HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
Wednesday, May 24, 2024 – 3:00 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 March 13, 2024

2. NEW BUSINESS
a. HPC-05-24-9143 / 1508 W Main Street / 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
May 21, 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
Wednesday, March 13, 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 Tuesday, June 6, 2023, with the following members, guests, and staff in attendance:

VOTING MEMBERS PRESENT	Amy Coale Nicole Gaulden Pam Albarelli, Vice Chairperson Ryan Crider
STAFF / OTHERS	Mike Mallon, Senior Director of City Development Cara Elbert, Assistant Director of Community Development Dave McCumber, Development Review Manager Councilmember Chris Lievsay (Dist. 2) Adair Bright, Senior Planner Traci Breshears, Recording Secretary
MEMBERS ABSENT	Kay Burrus Robert Morton
CALL TO ORDER	Pam Albarelli, Chairperson opened the meeting at 4:55 p.m.
ROLL CALL	Traci Breshears, Recording Secretary, took roll call, and a quorum was present.
AGENDA ITEM 1-A May 23, 2023- Meeting Minutes	Chairperson Albarelli asked for a motion on the meeting minutes. Motion was made by Commissioner Gaulden to approve the meeting minutes and seconded by Commissioner Coale. The meeting minutes were approved unanimously.

AGENDA ITEM 2A / HPC-02-24-9053 / 308 SW 19th St Terr / Fencing

Adair Bright, Senior Planner, presented.

Commissioner Coale asked if there were other fences in the neighborhood.

Chairperson Albarelli asked if the applicant would be open to a different type of fence.

The applicant stated she would do anything for a fence for her dog.

Chairperson stated she would prefer it to be something that would be better suited for the historical aspect of the area.

Mike Mallon stated that staff was very hesitant due to the height and material as it would disrupt the character of the neighborhood as part of the historical aspect is the open common space.

Commissioner Crider stated that the fence would obstruct the openness of the property.

Commissioner Coale asked where exactly the fence would go.

The applicant said that it would not come out from the sides of the house. She also stated that several other tenants would love to have fences.

Chairperson Albarelli stated she would be more willing to look at a smaller wrought iron type fence.

Commissioner Crider stated that he agreed with the Chairperson.

Mr. Mallon stated his worry over putting in a fence since the open space was part of the application and that if the open space changed too much it would be taken off of the National Historic Registry List, thus allowing one fence would set a precedent for future fences in the neighborhood.

Mrs. Elbert read the email they received from the State Historic Preservation Office about the rules statewide. In it, they stated that there are no rules against it, but it could impact the historical integrity of the property.

Commissioner Coale asked that the original application for the National Registry be read where it pertains to the openness of the property.

Ms. Bright read the application to the Commission.

Mr. Crider stated his worry for setting a precedent, and that if we allow the fence it will disrupt the historical integrity.

Councilmember Chris Lievsay asked, “when does a fence constitute as a fence”, as he was curious about doing a kennel on the property.

Mr. Mallon stated it would be a fence if it had posts in the ground and needed a building permit. Mr. Mallon stated that an electric fence or kennel do not need a permit.

The applicant stated that she didn't like the idea of an electric fence. She said that she almost didn't move there because there wasn't a fence.

Commissioner Coale asked about extending the rail of the decking.

Ms. Bright stated that a deck would have to be off the ground, so it wouldn't work.

Chairperson Albarelli asked Mr. Mallon what the next steps were.

Mr. Mallon explained the options.

Councilman Lievsay stated that it would be a good idea to reach out to the National Registry for what level of change would trigger the removal from the registry.

Mr. Mallon and Mrs. Elbert both stated that they could try, but that what they said won't be binding.

MOTION

Commissioner Crider motioned to approve the application.

SECOND

Commissioner Coale seconded.

VOTE

Ryan Crider—No
Nicole Gaulden—No
Amy Coale—No
Pam Albarelli—No

The motion was denied but Commission told the applicant that they would be happy to have her come back with a different fence idea.

OTHER BUSINESS

Chairperson Albarelli brought up the 90-year-old trees that were cut down in the Right-of-Way by the property owner in the Historic District. She gave several ideas that could be helpful to stop this from happening again. She stated it deters from the nature of the Historic District and has made that house an eye sore.

Mr. Mallon stated that it does look very stark.

Chairperson Albarelli suggested writing up a code specifically for the Historic District for it.

MEETING ADJOURN	With no further discussion, a motion was made by Commissioner Nicole Gaulden to adjourn at 5:45 p.m. Seconded by Commissioner Pam Albarelli.

Respectfully Submitted by,
Traci Breshears, Recording Secretary

Pam Albarelli, Chairperson Date

DOWNTOWN
STAFF REPORT

Meeting Dates:	Historic Preservation Commission: May 24, 2024
Project Name:	***1508 W. Main Street Fence***
Site Location:	***1508 W. Main Street***
Project Request:	HPC-05-24-9143; Historic Preservation Commission application to review the proposed addition of a fence to a single-family home in the Old Town Historic District

Applicant: **Kristen Alexander**
Property Owner: **Kristen Alexander**
Staff Planner: **Dave McCumber | Development Review Manager**

Project Description: The applicant is requesting approval of an already constructed 6-ft. tall wood privacy fence that extends nearly 30-ft. from the rear façade of the dwelling to the detached garage. The one-and-a-half story dwelling was built in 1920 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 the fence, however, the fence associated with this application was constructed without a permit and has an open code violation case on it. This application for the fence is the first step in correcting the violation. 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) & "SF-7" (Single-Family)	Detached Housing
South:	"T3/H-O" (Sub-Urban/Historic Overlay District) & "SF-7" (Single-Family)	Detached Housing
East:	"T3/H-O" (Sub-Urban/Historic Overlay District) & "SF-7" (Single-Family)	Detached Housing

West:	"T3/H-O" (Sub-Urban/Historic Overlay District) & "SF-7" (Single-Family)	Funeral Home

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-and-a-half story dwelling has a stone foundation, board-and-batten siding, and a side-gable roof with asphalt shingles. The front entrance stands in the recessed east bay of the front (north) façade. The main roofline extends to create a porch supported by battered wood posts set atop a stone balustrade. Paired five-over-one windows pierce the west bay. A long pent-roof dormer with six four-over-one windows rises from the front roof slope. Asbestos shingles clad the gable ends. A brick chimney rises out of the rear roof pitch. Craftsman elements include the battered porch posts and the window configuration.

The dwelling stands on the southeast corner of Main and 16th Streets. A grassy lawn sets the home back from the street. A concrete walk leads from the public sidewalk to the front porch. A concrete drive leads to a detached car standing to the south of the home. The one-car garage has wood siding and a gable roof with asphalt shingles. A pent roof extends from the north façade creating a carport (has since been removed).



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. Approving the application would not set a new precedent for fences in the district. Additionally, this fence is setback within the rear yard area of the lot away from public right-of-way, minimizing the visual impact. The Historic Resources Survey, which was last completed in 2013 made no mention of the then existing fence, which may indicate that it was not a significant feature of the property.

While the fence was constructed without a permit, it does not seem as though it was done intentionally. The owner has explained that the 4-ft. wood picket fence that was in the same location had simply rotted to a point needing to be replaced.

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.

DOWNTOWN APPLICATION

903 W Main Street, Blue Springs, MO | 816.228.0207 |

OFFICE USE ONLY – *Updated Jan. 29, 2021*	
CASE #	HPC-05-24-9143
ACCT #	CK #
RECEIVAL DATE:	5/6/2024
DRB MEETING:	
HPC MEETING:	5/24/2024
MCRC MEETING:	
CDBG MEETING:	
PLANNER:	Dave McCumber

PROJECT LOCATION INFORMATION

Fence
Project Name

1508 Main Street Blue Springs M.O, 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

Kristy Alexander
Name of Applicant Company

1508 main St Blue Springs MO 64015
Address City State Zip Code

Jenna9903@yahoo.com 816 651 8213 n/a
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 5/6/24
Date

PROPERTY OWNER INFORMATION

Kristy Alexander 8166518213 Jenna9903@yahoo.com
Name of Property Owner Company Phone Email Address

1508 Main 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.

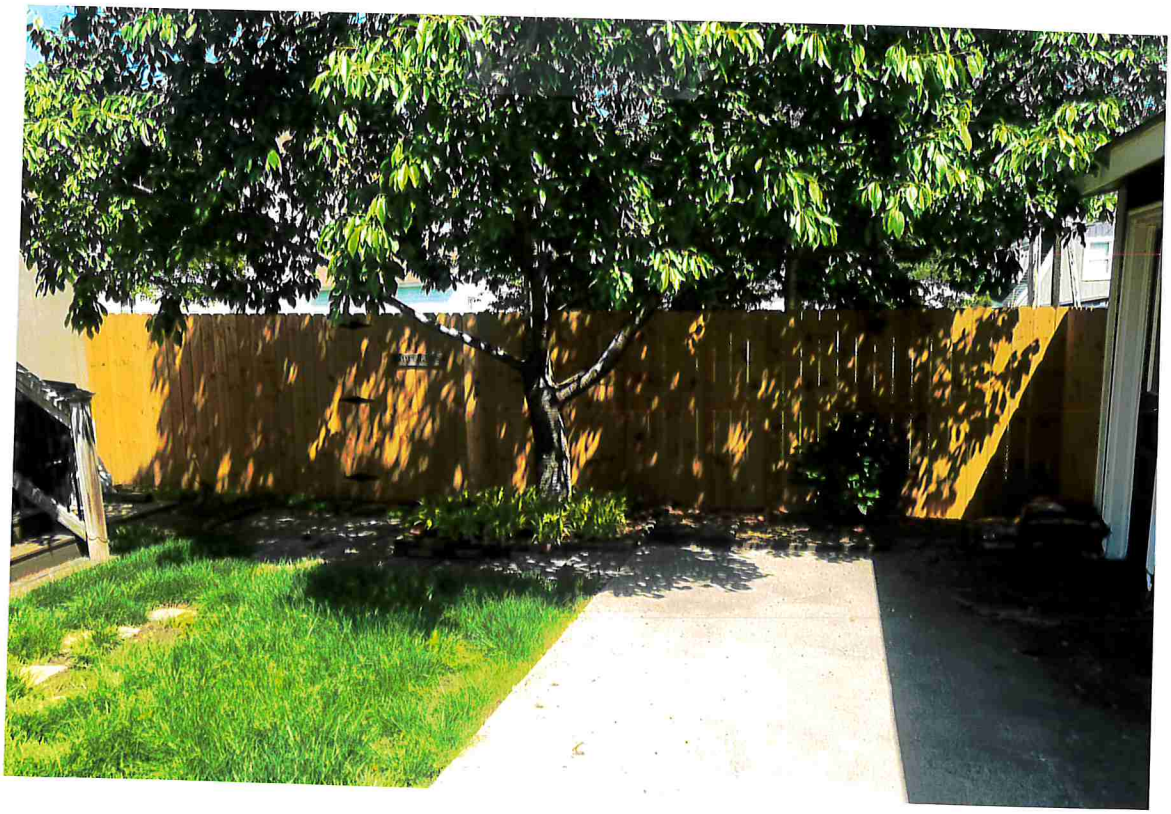
Property Owner Signature 5/6/24
Date

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05/06/2024 1:55:05 PM

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:

Interior 6' wood Fence from House to Garage. Replaced prior fence that rotted.



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05/06/2024 1:55:07 PM

CONTACT INFORMATION FORM

Name of Project Lead	Company	Phone	Email Address
n/a			

Address | City | State | Zip Code

Name of Developer	Company	Phone	Email Address
n/a			

Address | City | State | Zip Code

Name of Engineer	Company	Phone	Email Address
n/a			

Address | City | State | Zip Code

Name of Architect	Company	Phone	Email Address
n/a			

Address | City | State | Zip Code

Name of Surveyor	Company	Phone	Email Address
n/a			

Address | City | State | Zip Code

Name of Landscape Architect	Company	Phone	Email Address
n/a			

Address | City | State | Zip Code

Name of Attorney	Company	Phone	Email Address
n/a			

Address | City | State | Zip Code

Name of Other	Company	Phone	Email Address
n/a			

Address | City | State | Zip Code

Name of Other	Company	Phone	Email Address
n/a			

Address | City | State | Zip Code

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05/06/2024 1:55:07 PM

Report Created: Tue May 21 2024 08:21:52 GMT-0500 (Central Daylight Time)

Basic Information

Parcel #	35-710-29-03-00-0-00-000
Address:	1508 W MAIN ST BLUE SPRINGS, MO 64015
Lot Size:	9,792 Sq. Ft.
Bldg sq ft:	2,464 Sq. Ft.
#Beds: 4	**#Baths:** 2
Year Built:	1920
Tax Code Area:	42
Land Use Code:	SF RESIDENCE
Exemption:	None

Legal Description:
WEBB'S ADD; W 82' OF LOT 2 AND W 82' OF L OT 3 BLK 3

Property Values

Year:	**2023**	**2022**	**2021**	**2020**
Total Market Value:	$251,580	$146,000	$146,000	$139,241
Total Assessed Value:	$47,800	$27,740	$27,740	$26,456
Total Taxable Value:	$47,800	$27,740	$27,740	$26,456

Primary Owner

WATSON KRISTIN
1508 W MAIN BLUE SPRINGS, MO 64015

Letter ANSI A Portrait



5/21/2024

1:564

Tax Parcels

Address Points

0 0 0.01 0.01 mi

0 0.01 0.01 0.02 km

Jackson County, MO GIS Department

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-068-152	2. SURVEY NAME: Blue Springs Historic Resource Inventory			
3. COUNTY: JACKSON	4. ADDRESS (STREET NO.) **1508**	STREET (NAME) **W MAIN ST**		
5. CITY: BLUE SPRINGS	Vicinity ☐	6. UTM / / OR LAT: 39.0183 LONG: -94.28243	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: 1920	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: 5/1
24. VERNACULAR OR PROPERTY TYPE: Side-gable	31. CHIMNEY PLACEMENT: Offset right, ridge	38. ACREAGE (RURAL): VISIBLE FROM PUBLIC ROAD? ☑
25. STYLE: Craftsman 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: Asbestos shingle, wood siding	
27. NO. OF STORIES: 1.5	34. FOUNDATION MATERIAL: Stone	ENDANGERED BY:
28. NO. OF BAYS (1ST STORY): 2	35. BASEMENT TYPE: Unknown	40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1
29. ROOF TYPE: Side-gable	36. FRONT PORCH TYPE/PLACEMENT: Recessed porch, left	41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION ☑

OTHER

42. CURRENT OWNER/ADDRESS: WATSON KRISTIN 1508 W MAIN 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 Brad Finch, f-stop Photography | DATE: 1/11/13 | DESCRIPTION:



ADDITIONAL INFORMATION

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

The one-and-a-half story dwelling has a stone foundation, board-and-batten siding, and a side-gable roof with aspahlt shingles. The front entrance stands in the recessed east bay of the front (north) façade. The main roofline extends to create a porch supported by battered wood posts set atop a stone balustrade. Paired five-over-one windows pierce the west bay. A long pent-roof domer with six four-over-one windows rises from the front roof slope. Asbestos shingles clad the gable ends. A brick chimney rises out of the rear roof pitch. Craftsman elements include the battered porch posts and the window configuration.

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

The dwelling stands on the southeast corner of Main and 16th Streets. A grassy lawn sets the home back from the street. A concrete walk leads from the public sidewalk to the front porch. A concrete drive leads to a detached car standing to the south of the home. The one-car garage has wood siding and a gable roof with aspahlt shingles. A pent-roof extends from the north façade creating a car-port.

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

"Cottage. c.1910." [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

Jackson County Tax Assessor; 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