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**Howard L. Brown Public Safety Building – 1100 SW Smith Street  
Journagan Family Community Training Room**

**HISTORIC PRESERVATION COMMISSION  
MEETING AGENDA**

**Wednesday, October 14, 2020 – 5:00 p.m.**

**Please Note:** Face coverings are required pursuant to Order of the Jackson County Health Director dated July 1, 2020, and Phase 2.5 of the Eastern Jackson County Recovery Plan. Any persons wishing to attend the Historic Preservation Commission Meeting in person must abide by the County's mask requirement at all times while within City Hall and Public Safety Building including the Council Chambers. Anyone unable to wear a face covering pursuant to the County's requirement may participate in public hearings or provide comment via conference call at **(816) 743-4875; Conference ID 885 555 796#** as provided in Section 610.020(4) RSMo. Information on how to provide testimony via telephone conference in a public hearing can be found at the end of this Agenda.

**1. ROLL CALL & CALL TO ORDER**

A. April 9, 2020 Meeting Minutes

**2. NEW BUSINESS**

A. Certified Local Government (CLG) Review and Evaluation by SHPO (State Historic Preservation Office)

**3. OTHER BUSINESS**

**4. ADJOURN**

If special accommodations are required for citizen participation in this meeting or if you have any questions or comments on any agenda items,  
**PLEASE CALL 816-220-4504**

Agenda posted at the following locations:  
City Hall, 903 W. Main Street  
City's website

<http://www.bluespringsgov.com/AgendaCenter>

October 6, 2020

A quorum of the City Council may be in attendance however no City Council votes will be taken.  
Community Development



**City of Blue Springs  
903 W. Main  
Blue Springs, Missouri 64015**

**Historic Preservation Commission  
MINUTES  
Thursday, April 9, 2020**

A meeting of the Historic Preservation Commission of the City of Blue Springs was held via conference call, as allowed under §610.015, RSMo, which permits conference call meetings and roll call votes in emergency situations due to the current health crisis and state of emergency, with the following members, guests and staff in attendance:

**VOTING MEMBERS  
PRESENT**

Councilmember Chris Lievsay (Dist. 2)                      Chris Birkenmaier  
Pam Albarelli, Vice Chairperson                              Ken Billups Jr.  
Frances Hose, Chairperson

**STAFF / OTHERS**

Matt Wright, Acting Asst. Director, Com.  
Dev.  
Mike Mallon, Acting Director, Com. Dev.  
Dennis Yesenosky, Applicant  
Diana Herlihy, Applicant  
Kay Murphy, Applicant

**MEMBERS ABSENT**

Mary Potter  
Riley Burrus, Sr.  
Kay Burrus  
Ryan Crider  
Councilmember Chris Lievsay (Dist. 2)  
Karen Findora, HPC Liaison

**CALL TO ORDER  
ROLL CALL**

Prior to calling the meeting to order, Matt Wright, Acting Asst. Director, Com. Dev., took a roll call of everyone on the phone, which is reflected in the voting members present above. Frances Hose, Chairperson, called the meeting to order at 5:00 p.m.

**AGENDA ITEM 2A  
HPC-04-20-7279 / 1807 SW  
Walnut Street / Request for  
exterior building alteration**

Matt Wright, Acting Asst. Director, Com. Dev., went through the application for an exterior building alteration request for a home located at 1807 SW Walnut Street. The applicant is requesting to remove two windows near the NE corner of the house. The area currently housing the applicant's laundry room and they would like to enclose that area so

that it's more functional. The applicant would like to fill the area with the same siding that is currently on the house.

Mr. Wright added the recommended and not recommended materials in the staff report.

Recommended:

- Identify, retain and preserve windows, and their functional and decorative features that are important in defining the overall historic character of the building.

Not Recommended:

- Removing or erratically changing windows which are important in defining the overall historic character of the building, so that as a result the character is diminished.
- Changing the number, location, size, or glazing pattern of windows.

Mr. Wright stated that the house was surveyed in 2013, and the house was built in 1920, with has excellent integrity rating. It is a craftsman bungalow house with shake shingle and stucco walls.

Commissioner Ken Billups questioned if the room was originally an open back porch.

Wes White, Owner / Applicant

Mr. White was present to answer any questions the Board may have.

Commissioner Pam Albarelli moved to approve HPC-04-20-7279 for exterior building alterations.

## QUESTIONS

## APPLICANT

## MOTION

### AGENDA ITEM 2A

**HPC-04-20-7279** / 1807 SW Walnut Street / Request for exterior building alteration

## SECOND

## VOTE

Seconded by Commissioner Chris Birkenmaier.

Councilmember Chris Lievsay (Dist. 2) - Aye	Mary Potter – Absent
Chris Birkenmaier – Aye	Ken Billups Jr. – Aye
Pam Albarelli, Vice Chairperson - Aye	Kay Burrus – Absent
Frances Hose, Chairperson – Aye	Riley Burrus, Sr. – Absent
	Ryan Crider – Absent

**(APPROVED 5-Aye, 0-No)**

### AGENDA ITEM 2B

**HPC-04-20-7281** / 1802 SW Walnut Street / New addition to single-family house

Matt Wright, Acting Asst. Director, Com. Dev., stated that the applicant is requesting a new addition to a single-family house located at 1802 SW Walnut Street. This is the same house that the HPC reviewed on March 26<sup>th</sup> where the Commission approved the removal of the front chimney.

Mr. Wright stated that the existing house is a little under 850 sf., the applicant is proposing a 450-sf. addition to the rear of the house.

Mr. Wright explained the Secretary of Interior Standards for alterations or additions for a new use.

Mr. Wright stated that in staff's opinion this addition doesn't diminish the historic character of the original house as it exists, given that it's a rear addition, and the scale of it is aligning with the existing house.

The Downtown Review Board met on this project and recommended approval.

Staff recommended that the materials for the addition match what is on the front of the house. If the applicant requests something different that they let staff know.

Commissioner Ken Billups asked if the design standards address the roof line, particularly to the fact that they are adding a hip roof. Mr. Wright stated that there is not a requirement that the roof line match, especially when it's an addition to the back side. The Secretary of Interior Standards recommend that subtle changes like that be made so that they can be distinguished in the future. Example, 50 years from now if someone is doing a Historical Survey of the house, they can distinguish that this was a later addition, and they can tell because the roof line is slightly different then the original.

## QUESTIONS

## APPLICANT

John Curry, Owner / Applicant

Mr. Curry was present to answer any questions from the Commission.

## MOTION

**AGENDA ITEM 2B**  
**HPC-04-20-7281** / 1802 SW Walnut Street / New addition to single-family house

Commissioner Ken Billups Jr. moved to approve HPC-04-20-7281 for a new addition to a single-family house.

## SECOND

Seconded by Commissioner Pam Albarelli.

## VOTE

Riley Burrus, Sr. - Absent	Mary Potter – Absent
Councilmember Chris Lievsay (Dist. 2) - Aye	Ken Billups Jr. – Aye
Chris Birkenmaier – Aye	Kay Burrus – Absent
Pam Albarelli, Vice Chairperson - Aye	Ryan Crider – Absent
Frances Hose, Chairperson – Aye	

**(APPROVED 5-Aye, 0-No)**

## OTHER BUSINESS

There was no other business to bring before the Commission.

## MEETING ADJOURN

With no further discussion, the meeting adjourned at 5:15 p.m.

Respectfully Submitted by,  
Matt Wright, Recording Secretary

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Frances Hose, Chairperson

Date

DRAFT