# Rezoning Application

**Return Form to:**
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

**Office Use Only**
Case No.: 052-23
Filing Fee: $550.00 NA
Received: 10/23/23
Date Advertised:
Proj. No.: 23-231
Public Hearing Date: 11/13/23

Applicant: Historic Preservation Commission Phone No.: 417-624-0820

Address: 602 S Main Street Email: twalters@joplinmo.org

Owner: Jennifer Siembieda Phone No.: 530-220-3526

Address: 524 W 5th Street, Joplin MO Email: coloradomatt76@gmail.com

Location of Property: 524 W 5th Street

Present Use of Property: Single Family Residential

Proposed Use of Property: Single Family Residential

Current Zoning: R-3 Requested Zoning: R-3-HP

**Surrounding Land Use and Zoning:**

| | Land Use | Zoning |
|---|---|---|
| North | Single Family | R-3 |
| South | Two Family | R-3 |
| East | Single Family | C-2 |
| West | Multi-Family | R-3 |

Character of the Neighborhood: Murphysburg Historic Neighborhood

**Relationship to Existing Zoning Pattern:**

| Yes | No | |
|---|---|---|
| ○ | ◉ | Would proposed change create a small, isolated district unrelated to surrounding districts? |
| ○ | ◉ | Are there substantial reasons why the property cannot be used in accord with existing zoning? |

If yes, explain: _____

_____

_____

**Conformance with Comprehensive Plan:**

| Yes | No | |
|---|---|---|
| ◉ | ○ | Consistent with Development Policies? |
| ◉ | ○ | Consistent with Future Land Use Map? |

**Traffic Conditions:**

| Yes | No | |
|---|---|---|
| ○ | ◉ | Will turning movements caused by the proposed use create an undue traffic hazard? |

Street(s) with Access to Property: W 5th Street & S Moffett Ave

_____

Classification of Street(s):

Arterial ☐ Collector ☐ Local ☑

Right-of-Way Width: 60 ft

**Subdivision Platting:**

| Yes | No | |
|---|---|---|
| ○ | ◉ | Is platting required? |
| ◉ | ○ | Are lots appropriately sized? |
| ◉ | ○ | Is street right-of-way appropriately sized? |

◉ ○ Are drainage and utility easements adequately sized and provided?

Additional Platting Comments: _____

_____

_____

**Unique Characteristic of Property and/or Additional Comment:**

HPC Resolution 2023-04, October 17th the Commission found the property met the criteria for a local landmark due to the Association with William B. McAntire

**Submission of Documents:** The following documents are **required** at time of submission.

| Yes | No | |
|---|---|---|
| ◉ | ○ | Completed and signed application. |
| ◉ | ○ | One copy of a legal description of the property proposed to be rezoned from a deed or certified survey. Must be legible. |
| ◉ | ○ | One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may affect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin. |
| ◉ | ○ | Owner Affidavit and Agent Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned. |

Applications that are incomplete or missing required documents will not be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

**Signature:** _____ **Date:** 10/23/23

JOPLIN | HISTORIC PRESERVATION COMMISSION

# HISTORIC PRESERVATION COMMISSION OF THE CITY OF JOPLIN

## RESOLUTION NO. 2023-04

WHEREAS, the **Historic Preservation Commission** of the City of Joplin, at a public meeting held on October 17th, 2023, received the Historic Landmark Nomination Form for The William B McAntire House located at 524 W. 5th Street in the City of Joplin, Jasper County, Missouri; and

WHEREAS, the form was presented by Jennifer Siembieda, owner, and found to be in proper form; and

WHEREAS, at a public meeting held on October 17th, 2023, the Historic Preservation Commission found that all the evidence presented in the Nomination Form and developed in research of the existing records supported the requirements of Section 29 of Appendix 29-A (Zoning Code) of the Joplin City Code and that the subject The Wiliam B. McAntire House met one or more of the Criteria for Consideration of Nomination as directed in paragraph 29.10 of that Code;

NOW, THEREFORE, BE IT RESOLVED by the **Historic Preservation Commission** of the City of Joplin, as follows:

That the property on the following described real estate to-wit:

*All of Lots Numbered 31 & 32 in Sergeants Subdivision, in the City of Joplin, Jasper County, Missouri;*

be recommended by this **Commission** to be designated an "Local Landmark" under the definitions and requirements of Section 29 of Appendix 29-A (Zoning Code) of the Joplin City Code, and that this Resolution with the report and nomination form be sent to the Zoning and Planning Commission of the City of Joplin, and that the appropriate Ordinance designating the above said property Zoning District Overlay "HP" be adopted by the City Council of the City of Joplin.

PASSED BY THE **HISTORIC PRESERVATION COMMISSION** OF THE CITY OF JOPLIN, MISSOURI, this Seventeenth Day of October, 2023.

Jill Halbach
Chairperson

HISTORIC JOPLIN PRESERVATION COMMISSION

# STAFF REPORT

**APPLICANT:**

Jennifer Siembieda

**OWNER:**

Jennifer Siembieda

**ADDRESS AND LANDMARK NAME:**

524 W. Fifth Street, Joplin, Missouri 64801
William B McAntire House

**PRESENT USE:**

Single Family Residential (Zoned R-3)

**HISTORIC USE:**

Single Family Residence

**PHYSICAL DESCRIPTION:**

*Date of Construction*: Established Circa 1905

*Architectural Style*: Queen Anne

*Construction*: Date of construction is based upon the 1906 Sandborn map. The 1900 Sandborn map showed a much more modest home in the same location. Typical architectural features for a two an done half story Queen Anne. Historic Wood siding still in place. Significant changes did occur to the porch in the 1979. Glazed wood doors still n place. The three carport garage was added in 1985.

*Site*: Sergeants Addition to the City of Joplin, Lots 31 & 32.

**HISTORICAL SIGNIFICANCE:**

1. *Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country;*

   This category is typically not applied to single family homes being nominated for local landmark status. The house is in the Murphysburg National Register District. This category is applicable to the district as a whole.

2. *Its location as a site of a significant local, county, state, or national event;*

   Not applicable to this nomination

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

   William B. McAntire was a prominent lawyer at the time of Joplin's founding, and elected as a municipal Judge on successive terms. He was also elected member of the school board. Most of his career he practiced law, while transitioning to real estate the last decade of his life, before dying in 1911. He clearly resided at 524 w 5th Street at the time of the 1900 Census, however at that time, the house was not the one being nominated today as shown by the 1900 Sandborn Map. In 1900 the house on the property was much more modest and had a visibly different footprint. This Queen Anne style house was first shown constructed in the 1906 Sandborn map, and date of construction assumed to be circa 1905. The 1910 Census shows that had moved to the home of Elizabeth Gray, his sister, at 1406 Sargent Avenue. By that time he was in poor health having suffered a stroke and widowed. However, staff conducted a thorough search of Deed Index Sheets of the Jasper County Register's office, and cannot find a warranty deed for the sale of the property described as Sergeants Subdivision Lots 31 & 32 after 1900 to his death and the Deed Index Sheet would be the only index where public record would have been kept. In fact, there is not record of the disposition of this property at all until sold by subsequent owner decades later. His wrote a new will on November 30, 1906 which was recorded in the Deed Index of Jasper County in 1911 on Book 231 page 341, which suggests that his will was used as an instrument to dispose of real property. Since no other record of the sale is found in any other location, it can be presumed this property was disposed of in his will, and therefore was still the owner of the property at time of construction in 1905.

   **Finding:** The building meets the requirements of criteria 3 for its association with William B McAntire.

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 property significantly has many Queen Anne features still remaining, also many removed. The most significant change is the alteration of the porch in 1980 where the simple posts of the Queen Anne style were replaced with more ornate columns that were similar to the surrounding architectural types in Murphysburg. (Permit # 1040 D)

5. *Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or country;*

   Not applicable to this nomination.

6. *Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;*

   Not applicable to this nomination.

7. *Its embodiment of design elements that make it structurally or architecturally innovative;*

   Not applicable to this nomination

8. *Its unique location or singular physical characteristics that make it an established or familiar visual feature;*

Not applicable to this nomination.

9. *Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or*

   Not applicable to this nomination.

10. *Its suitability for preservation or restoration.*

**Finding:** The site meets the requirements for criteria 10 as staff would rate the integrity of the resource as fair or better.

*Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration. (Ord. No. 86-31, ' 1, 3-17-86)*

## STAFF RECOMMENDATION:

Staff recommends William B McAntire House, located at 524 W. 5th Street, be forwarded by HPC Resolution to the Planning & Zoning Commission, to be added to the HP zoning overlay, and be designated as a local landmark.

## SUPPORTING DOCUMENTS:

Documents included in determination were attached to application.