



INDEPENDENCE

★ COMMUNITY DEVELOPMENT ★

HC#01-23 Consider a request for local historic designation for the Silver Heart Inn, 1114 South Noland Road

Nomination for Local Landmark

A historic local landmark designation (HL) has been prepared by the City of Independence on behalf of Charles and Amy Kistler for their property at 1114 South Noland Road. A detailed description of the property and the features associated with this designation request are included in the historic designation report, an attachment to this staff report.

According to the City's Unified Development Ordinance (UDO) §14-908-02, Criteria for designation of landmark properties, the subject property is eligible for local historic designation under **§14-908-02-G. Identification with a person(s), family, or group who significantly contributed to the development of the community;** and **§14-908-02-I. Embodies elements of design, detailing, materials, or craftsmanship which renders it architecturally significant.**

The property is zoned R-6, Single Family Residential. Local historic designation will require the addition of an HL overlay added to the existing R-6 zoning on the City's zoning map. This change does not alter the use or any associated zoning requirements related to R-6 single-family zoning.

Conclusion/Staff Recommendation

Based upon the property's historical affiliation with the Stone, Dickey, and Gamble families, its architectural history, as well as its association with the City's early development, there is significant documentation to support the designation as a Local Landmark on the Local Register of Historic Places. Therefore, staff recommends that the Heritage Commission support the recommendation to the Planning Commission via a resolution for the local historic designation at 1114 South Noland Road.

Based on the analysis above, move approval by resolution a recommendation to the Planning Commission to support the individual designation of 1114 South Noland Road as an Independence local historic landmark.

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| Commission Action |
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- 1) Move approval of the recommendation to the Planning Commission via resolution to support the designation of 1114 South Noland Road as an Independence local historic landmark.
- 2) Move denial of the recommendation to the Planning Commission to support the designation of 1114 South Noland Road as an Independence local historic landmark, with reasons stated.

Exhibits

1. Heritage Commission report
2. Local Designation report
3. Application form
4. Letter to neighboring property owners
5. Mailing list
6. Mailing affidavit
7. Aerial photograph
8. House front – day
9. House front – night
10. Photographs of site