HISTORIC PRESERVATION COMMISSION MEETING
September 25, 2024 4:30pm
Conference Room 128
City Hall
903 W Main Street
Blue Springs, Missouri

1. Call meeting to order

2. Approve Minutes of the August 21, 2024 Historic Preservation Commission Meeting

5. Presentation—HPC-09-24-9295 / 205 15th St / Fence

6. Announcements

7. Adjourn

Posted at City Hall and on the City's website on Wednesday, September 25, 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
Wednesday, August 21, 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 Wednesday, August 21, 2024, with the following members, guests, and staff in attendance:

VOTING MEMBERS PRESENT	Amy Coale Chris Birkenmaier Nicole Watkins Pam Albarelli, Chairperson Kay Burrus Ryan Crider, Vice Chairperson
STAFF / OTHERS	Dave McCumber, Development Review Manager Shantele Frie, Associate Planner Chris Willis, Associate Planner Traci Breshears, Recording Secretary
MEMBERS ABSENT	Councilmember Jerry Kaylor
CALL TO ORDER	Pam Albarelli, Chairperson opened the meeting at 6:31 p.m.
ROLL CALL	Traci Breshears, recording secretary, called roll, a quorum was present.
AGENDA ITEM 1-A May 21, 2024- Meeting Minutes	Chair Albarelli asked that her title in the May 21, 2024 be changed from Vice Chairperson to Chairperson. Commissioner Crider stated that he was absent for the last meeting, so his name need to be switched from present to absent. Chair Albarelli asked for a motion on the meeting minutes. Motion was made by Commissioner Burrus to approve the meeting minutes with the amendments and was seconded by Commissioner Birkenmaier. The meeting minutes were approved unanimously.

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AGENDA ITEM 2 / HPC-07-24-9235 / 1802 Walnut / Fencing	Chair Albarelli opened up by asking about the fencing of the house at 1802 Walnut. The applicant stated that she will just be adding a gate across the driveway to finish the fence and close off the backyard. Chair Albarelli asked how tall the fence would be. The applicant stated it will be 6 foot to match the rest of the neighbors fences. Chair asked for a motion to approve the fencing.
MOTION	Commissioner Crider 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 Ryan Crider-Aye
AGENDA ITEM 3 / HPC-07-24-9239 / 1503 Main St / Fencing	Chair Albarelli asked if the applicant was wanting to fence the yard. The applicant stated that she only wants to fence a portion in the back. Chair Albarelli asked if the fence will go all the way to the front corner of the house. The applicant stated that it will be the back portion to the garage and then from the otherside of the garage to the back of the house. Chair Albarelli asked what type of fencing she will be using, the applicant stated that it will be wrought-iron and that she would like 5 foot, but if she could have 6 feet that would be better. Commissioner Birkenmaier asked if there was a requirement keeping the applicant from have a 6 foot fence. Dave McCumber, Development Review Manager, stated that it would be up to the commission. Commissioner Birkenmaier stated he would be fine with a 6 foot fence. Chair Albarelli stated that she is fine with a 6 foot wrought iron fence and asked if anyone doesn't approve of a 6 foot fence.
MOTION	Chair Albarelli asked for a motion to approve up to a 6 foot fence.
SECOND	The motion was seconded by Commissioner Coale.
VOTE	Kay Burrus-Aye Amy Coale-Aye Nicole Watkins-Aye Chris Birkenmaier-Aye Pam Albarelli-Aye

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	Ryan Crider-Aye
AGENDA ITEM 4 / HPC-07-24-9248 / 802 Walnut / Accessory Building Demolition	Commissioner Coale asked the history of the lot configuration, to which Chair Albarelli stated that the owner of the property used to grow trees in the back portion of the property. Commissioner Birkenmaier asked how they plan to get in and out of the back portion of the property. Mr. McCumber stated that a 50 foot portion is reserved to allow access to the property. Commissioner Albarelli asked why the building was being torn down. Mr. McCumber stated that it is an accessory structure and it is now in violation of codes because there is no longer a principle structure on that lot now that it is split. Chair Albarelli asked if they were selling that portion of the property with the house. Mr. McCumber said that they split the lot and are only selling the home.
MOTION	Commissioner Birkenmaier motioned to approve the accessory building demolition at 802 Walnut.
SECOND	Commissioner Coale seconded.
VOTE	Kay Burrus-Aye Amy Coale-Aye Nicole Watkins-Aye Chris Birkenmaier-Aye Pam Albarelli-Aye Ryan Crider-Aye
ON-CALL POLICIES AND PROCEDURES	Staff went over the rules and procedures and asked that the Commissioners sign the receival form. Commissioner Coale discussed finding a way to make setting up meetings to approve plans more mainstreamed. After commission discussion it was determined that the 4th Wednesday of the month at 4:30p as a standing meeting. Ms. Ebert stated that since it's an on-call board there are no regularly scheduled meetings, but that they can have an un-official plan amongst themselves.
ADJOURNMENT	Commissioner Watkins made a motion to adjourn the meeting, seconded by Commissioner Burrus. The meeting closed at 6:56p

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Respectfully Submitted by,
Traci Breshears, Recording Secretary

DRAFT

Pam Albarelli, Chairperson Date

DRAFT

DOWNTOWN
STAFF REPORT

Meeting Dates:	Historic Preservation Commission: September 25, 2024
Project Name:	***205 NW 15th Street Fence***
Site Location:	**205 NW 15th Street**
Project Request:	HPC-09-24-9295; Downtown Application to review the proposed addition of a fence to a single-family home in the Conservation District.

Applicant: **Christopher McDonald**
Property Owner: **Christopher McDonald**
Staff Planner: **Christopher Willis | Associate Planner**

Project Description: The applicant is requesting to construct a 4-ft. tall chain link fence that encloses both side yards and the rear yard of the property located at 205 NW 15th Street. The one-story hall and parlor home was built in the 1890's and is within the Conservation District. The property is zoned "T3 (Sub-Urban) which permits single-family houses.

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

Previous Actions:

Date	Review Body	Action
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" (Sub-Urban)	Detached Housing
East:	"T4" (General Urban)	Church
West:	"T3 (Sub-Urban)	Church

HISTORIC PRESERVATION COMMISSION ANALYSIS

Conservation Area 1: The house is within the boundaries of the local Conservation Area 1, approved in 2015 by the City Council. According to the 2013 Architectural/Historic Resources Form, the house was listed as in fair condition at the time of the survey.

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-and-parlor home has a brick foundation, vinyl siding, and a side-gable roof with asphalt shingles. The symmetrical front façade has three bays, with single windows flanking the center entrance. A half-width wood porch on the south half of the front facade has a wood deck and simple wood posts that support the shed roof that extends from the primary roof. A small metal awning supported by decorative metal posts projects from the porch roof at the entrance. Gabled and shed-roofed wings attach to the rear of the home. The remaining elevations have single and paired windows, all of which are one-over-one replacement windows. A brick chimney rises from the center ridge of the roof. The porch, windows, and siding have been altered.

The home is oriented to the east fronting 15th Street set back by a grassy lawn. A concrete walk leads from the public sidewalk to the front porch. A gravel drive lies to the south of the home.

"Bungalow c. 1925" [1986 Survey]. Based on its form, this home appears to be constructed prior to 1925. The Jackson County Tax Assessor has a construction date of 1890. The house appears on the1904 Map of Blue Springs.



DOWNTOWN DEVELOPENT CODE / DOWNTOWN DESIGN STANDARDS

The proposed fence will meet all requirements of the UDC. 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, 107 NW 15th Street has black coated chain link fencing surrounding the side and rear yard of the property. The property located directly behind 205 NW 15th Street, 206 NW 16th Street, has existing chain link fencing along the rear property line. There is an alleyway approximately 12 feet in width separating the rear property line of both 205 NW 15th Street and 206 NW 16th Street. There is property in the immediate vicinity, 1507 NW Vesper St, that has an existing chain link fence in the front yard that is visible from the road.

Approving the application would not set a new precedent for fences in the district. As shown on the attached diagram provided by the applicant, the fence runs west from the side façade of the house on the north side, to the rear property line. The fence then runs across the entire rear property line. From the rear property line, the fence runs along the side property line on the southern end of the property. The fence then extends north into the interior of the rear yard ending at the improved parking surface adjacent to the garage in the rear yard of the property.

The applicant has stated that the reason for constructing the fence is to allow for his dog, who serves as a school therapy animal, to have a safe place to play when not at work.

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.

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 # HPC-09-24-9295	
ACCT #	CK #
RECEIVAL DATE: 9.5.2024	
DRB MEETING:	
HPC MEETING: 9.25.2024	
MCRC MEETING:	
CDBG MEETING:	
PLANNER: Chris Willis	

PROJECT LOCATION INFORMATION

Backyard Fence
Project Name

205 NW 15th St. BS 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

Christopher McDonald
Name of Applicant **Company**

205 NW 15th Street | Blue Springs | MO | 64015
Address **City** **State** **Zip Code**

cmcdonald@gvrs.net | 816 204 1183 | 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.

Christopher McDonald — 9/5/2024
Applicant Signature **Date**

PROPERTY OWNER INFORMATION

Christopher McDonald | 816 204 1183 | cmcdonald@gvrs.net
Name of Property Owner **Company** **Phone** **Email Address**

205 NW 15th 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.

Christopher McDonald — 9/5/2024
Property Owner Signature **Date**

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09/05/2024 3:15:39 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:

I need a fence for my backyard. My dog Maddox is a school therapy animal and would love a place to play safely while not at work.

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09/05/2024 3:15:40 PM

CONTACT INFORMATION FORM

Name of Project Lead	Company	Phone	Email Address
Hayden Rosenqvist	H&A Fence Co.	816 598 3439	hayden@ha-fenco.com

Address	City	State	Zip Code
221 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

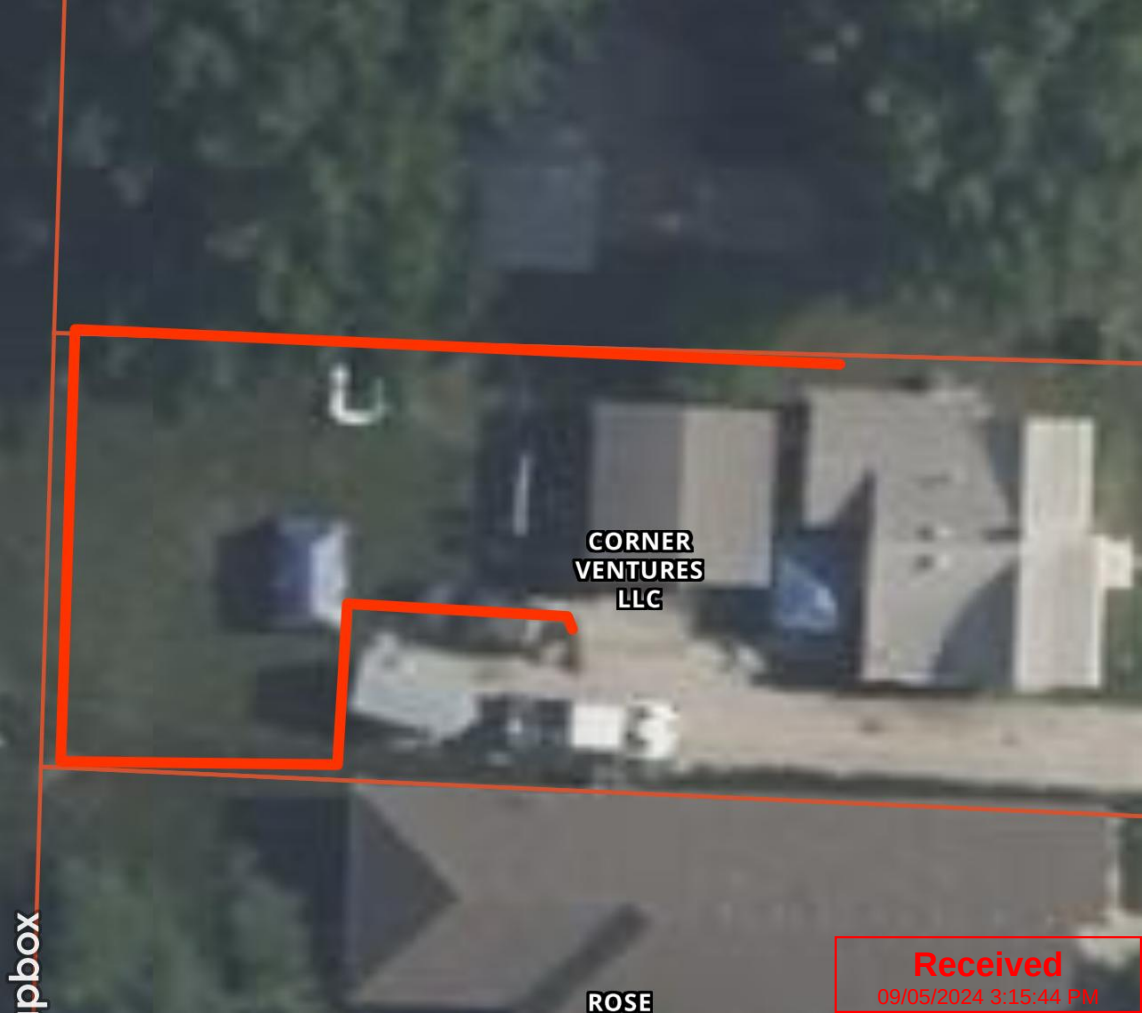
Name of Other	Company	Phone	Email Address

Address	City	State	Zip Code

Name of Other	Company	Phone	Email Address

Address	City	State	Zip Code

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SHARON
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29.6 yd
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Drop
Point

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-068-028	2. SURVEY NAME: Blue Springs Historic Resource Inventory			
3. COUNTY: JACKSON	4. ADDRESS (STREET NO.) **205**	STREET (NAME) **NW 15TH ST**		
5. CITY: BLUE SPRINGS	Vicinity ☐	6. UTM / / OR LAT: 39.020057 LONG: -94.281582	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: 1890	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: Hall & Parlor	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): Unknown ☐ MOVED DATE(S): ☐ OTHER DATE(S):
26. PLAN SHAPE: L-shaped	33. EXTERIOR WALL CLADDING: Vinyl siding	
27. NO. OF STORIES: 1	34. FOUNDATION MATERIAL: Brick	ENDANGERED BY:
28. NO. OF BAYS (1ST STORY): 3	35. BASEMENT TYPE: Unknown	40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 0
29. ROOF TYPE: Side-gable	36. FRONT PORCH TYPE/PLACEMENT: Partial-width veranda, left	41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION ☑

OTHER

42. CURRENT OWNER/ADDRESS: JONES JOYCE M 205 N 15TH ST 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, hall-and-parlor home has a brick foundation, vinyl siding, and a side-gable roof with asphalt shingles. The symmetrical front façade has three bays, with single windows flanking the center entrance. A half-width wood porch on the south half of the front facade has a wood deck and simple wood posts that support the shed roof that extends from the primary roof. A small metal awning supported by decorative metal posts projects from the porch roof at the entrance. Gabled and shed-roofed wings attach to the rear of the home. The remaining elevations have single and paired windows, all of which are one-over-one replacement windows. A brick chimney rises from the center ridge of the roof. The porch, windows, and siding have been altered.

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

The home is oriented to the east fronting 15th Street set back by a grassy lawn. A concrete walk leads from the public sidewalk to the front porch. A gravel drive lies to the south of the home.

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

"Bungalow c. 1925" [1986 Survey]. Based on its form, this home appears to be constructed prior to 1925. The Jackson County Tax Assessor has a construction date of 1890. The house appears on the1904 Map of Blue Springs.

PRESERVATION RECOMMENDATION: Integrity Rating: fair

Include in Conservation District #2

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,1904 Map of Blue Springs

LOCAL HISTORIC DESIGNATION:

LOCAL HISTORIC DESIGNATION DATE:

LOCAL HISTORIC DISTRICT C OR NC: