City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: October 1, 2018

Item: COUNCIL BILL NO. 2018-271
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2018-271
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
Finance Director: Leslie Haase
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 09/10/18

Recommended Action: Planning and Zoning Commission recommended approval by a vote of 6 In Favor, 1 Absent

SUMMARY/REQUEST:
Case 035-18: 602 N. Pearl Avenue – A request to apply District HP (Historic Overlay District) to the Robert D. McIntosh House – Michele Hale.

STAFF SUMMARY:
The building is on lot 183 of the North Heights Addition, located on the Southeast corner of North Pearl Ave and West E Street. The currently existing structure was built circa 1909. The original owner of the house was Robert D. McIntosh. The house was later owned and lived in by the prominent Warren B. Shackelford, a Joplin mine operator and general manager for the Admiralty Zinc Company and Tri-State Zinc and Lead. Shackelford was an advocate of miner safety and worked to introduce improvements in the industry in that regard. The house was also owned and lived in by Ralph L.& Lillian Kassab. Ralph L. & Lillian Kassab were prominent downtown merchants, philanthropists, and investors in the Joplin Community.

Per the regulations of the historic preservation ordinance, the structure must meet one or more of the criteria for nomination as a local historic landmark. After review, staff believes the Robert D. McIntosh House meets Criteria 3 and 4.

The criteria:

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or country;

4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

The Historic Preservation Committee recommended approval of Case 035-18.

Staff recommends approval of Case 035-18.

PLANNING & ZONING COMMISSION TESTIMONY:
Thomas Walters, 501 N. Main, Apt. 302, Joplin, MO, Historic Preservation Staff Representative stated to received local landmark status, you must meet one of the 10 criteria. The applicant applied for status under two (2) criteria.

Criteria number 3-*Its identification with a person who significantly contributed to the development of the community, county, state, or country;*

> The Robert D. McIntosh house is associated with two prominent Joplin residents, Warren B. Shackelford and Ralph L. & Lillian Kassab.
>
> Warren B. Shackelford was a prominent Joplin mine operator and general manager for the Admiralty Zinc Company and Tri-State Zinc and Lead. Shackelford was an advocate of miner safety and worked to introduce improvements in the industry in that regard.
>
> Ralph L. & Lillian Kassab were prominent downtown merchants, philanthropists and investors in the Joplin Community.
>
> **Finding:** The building meets the requirements of criteria 3 for its association with Warren B. Shackelford and Ralph L. & Lillian Kassab.

Criteria number 4 - *Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*

> The house has the characteristics of an American Four Square including square or "box" shape, appropriate number of stories, low slope hipped roof, central dormer, and front porch. The porch pillars of the house are circular column instead of square which is not typical of the style.
>
> American Four Square is not an architectural style but type and is significant as an example of single family construction as part of an architectural style period of transition.
>
> **Finding:** The building meets the requirements for criteria 4.

PUBLIC COMMENT:
Michele Hale, 602 N. Pearl, Joplin, MO 64801. Ms. Hale is the resident of this property and she also stated that one of the things she thought was interesting was the second owner, Warren B. Schackelford, implemented the Leaner Water Drill which is on display at the Mineral Museum. Mr. Kassab owned the store Kassab's on Main Street for many years.