



MEMORANDUM

TO: Independence Planning Commission

FROM: Wendy Shay, Historic Preservation Manager

SUBJECT: Local Landmark Designation for 728 North Main Street

Nomination for Local Landmark

A Local Landmark nomination has been prepared by the City of Independence on behalf of the current property owners, Gregg and Edith Higginbotham, for the property at 728 North Main Street. The property is zoned R-6, Single-Family Residential. Designation of the property as a Local Landmark will alter the zoning to include a Historic Landmark (HL) overlay on the zoning map.

Heritage Commission's Recommendation

On January 5, 2021, the Independence Heritage Commission reviewed the application for consideration of 728 North Main Street as a Local Landmark and unanimously approved the recommendation for designation to the Planning Commission.

Staff Recommendation

Based upon the property's age, unique architectural style, and its location within the North Main Neighborhood, there is significant documentation to support the designation as a Local Landmark on the Local Register of Historic Places. Further, the overall integrity of the dwelling supports the continued preservation and recognition of this resource. Therefore, staff recommends, by resolution, to move approval of the recommendation by the Heritage Commission to the Independence City Council in support of Local Landmark status for 728 North Main Street.

Planning Commission Action

- 1) Move approval of the recommendation by the Heritage Commission to the Independence City Council to support the designation of 728 North Main Street as an Independence Local Landmark.
- 2) Move denial of the recommendation by the Heritage Commission to the Independence City Council to support the designation of 728 North Main Street as an Independence Local Landmark, with reasons stated.

Exhibits

1. 728 N. Main Designation Report – Heritage Commission
2. 728 N. Main Local Designation Report
3. 728 N. Main - Photo