project Request:	HPC-08-24-9248; Downtown Application to review a proposed demolition of an accessory structure located at 802 SW Walnut Street. The demolition is associated with current Planning Applications to plat the property into one (1) lot and one (1) tract of land.

Applicant: **Bridget Junkin c/o John Scire**
Property Owner: **John Scire Revocable Living Trust Dated 09/18/2015**
Staff Planner: **Dave McCumber | Development Review Manager**

Project Description: The applicant is requesting to demolition the accessory structure located on the property, which is south of the existing single-family home and detached garage. The building can be seen in winter months when the existing vegetation on the property has gone dormant. The Applicant is currently in the process of platting the property with the intent of selling the home and its associated lot but retain the balance of the land. The balance of the land will include the accessory structure, which is the subject of this demolition request. Once the plat is approved, the structure would become a legal non-conforming feature, as there is no principal use on the balance of land the applicant is keeping. To avoid this concern, the applicant has agreed to file a demolition permit for the accessory structure prior to recording the Final Plat.

Staff Recommendation: Staff recommends approval with conditions of the request to demolish the accessory structure. Conditions are included at the end of the staff report.

Previous Actions:

Date	Review Body	Action
03/26/2007	Planning Commission	Recommended approval of establishment of Downtown Zoning District, rezoning property from "SF-7" (Single-Family) to "T-3" (Sub-Urban).
04/02/2007	City Council	Approved Rezoning from "SF-7" to "T-3."

Future Applications: Preliminary and Final Plat applications are required to be recommended and approved by the Planning Commission and City Council. A demolition permit shall be submitted for prior to recording the Final Plat.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	"T3" (Sub-Urban)	Detached Housing
South:	"T3" (Sub-Urban)	Detached Housing
East:	"T3" (Sub-Urban)	Detached Housing
West:	"T3" (Sub-Urban)	Detached Housing

HISTORIC PRESERVATION COMMISSION ANALYSIS



Historic Resources Survey:

The survey did not include the accessory structure, which is the subject of this demolition request. Staff is unable to tell if the block building has any historical significance to the property or the Conservation District, however, according to historic aerial photography from 1955, the building does appear on the property.

The house was built in 1940 and had a historic integrity rating of "good" per the 2013 survey, which stated that *The one-story L-shaped home has a concrete block foundation, asbestos shingle siding, and a front-gable roof with asphalt shingles. The asymmetrical front façade has three bays. The east bay contains a paired window. The front porch protects the main entrance and a single window in the center and west bays. Simple posts support the gabled roof and a simple wood balustrade encloses the porch. Paneled wood veneer covers the bottom section of the front façade, although this alteration does not appear to be complete. The remaining elevations have single and paired windows. The house retains its historic one-over-one wood windows on all elevations. A chimney rises from the center of the roof ridge. A small cross-gable addition attaches to the southeast corner of the home. Wood stairs lead to the secondary entrance in the north façade of the addition. The asbestos siding could be original to the house.*

HISTORIC CONSERVATION AREA:

The building is included within Conservation Area 3 (as approved by the City Council in 2015). Conservation Area 3 includes Southwest 8th, 9th, and 10th Streets (W Main Street to SW Walnut Street) is described as follows: *These blocks contain residential resources with a common size and scale that create an identifiable character consistent with a late-nineteenth and early-twentieth century residential neighborhood. Later resources, including mid-century houses are compatible with the scale of the earlier resources. Although exterior alterations to siding, windows, and porches often compromise the integrity of these resources, possibly preventing them from becoming included in the local historic district, the guidelines included with the Conservation overlay could assist homeowners with improvements to their properties to restore integrity, eventually rendering it eligible for local designation.*

Review Criteria: *The Historic Preservation Commission reviews the demolition applications under the UDC Section 408.020.H.5 and 402.050.A.e.*

Review by the Historic Preservation Commission for the demolition of structures in the Conservation Areas generally follows the review criteria under Section 408.020.H.5.b for the demolition of structures within the Historic Overlay District; however, since the property is not within the Historic Overlay District, these criteria are intended to only guide the recommendation from the Commission.

Demolitions. In the case of the proposed demolition of an existing landmark or building within a Historic Overlay District, the Historic Preservation Commission shall review such application and consider the following factors:

(1) The City's interest in protecting the public's health, safety, and general welfare.

(2) The detrimental impact upon the historic architectural, cultural, or economic character of the district or community in general.

(3) The structural feasibility of rehabilitation considering both the technological feasibility and the economic feasibility.

(4) The cost of rehabilitation and the remaining economic use of the property if rehabilitated, and the economic impact and hardship upon the owner.

Under Section 402.050.A.e., the Historic Preservation Commission reviews applications for demolition permits to demolish buildings or structures within a Historic District or Conservation District, and to make

recommendations concerning such applications to the Director of Community Development. The Historic Preservation Commission's recommendation for approval or disapproval of said permit application shall not be binding on the Director of Community Development.

Staff Review and Recommendation:

The existing accessory structure on the property would become a legal non-conforming feature once the Final Plat is recorded with Jackson County. To avoid the creation of a non-conforming structure, the applicant has agreed to submit a building permit application to demolish the building prior to recording the plat.

Staff recommends approval of the Downtown Application to demolish the existing accessory structure located at 802 SW Walnut Street.

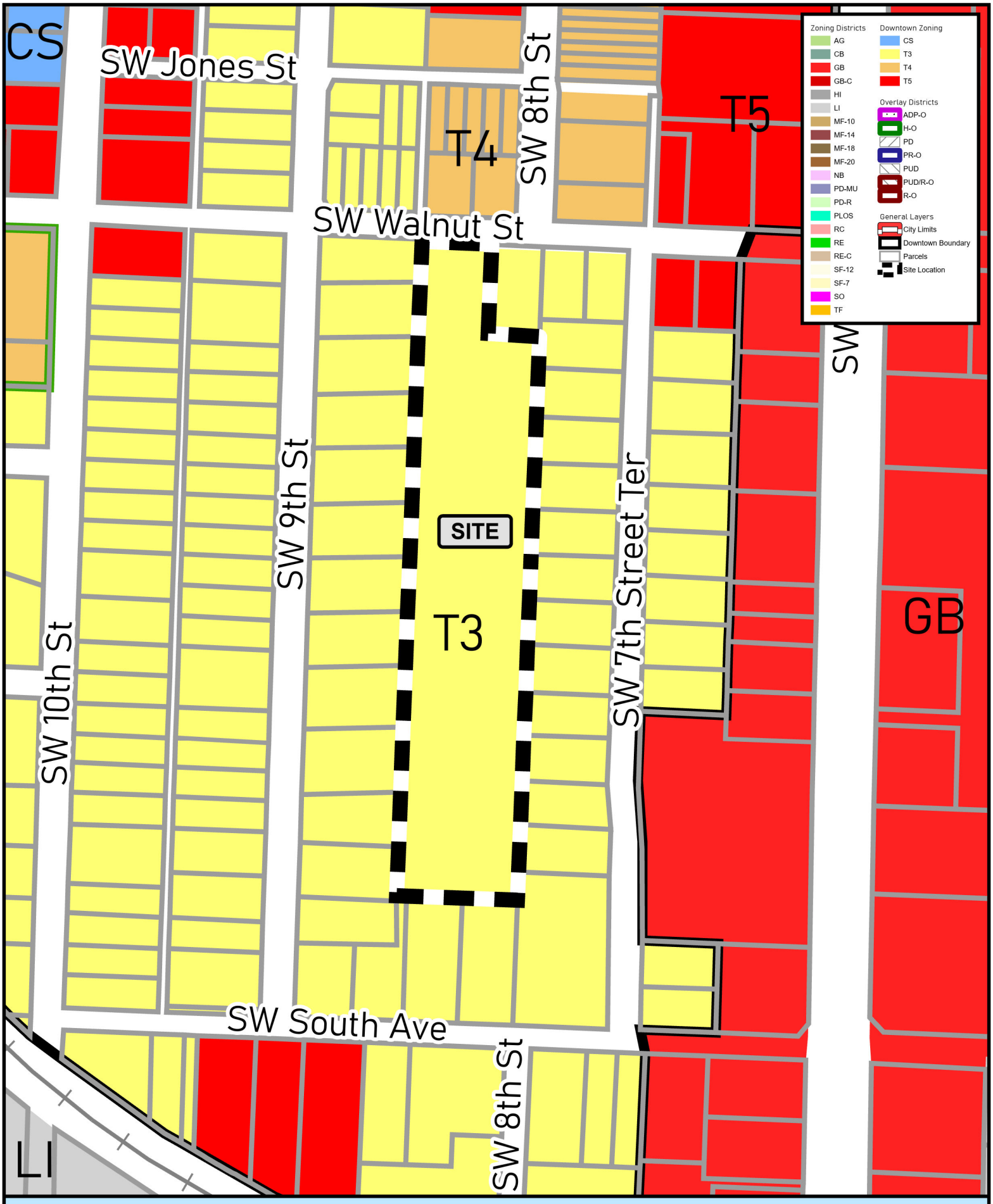


The City of Blue Springs Missouri

PP-06-24-9194 | PF-06-24-9195
802 SW WALNUT STREET
PARCEL # 36-710-01-03-00-0-00-000
AERIAL LOCATION MAP

N

1 inch = 200 feet
Date: 8/7/2024



The City of Blue Springs Missouri

PP-06-24-9194 | PF-06-24-9195
802 SW WALNUT STREET
PARCEL # 36-710-01-03-00-0-00-000
SITE LOCATION MAP

N

1 inch = 200 feet

Date: 8/6/2024





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-068-210	2. SURVEY NAME: Blue Springs Historic Resource Inventory			
3. COUNTY: JACKSON	4. ADDRESS (STREET NO.) **0802**	STREET (NAME) **SW WALNUT ST**		
5. CITY: BLUE SPRINGS	Vicinity ☐	6. UTM / / OR LAT: 39.016455 LONG: -94.274606	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: 1940	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 Front-gable	31. CHIMNEY PLACEMENT: Center ridge	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: L-shaped	33. EXTERIOR WALL CLADDING: Asbestos shingles	
27. NO. OF STORIES: 1	34. FOUNDATION MATERIAL: Concrete block	ENDANGERED BY:
28. NO. OF BAYS (1ST STORY): 3	35. BASEMENT TYPE: Full	40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1
29. ROOF TYPE: Gable	36. FRONT PORCH TYPE/PLACEMENT: Open porch, right	41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION ☑

OTHER

42. CURRENT OWNER/ADDRESS: SCIRE JOHN & JOSEPHINE 1001 W US 40 HWY 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: ☐ 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 L-shaped home has a concrete block foundation, asbestos shingle siding, and a front-gable roof with asphalt shingles. The asymmetrical front façade has three bays. The east bay contains a paired window. The front porch protects the main entrance and a single window in the center and west bays. Simple posts support the gabled roof and a simple wood balustrade encloses the porch. Paneled wood veneer covers the bottom section of the front façade, although this alteration does not appear to be complete. The remaining elevations have single and paired windows. The house retains its historic one-over-one wood windows on all elevations. A chimney rises from the center of the roof ridge. A small cross-gable addition attaches to the southeast corner of the home. Wood stairs lead to the secondary entrance in the north façade of the addition. The asbestos siding could be original to the house.

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

The home is oriented to the north fronting Walnut Street set back by a grassy lawn. A concrete drive lies to the east of the home leading to a one-car detatched garage at the southeast corner of the lot. The historic garage has wood siding and a gable roof with asphalt shingles. The wood garage door dominates the front façade.

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

The Jackson County Tax Assessor has a construction date of 1948. The form and foundation material support this date of construction.

PRESERVATION RECOMMENDATION: Integrity Rating: good

Include in Conservation District #3

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

PREVIOUS SURVEY NAME:

Jackson County Tax Assessor

LOCAL HISTORIC DESIGNATION:

LOCAL HISTORIC DESIGNATION DATE:

LOCAL HISTORIC DISTRICT C OR NC:

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 Jan. 29, 2021*	
CASE #	
ACCT #	CK #
RECEIVAL DATE:	
DRB MEETING:	
HPC MEETING:	
MCRC MEETING:	
CDBG MEETING:	
PLANNER:	

PROJECT LOCATION INFORMATION

Project Name

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 (MUST COMPLETE SEPARATE APPLICATION)

APPLICANT INFORMATION

Bridget Junkin — **Name of Applicant**

~~20521 South State~~ 802 Walnut — **Address**

B.S. — **Company**

City

MO — **State**

64015 — **Zip Code**

816 699-2851 — **Phone**

Fax

Email

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.

Bridget Junkin — **Applicant Signature**

Date

PROPERTY OWNER INFORMATION

John Scire — **Name of Property Owner**

Company

Phone

Email Address

20521 S. State Route 7 — **Address**

Pleasant Hill — **City**

MO — **State**

64080 — **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.

John Scire — **Property Owner Signature**

Date

Received

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:

Tear down building on property + remove it.

Received

CONTACT INFORMATION FORM

Name of Project Lead	Company	Phone	Email Address
Bridget Junkin		816 699-2851	

Address	City	State	Zip Code
20521 South State Route 7	P. Hill,	MO	64080

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

Received

ADDITIONAL APPLICATION REQUIREMENTS FOR DOWNTOWN REVIEW BOARD & HISTORIC PRESERVATION COMMISSION

	TYPE OF DEVELOPMENT *Only complete applicable sections*	REQUIREMENT	FORMAT
❑	**New Building**	• A PDF set of scaled drawings showing the proposed site plan, building elevations, and landscape plan (if applicable). ○ Site Plan must show setbacks from right-of-way, property lines, and any other buildings on site. ○ Building elevations must label building materials and colors. • A Site Plan Design Review application may also be required.	PDF
❑	**Building Addition**	• A PDF of scaled drawings showing the proposed site plan, building elevations, and landscape plan (if applicable). ○ Site Plan must show setbacks from right-of-way, property lines, and any other buildings on site. ○ Building elevations must label building materials and colors. • A Site Plan Design Review application may also be required.	PDF
❑	**Building Façade Alterations (includes signage)**	• A PDF set of scaled drawings showing the proposed building elevation changes. ○ Building elevations must label building materials and colors. • A PDF set of photographs and/or renderings showing the proposed changes (Before & After). • A Site Plan / Design Review application may also be required.	PDF
❑	**New Accessory Structure**	• A PDF plot plan showing the proposed accessory structure. ○ Plot Plan must show location of accessory structure and applicable setbacks. ○ Note the dimensions, square footage, height, and material of accessory structure. • A Building Permit may also be required.	PDF

Received
08/01/2024 8:12:35 AM

ADDITIONAL APPLICATION REQUIREMENTS FOR MCRC TAX ABATEMENT PROGRAM

PROJECT INFORMATION

Address of Property to be Improved: 802 Walnut

Does this applicant own the project building? Yes — YES / NO

Has this property received MCRC abatement before? YES / NO

Are you applying for any other abatement programs for this project? YES / NO

Amount of property taxes paid last year: $

BUILDING OCCUPANCY

What is (are) the existing use (uses) of the building? Lawn equip. Storage

Existing Business Name — Business License Number

Does the proposal result in a change in use of the building? If so, please explain: YES / NO

PROJECT DETAILS

The project will involve the buildings: ☐ Interior ☐ Exterior ☒ Both

Estimated Investment: $

Program Level Requested: ☐ Level A(1) ☐ Level A(2) ☐ Level B ☐ Level C

ESTIMATED TIMELINE

Start Date: 8-1-24 Completion Date: 8-15-24

The information submitted herein is true and accurate to the best of my (our) knowledge. Also, I (we) have read and understand the conditions of the MCRC Tax Abatement Policy and agree to abide by its conditions and guidelines.

X Bridget Junkin — *Applicant(s) Signature*

7/29/24 — *Date*

MCRC TAX ABATEMENT PROGRAM LEVELS

	PURPOSE	INVESTMENT THRESHOLD	INCENTIVE AMOUNT	APPLICATION FEE
LEVEL A (1)	To attract	$1,000,000 minimum – Requires "But for" economic analysis, paid by the applicant	10 years 100% abatement + 15 years at 100% abatement	$750
LEVEL A (2)	To attract	$750,000 Minimum	10 years 100% abatement + 15 years at 75% abatement	$750
LEVEL B	To attract mid-market investments (market stimulating)	$100,000 - $749,000	10 years 100% abatement + 15 years at 50% abatement	$750
LEVEL C	To attract market stabilizing investments (market stabilization)	$5,000 - $99,000	Equal to cost of improvements or 100% abatement for 10 years, whichever occurs first	$250

Received 08/01/2024 8:12:51 AM