HISTORIC PRESERVATION COMMISSION MEETING
July 15, 2025 5:00pm
Conference Room 128
City Hall
903 W Main Street
Blue Springs, Missouri

1. Call meeting to order
2. Approve Minutes of the September 25, 2024 Historic Preservation Commission Meeting
3. Presentation—HPC-07-25-9628 / 208 NW 15th St / Demolition
4. Presentation—HPC-07-25-9629 / 1401 NW Vesper St / Demolition
5. Rules of Procedure
6. Adjourn

Posted at City Hall and on the City's website on Friday, July 11, 2025. 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, September 25, 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, September 25, 2024, with the following members, guests, and staff in attendance:

VOTING MEMBERS PRESENT	Amy Coale Pam Albarelli, Chairperson Kay Burrus Ryan Crider, Vice Chairperson
STAFF / OTHERS	Dave McCumber, Development Review Manager Shantele Frie, Associate Planner Chris Willis, Associate Planner
MEMBERS ABSENT	Councilmember Jerry Kaylor Chris Birkenmaier Nicole Watkins
CALL TO ORDER	Pam Albarelli, Chairperson opened the meeting at 5:15 p.m.
ROLL CALL	Dave McCumber, Development Review Manager, called roll, a quorum was present.
AGENDA ITEM 2 August 21, 2024- Meeting Minutes	Commissioner Coale stated that her last name was misspelled in the body of the August 21, 2024 minutes. Commissioner Burrus motioned to approve the minutes with corrections. Commissioner Coale seconded. With a unanimous consent, the minutes were approved.
	Chair Albarelli opened agenda item 3, the house at 205 15th St, stating that the applicant is asking for a 4 foot chain-link fence and staff recommends approval

AGENDA ITEM 3 / HPC-09-24-9295 / 205 15th St / Fencing	Commissioner Burrus asked if the fence was going to be black, to which commissioners realized the black fencing was on the property adjacent to it. Commissioner Crider made the motion to approve the fence.
MOTION	The motion was seconded by Commissioner Coale.
SECOND	Kay Burrus-Aye
VOTE	Amy Coale-Aye Pam Albarelli-Aye Ryan Crider-Aye
ANNOUNCEMENTS	Commissioner Crider asked that the future plan be to hold the meetings at 5:00pm instead of 4:30pm to allow for drive times. Commissioner Burrus motioned to change the time. Commissioner Coale seconded. With a unanimous consent the time was changed. Commissioner Coale asked about the possibility of having the ability to attend virtually. Chair Albarelli said she believes that there is a law that it must be in person. Mr. McCumber stated staff would investigate it and reach out to the commissioners.
ADJOURNMENT	Commissioner Burrus made a motion to adjourn the meeting, seconded by Chair Alberelli. The meeting closed at 5:26p

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Respectfully Submitted by,
Traci Breshears, Recording Secretary

Pam Albarelli, Chairperson Date

DOWNTOWN
STAFF REPORT

Meeting Dates:	Historic Preservation Commission: July 15th , 2025
Project Name:	***208 NW 15th St***
Site Location:	208 NW 15th St
Project Request:	**HPC-07-25-9628**; Downtown Application to review a proposed demolition of a primary and accessory structure located at 208 NW 15th Street.

Applicant: **City of Blue Springs**
Property Owner: **City of Blue Springs**
Staff Planner: **Logan Day | Associate Planner**

Project Description: The applicant, Christine Cates on behalf of the property owner, City of Blue Springs, is requesting approval to demolish the primary residential structure and associated accessory structure located at 208 NW 15th Street. The property is located within the boundaries of the Historic Preservation District; however, the structures are not individually listed as historically significant. The proposed demolition is intended to support future redevelopment efforts consistent with the goals outlined in the Downtown Master Plan, which encourages reinvestment, infill development, and the removal of deteriorated or non-contributing structures.

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

Previous Actions:

Date	Review Body	Action
03/13/2002	Planning Commission	Recommended approval of rezone from SF-7 (Single Family) to GB (General Business) to allow the house to be used as a outreach center.
3/18/2002	City Council	Approved Rezoning from “SF-7” (Single Family) to “GB” (General Business)
03/26/2007	Planning Commission	Recommended approval of establishment of Downtown Zoning District, rezoning property from “GB” (General Business) to “T-4” (General-Urban/Downtown Zoning).
04/02/2007	City Council	Approved Rezoning from “SF-7” (Single Family) to “T-4.”(General-Urban/Downtown Zoning)

Future Applications: The abatement of mold and hazardous materials shall be completed prior to the submission of a demolition permit and before the demolition of the primary and accessory structures.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	“T4” (General-Urban/Downtown Zoning)	Vacant Church
South:	“T4” (General-Urban/Downtown Zoning)	Vacant Church
East:	“T4” (General-Urban/Downtown Zoning)	Unimproved Commercial Land
West:	“T3” (Sub-Urban/Downtown Zoning)	Single Family Housing (Webb’s Addition)

HISTORIC PRESERVATION COMMISSION ANALYSIS



Historic Resources Survey:

The survey did not include the accessory structure, which is the also subject of this demolition request.

The house was built in 1920 and had a historic integrity rating of "poor" per the 2013 survey, which stated that *The one-and-a-half story bungalow has asbestos shingle clad walls and a gable roof with asphalt shingles. The dropped-gable front porch has been enclosed to create an entrance into the building. The entrance stands just to the south of center with one-over-one windows flanking either side. Two one-over-one windows pierce the gable of the home. Gabled dormers rise out of the north and south pitches of the roof. Decorative trim hangs from the gables of the home and front porch. A garage attaches to the rear or east elevation of the building. It faces north with asbestos clad walls and a gable roof. A garage door punches through the west bay of the home*

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 primary and accessory structures do not align with redevelopment efforts for the area. This demolition will be directly aligned with the city's goals that are stated within the city's "Downtown Master Plan". The City will oversee the demolition of the property, including the abatement of hazardous materials before a demolition permit is issued in accordance with all applicable regulations.

Staff recommends approval of the Downtown Application to demolish the existing primary and accessory structure located at 208 NW 15th Street. With these two (2) conditions:

1. Hazardous material abatement must be completed before a building permit for demolition can be issued
2. Building Permit must be obtained prior to demolition.



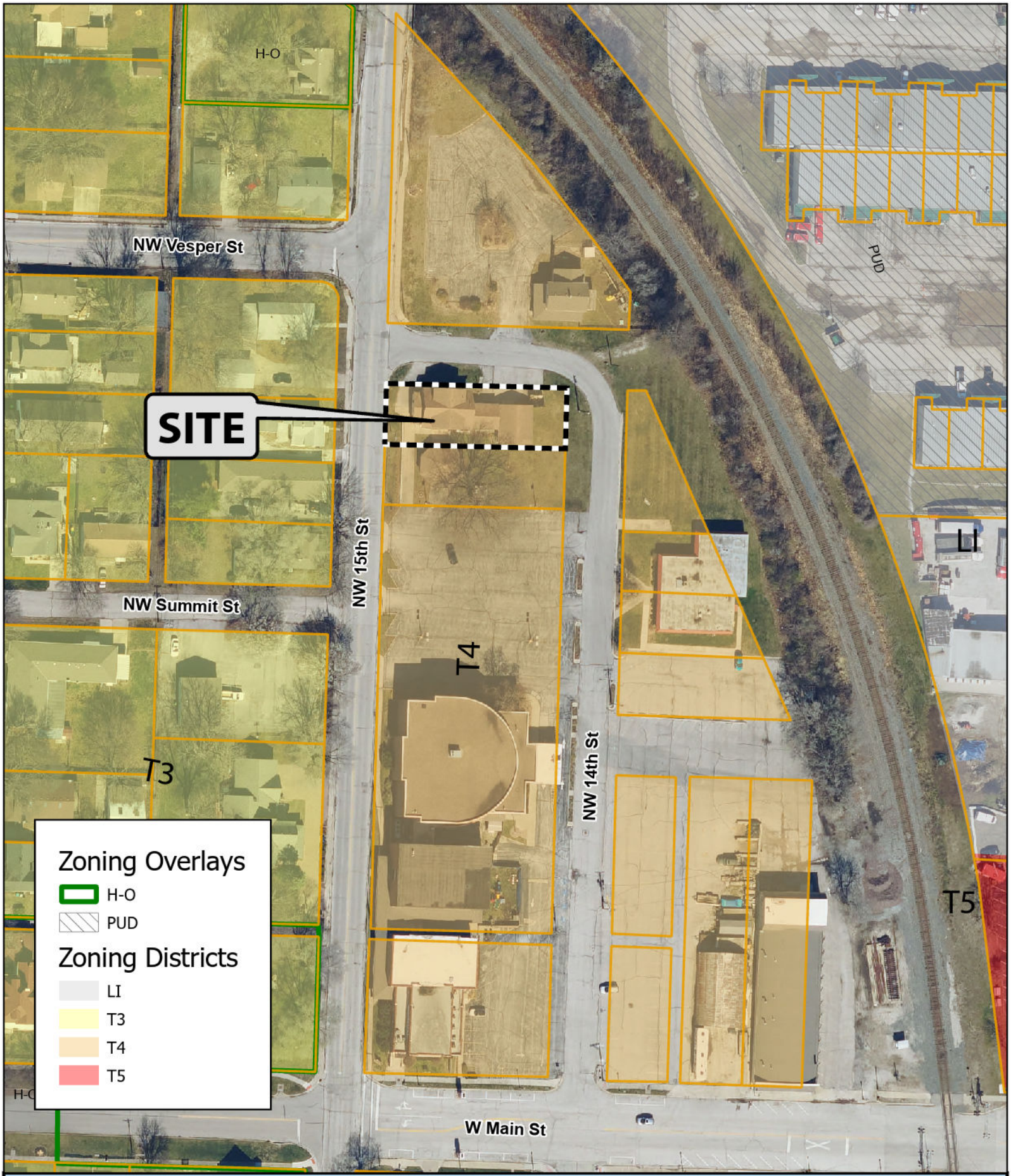
The City of Blue Springs Missouri

HPC 07-25-009628
208 NW 15th St
Parcels # 35-710-23-01-00-0-00-000
AERIAL LOCATION MAP

N

1" = 100'

Date: 07/09/25



The City of Blue Springs Missouri

HPC 07-25-009628
208 NW 15th St
Parcels # 35-710-23-01-00-0-00-000
SITE LOCATION & ZONING MAP

N

1" = 100'

Date: 07/09/25

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-068-029	2. SURVEY NAME: Blue Springs Historic Resource Inventory		
3. COUNTY: JACKSON	4. ADDRESS (STREET NO.) **208**	STREET (NAME) **NW 15TH ST**	
5. CITY: BLUE SPRINGS	Vicinity ☐	6. UTM / / OR LAT: 39.020101 LONG: -94.281166	7. TOWNSHIP/RANGE/SECTION T: R: S:
8. HISTORIC NAME (IF		9. PRESENT/OTHER NAME (IF KNOWN): Impact Family Resource Center	
10. OWNERSHIP ☑ PRIVATE ☐ PUBLIC	11A. HISTORIC USE (IF KNOWN): DOMESTIC - Single Family Residential	11B. CURRENT USE: COMMERCE - Professional	

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: 1/1
24. VERNACULAR OR PROPERTY TYPE: Cross-gable	31. CHIMNEY PLACEMENT:	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: Rectangle	33. EXTERIOR WALL CLADDING: Asbestos shingle	
27. NO. OF STORIES: 1.5	34. FOUNDATION MATERIAL:	ENDANGERED BY:
28. NO. OF BAYS (1ST STORY): 3	35. BASEMENT TYPE: Unknown	40. NO OF OUTBUILDINGS (DESCRIBE IN BOX 40 CONT.): 1
29. ROOF TYPE: Cross-gable	36. FRONT PORCH TYPE/PLACEMENT: Enclosed, center	41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION ☑

OTHER

42. CURRENT OWNER/ADDRESS: FIRST BAPTIST CHURCH OF BLUE SPRIN 1405 MAIN 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-and-a-half story bungalow has asbestos shingle clad walls and a gable roof with aspahlt shingles. The dropped-gable front porch has been enclosed to create an entrance into the building. The entrance stands just to the south of center with one-over-one windows flanking either side. Two one-over-one windows pierce the gable of the home. Gabled dormers rise out of the north and south pitches of the roof. Decorative trim hangs from the gables of the home and front porch. A garage attaches to the rear or east elevation of the building. It faces north with asbestos clad walls and a gable roof. A garage door punches through the west bay of the home.

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

The building stands on the east side of NW 15th Street set back by a small grassy lawn. A concrete walk leads from the parking area to the south of the building. A wooden gazebo stands to the south of the building. A picket fence lines the south side of the lot. A concrete lot fronts the garage.

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

The single-family dwelling was converted to office space.

PRESERVATION RECOMMENDATION: Integrity Rating: poor

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

PREVIOUS SURVEY NAME:

LOCAL HISTORIC DESIGNATION:

LOCAL HISTORIC DESIGNATION DATE:

LOCAL HISTORIC DISTRICT C OR NC:



West Elevation



South elevation



East elevation





South elevation

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

Request for Demolition

Project Name

204 & 208 NW 15th Street — Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

Blue Springs; Lot 1 Blk 9 — 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

Name of Applicant	Company		
Christine Cates	City of Blue Springs		
Address	**City**	**State**	**Zip Code**
903 W. Main Street	Blue Springs	MO	64015
Email	**Phone**	**Fax**	
Ccates@bluespringsgov.com	816-622-4006		

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.

Christine Cates — Applicant Signature

7.7.25 — Date

PROPERTY OWNER INFORMATION

Name of Property Owner	Company	Phone	Email Address	
City of Blue Springs		816-622-4006	ccates@bluespringsgov.com	
Address		**City**	**State**	**Zip Code**
903 W. Main Street		Blue Springs	MO	64015

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.

Christine Cates — Property Owner Signature

7.7.25 — 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:

The City of Blue Springs is requesting approval to demolish the two-story single family structure located at 208 NW 15th Street, along with the commercial gazebo structure located at 204 NW 15th Street, which is situated to the south of 208 NW 15th Street. The City is the current property owner and will manage the demolition, including any required material abatement, in accordance with applicable regulations. This request is being made to support future redevelopment opportunities for the site.

CONTACT INFORMATION FORM

Derek Mayden City of Blue Springs

Name of Project Lead	Company	Phone	Email Address

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

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

According to Jackson County records, the primary structure at 208 NW 15th Street was constructed in 1890, while a local survey identifies its build date as c. 1925. Historical city maps from 1904 show a structure at this location, but it's not confirmed whether it is the same building standing today. Based on the 1986 Cultural Resource Survey, the structure was originally a one-story, hall-and-parlor style home with a side gabled roof, brick foundation, and wood siding, which has since been replaced with vinyl siding.

The house is approximately 2,049 square feet in size. Its overall condition is fair, with visible alterations including changes to the porch, replacement or original windows with vinyl, installation of asphalt shingle roof, and vinyl siding. The property is not individually listed on the National Register of Historic Places, but it does appear in the Blue Springs Historic Resource Inventory. It does not carry a local landmark designation. The dwelling remains generally similar in scale and context to nearby homes in the neighborhood but retains only an altered version of its original vernacular character.

DOWNTOWN STAFF REPORT

Meeting Dates:	Historic Preservation Commission: July 15, 2025
Project Name:	***1401 NW Vesper St***
Site Location:	1401 NW Vesper St
Project Request:	HPC-07-25-9629; Downtown Application to review a proposed demolition of a single-family structure located at 1401 NW Vesper St.

Applicant: **City of Blue Springs**
Property Owner: **City of Blue Springs**
Staff Planner: **Riley Osterberg | Planning Intern**

Project Description: The applicant, The City of Blue Springs is requesting approval to demolish a two-story single-family structure located at 1401 NW Vesper Street. The City is the current property owner and will manage the demolition, including any required material abatement, in accordance with applicable regulations. This request is being made to support future redevelopment opportunities for the site in accordance with the Downtown Development Master Plan.

Staff Recommendation: Staff recommends approval with conditions of demolition of the building. Conditions are included at the end of the staff report.

Previous Actions:

Date	Review Body	Action
10/27/1991	Planning Commission	Approval of Conditional use permit for ministry and counseling services on the site
11/23/1992	Planning Commission	Approval/ renewal of Conditional use permit for ministry and counseling services on the site
04/12/1999	Planning Commission	Recommended approval of rezoning from SF-7 (Single Family) to CB (Central Business)
04/19/1999	City Council	Approved Rezoning from “SF-7” to ”CB”
03/26/2007	Planning Commission	Recommended approval of establishment of Downtown Zoning District, rezoning property from “SF-7” (Single-Family) to “T-4” (Sub-Urban).
04/02/2007	City Council	Approved Rezoning from “SF-7” to “T-4.”

Future Applications: A Building permit for demolition will be required.

Adjacent Properties:

Direction	Current Zoning	Current Land Use(s)
North:	”T4” Downtown Zoning	Parking Lot
South:	“T4” General Urban/Downtown Zoning	Vacant Single-Family Structure
East:	“LI” Light Industrial/Railroad ROW	Light Industrial Complex/Railroad ROW
West:	“T4” General Urban/Downtown Zoning	Parking lot

HISTORIC PRESERVATION COMMISSION ANALYSIS



Historic Resources Survey:

The house was constructed in 1905 with a historic integrity rating of “fair” per the 2013 survey, which stated that *The two-story I-house dwelling converted to a commercial building has asbestos shingle siding and a side-gable roof with asphalt shingles. The asymmetrical front (south) façade has three irregular bays. The center and west bays each contains two entrances. Paired one-over-one windows pierce the east bay on the second story. Simple posts support the hipped roof that covers the porch as it stretches across the front (south) façade and wraps around to the west elevation. A ramp provides access from the parking lot to the front entrance. A brick chimney rises through the center ridge of the roof. The building stands on the north side of Vesper Street facing south. A grassy lawn fronts the building and an asphalt parking lot lies to the north and west. The building is set apart from the residential neighborhood and abuts the railroad tracks on the east. The building does not appear on the 1904 Blue Springs Plat Map. The two-story I-house was converted to office space at an unknown date.*

HISTORIC CONSERVATION AREA:

The building is not located within a historic overlay zone, thus does not require additional consideration under historic overlay standards.

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 structure at 1401 NW Vesper St has been both altered and degraded over time, and with a historic integrity rating of “fair’ the structure does not meet a level of historic significance to merit denial of its demolition.

The proposed mixed-use goals of the downtown masterplan (as approved in 2024) for the parcel and its surrounding areas would be supported by the removal of the building.

The siding is made of asbestos, and the demolition of the structure in accordance with state and federal hazardous waste disposal requirements will allow for the removal of these hazardous materials in a safe and controlled manner, as well as help further city development plans and goals.

Staff recommends approval of the Downtown Application to demolish the existing structure located at 1401 NW Vesper St with the following conditions:

1. Removal and abatement of hazardous waste in compliance with state and federal guidelines
2. Applicant must obtain building permit for demolition



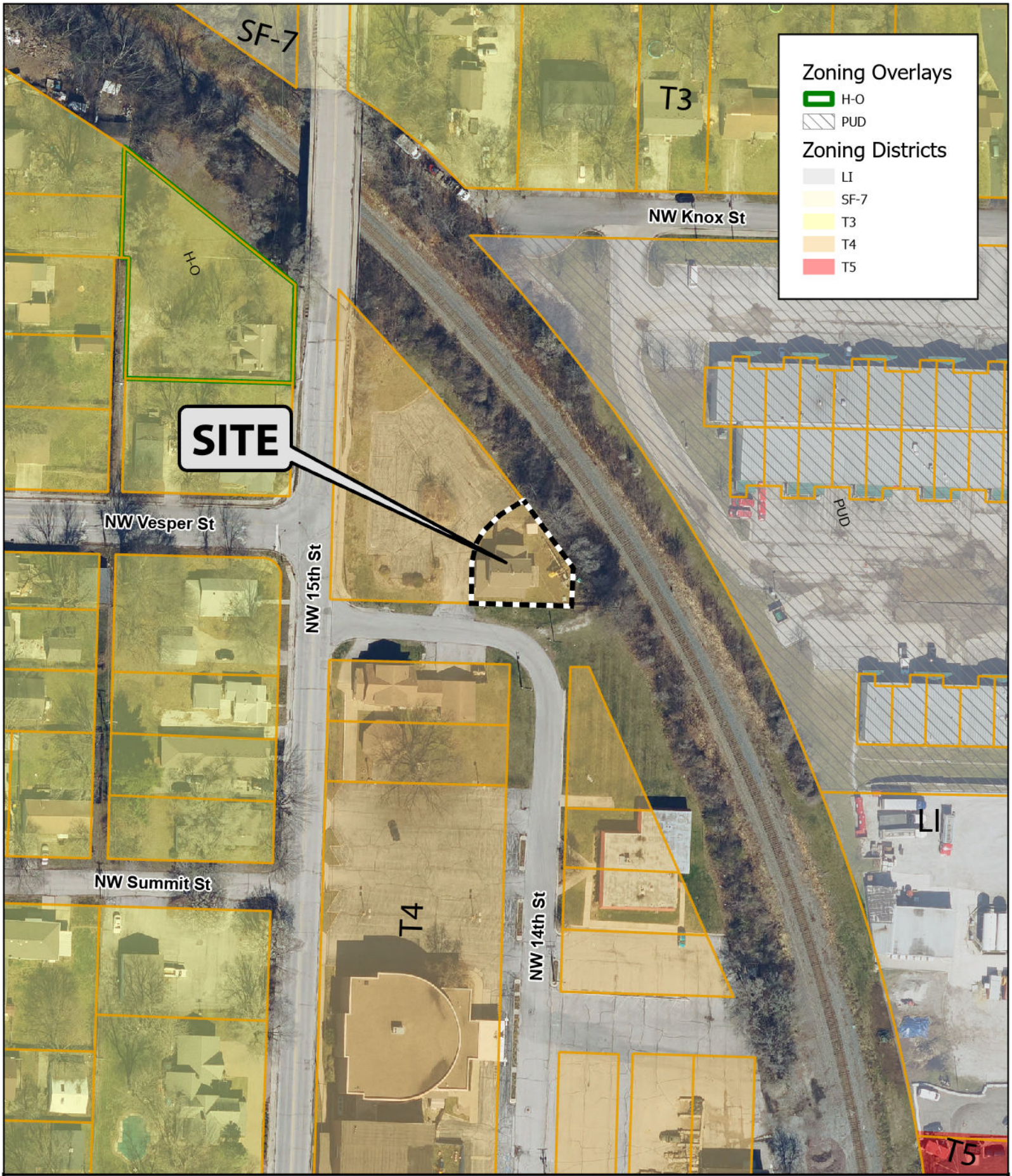
The City of Blue Springs Missouri

HPC 07-25-009629
1401 NW Vesper
Parcels # 35-710-17-05-00-0-00-000
AERIAL LOCATION MAP

N

1" = 100'

Date: 07/09/25



The City of Blue Springs Missouri

HPC 07-25-009629
1401 NW Vesper
Parcels # 35-710-17-05-00-0-00-000
SITE LOCATION & ZONING MAP

N

1" = 100'

Date: 07/09/25

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-068-199	2. SURVEY NAME: Blue Springs Historic Resource Inventory		
3. COUNTY: JACKSON	4. ADDRESS (STREET NO.) **1401**	STREET (NAME) **NW VESPER ST**	
5. CITY: BLUE SPRINGS Vicinity ☐	6. UTM / / OR LAT: 39.020359 LONG: -94.280814	7. TOWNSHIP/RANGE/SECTION T: R: S:	
8. HISTORIC NAME (IF	9. PRESENT/OTHER NAME (IF KNOWN): Impact Family Resource Center		
10. OWNERSHIP ☑ PRIVATE ☐ PUBLIC	11A. HISTORIC USE (IF KNOWN): DOMESTIC - Single Family Residential	11B. CURRENT USE: COMMERCE - Business	

HISTORICAL INFORMATION

12. CONSTRUCTION DATE: 1905	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: I-house	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: Rectangular	33. EXTERIOR WALL CLADDING: Asbestos shingle	
27. NO. OF STORIES: 2	34. FOUNDATION MATERIAL: Unknown	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: Wrap-around left	41. FURTHER DESCRIPTION OF BUILDING FEATURES AND ASSOCIATED RESOURCES ON CONTINUATION ☑

OTHER

42. CURRENT OWNER/ADDRESS: FIRST BAPTIST CHURCH OF BLUE 1405 MAIN 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 two-story I-house dwelling converted to a commerical building has asbestos shingle siding and a side-gable roof with asphalt shingles. The asymmetrical front (south) façade has three irregular bays. The center and west bays each contain an entrance. Paired one-over-one windows pierce the east bay. Simple posts support the hipped roof that covers the porch as it stretches across the front (south) façade and wraps around to the west elevation. A ramp provides access from the parking lot to the front entrance. One-over-one windows pierce the three bays of the second story. A brick chimney rises through the center ridge of the roof.

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

The building stands on the north side of Vesper Street facing south. A grassy lawn fronts the building and an asphalt parking lot lies to the north and west. The building is set apart from the residential neighborhood and abuts the railroad tracks on the east.

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

The building does not appear on the 1904 Blue Springs Plat Map. The two-story I-house was converted to office space at an unknown date.

PRESERVATION RECOMMENDATION: Integrity Rating: fair

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

PREVIOUS SURVEY NAME:
1904 Blue Springs Plat Map.

LOCAL HISTORIC DESIGNATION:
LOCAL HISTORIC DESIGNATION DATE:
LOCAL HISTORIC DISTRICT C OR NC:



North Elevation



East Elevation



South Elevation



West Elevation

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

Request for Demolition

Project Name

1401 NW Vesper — Project Address (Parcel ID if No Address Assigned or Multiple Addresses)

Blue Springs; Lot 1-4 Block 4 — 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

Name of Applicant	Company		
Christine Cates	City of Blue Springs		
Address	**City**	**State**	**Zip Code**
903 W. Main Street	Blue Springs	MO	64015
Email	**Phone**	**Fax**	
Ccates@bluespringsgov.com	816-622-4006		

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.

Christine Cates — Applicant Signature

7.7.25 — Date

PROPERTY OWNER INFORMATION

Name of Property Owner	Company	Phone	Email Address
City of Blue Springs		816-622-4006	ccates@bluespringsgov.com
Address		**City**	**State**	**Zip Code**
903 W. Main Street		Blue Springs	MO	64015

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.

Christine Cates — Property Owner Signature

7.7.25 — 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:

The City of Blue Springs is requesting approval to demolish the two-story single family structure located at 1401 NW Vesper Street. The City is the current property owner and will manage the demolition, including any required material abatement, in accordance with applicable regulations. This request is being made to support future redevelopment opportunities for the site.

CONTACT INFORMATION FORM

Derek Mayden City of Blue Springs

Name of Project Lead	Company	Phone	Email Address

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

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

The City of Blue Springs is requesting approval to demolish the former single-family residence at 1401 NW Vesper Street. The City, as the current property owner, will oversee the demolition and any required abatement of hazardous materials prior to demolition, in compliance with all applicable environmental and safety regulations. This demolition is being proposed to support future redevelopment opportunities consistent with the City's long-range plans.

According to Jackson County records, the structure at 1401 NW Vesper Street was constructed in 1890. It is a 1 1/2 story wood frame home typical of the late 19th century, with an approximate size of 1,538 square feet. The structure has likely been altered over time, with updates that may include replacement siding, windows, and roofing materials. The overall condition is considered fair, but the house does not retain significant architectural or historic features that would qualify it for preservation under local criteria.

The property is not listed on the National Register of Historic Places and does not hold a local landmark designation. It does not appear in the Blue Springs Historic Resource Inventory. The house remains similar in scale and character to surrounding residential structures but does not contribute to a unique or unaltered historic presence in the neighborhood. Demolition will allow the City to address ongoing maintenance concerns and prepare the site for redevelopment consistent with the City's future plans and land use goals.