



HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Tuesday September 20th, 2022 – 5:30 p.m.

Blue Springs City Hall – Conference Room 128
903 W. Main Street, Blue Springs, MO 64015

- 1. ROLL CALL & CALL TO ORDER**
 - A. May 4, 2022 - Meeting Minutes
 - B. September 13, 2022 – Meeting Minutes

- 2. NEW BUSINESS**
 - A. 2023 HPC Goals and Work Plan Approval
 - B. Upcoming CLG Training Opportunities

- 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>

September 16, 2022

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
Wednesday, May 4, 2022

A meeting of the Historic Preservation Commission of the City of Blue Springs was held in the City Hall Development Conf. Room 128 located at 903 W. Main Street on Wednesday, May 4, 2022, with the following members, guests and staff in attendance:

**VOTING MEMBERS
PRESENT**

Ryan Crider
Chris Birkenmaier
Nicole Gaulden
Kelly Roberson

STAFF / OTHERS

Kay Burrus
Mike Mallon, Director, Com. Dev.
Aliyah Kincade, Recording Secretary
Ken Billups Jr.
Councilmember Galen Ericson (Dist. 1)

MEMBERS ABSENT

Pam Albarelli, Vice Chairperson
Frances Hose, Chairperson

CALL TO ORDER

Mike Mallon, Director, Community Development opened the meeting at 5:06 p.m. Both the Chair and Vice Chair were absent, and we needed to elect a Chair Pro Tempore for the meeting.

**MOTION
ELECT CHAIR PRO
TEMPORE**

Commissioner Kay Burrus asked for a motion to nominate Commissioner Chris Birkenmaier as Chair Pro Tempore. Seconded by Commissioner Ryan Crider.
(5-Aye, 0-No)

**AGENDA ITEM 1A
MINUTES / APRIL 13,
2021**

Chair Pro Tempore Chris Birkenmaier asked for a motion on the April 13, 2021, meeting minutes. Motion was made by Commissioner Ryan Crider, approve the meeting minutes, seconded by Commissioner Kay Burrus. The meeting minutes for April 13, 2021, were approved as submitted.
(5-Aye, 0-No)

**AGENDA ITEM 2A /
HPC-12-21-8099 / 106 SW
9th St. & 110 SW 9th St. /
“The Dwellings” /**

Mike Mallon, Director, Community Development, stated before the Historic Preservation Commission is a request to approve the demolition of a single-family home located at 110 SW 9th Street. The applicant is proposing to demolish the house to develop a 5-building apartment

Demolition of single-family house for 5-building apartment complex

complex that will extend to the property at 106 SW 9th Street. The home was built in 1880 and is conservation area 3. The 2013 Historic Resources Survey indicates the house has an integrity rating of fair, with no reasoning. The house only retains its Folk Victoria form with the center gable. Staff recommends approval with conditions from the Commission.

DISCUSSION

Commissioner Kay Burrus states this proposal has been brought to the Commission twice, once 3 years ago and a previous time before that. Commissioner Burrus states the proposal story has changed several times in reference to the foundation of the house and since the house was built in 1880, it makes it the oldest house in Blue Springs. The reason this house is in the Conservation Area is due to businesspeople in the past not wanting to come before the Commission anytime they wanted to change something. Commissioner Burrus explains this house sits right outside the downtown district and she hate seeing older homes demolished. She further explains the proposed apartment complex does not match the demographic of the city. Commissioner Burrus does not agree with the demolition of the single-family home.

Chairperson Pro Tempore Birkenmaier states as you demolish and remove historic properties it chips away at the history and historic features. Also, that this property has structural issues and well as less historic features.

Chairperson Pro Tempore Birkenmaier, Commissioner Burrus and Ken Billups Jr. states a house on Jones St. know as the Brown or Wyatt House was set to be demolish, yet now has been restored.

Mr. Billups states the Jones Street house had more historic integrity than the 9th Street house and that they wanted to save the Jones Street house more out of the two. He further explains the proposed demolition house has little to no historic integrity left and the interior is a wreck.

Commissioner Burrus states if we tear down everything there is nothing left.

Commissioner Ryan Crider would like to know more about that plans to develop the site post demolition.

Mr. Mallon states the development is for 5 apartment buildings with a total of 40 units. The parking with be tucked in the back with a open amenity space.

Chairperson Pro Tempore Birkenmair and Commissioner Crider agree the house was lost prior to this with additions done in the 60's, 70's and 80's; including the historic integrity lost.

APPLICANT

Erwin Gard consultant to John Broker.

QUESTIONS

Commissioner Crider questions if the applicant developed the two-story houses and duplexes as well in the area.

Mr. Gard confirmed.

MOTION

**AGENDA ITEM 2A /
HPC-12-21-8099 / 106 SW
9th St. & 110 SW 9th St. /
“The Dwellings” /
Demolition of single-family
house for 5-building
apartment complex**

Commissioner Kay Burrus recommended the denial of HPC-12-21-8099 / 106 SW 9th St. & 110 SW 9th St. / “The Dwellings” / Demolition of single-family house for 5-building apartment complex.

SECOND

Seconded by Commissioner Kelly Roberson.

VOTE

Chris Birkenmaier, Chairperson Pro	Nicole Gaulden – Aye
Tempore – Aye	Kelly Roberson – Aye
Kay Burrus – Aye	
Ryan Crider – Aye	
(APPROVED 5-Aye, 0-No)	

OTHER BUSINESS

Mr. Mallon presents the Boards and Commissions Code Amendments and Rules of Procedure to the Commission.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Ryan Crider to adjourn at 5:51 p.m. Seconded by Commissioner Nicole Gaulden.

Respectfully Submitted by,
Aliyah Kincade, Recording Secretary

Frances Hose, Chairperson

Date



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

**Historic Preservation Commission
MINUTES
Tuesday, September 13, 2022**

A meeting of the Historic Preservation Commission of the City of Blue Springs was held in the City Hall Development Conf. Room 128 located at 903 W. Main Street on Tuesday, September 13, 2022, with the following members, guests and staff in attendance:

**VOTING MEMBERS
PRESENT**

Kay Burrus
Nicole Gaulden
Frances Hose, Chairperson

STAFF / OTHERS

Cara Elbert, Assistant Director, Com. Dev.
Aliyah Kincade, Recording Secretary
Jamarcus Magee, Associate Planner
Ken Billups Jr.

MEMBERS ABSENT

Ryan Crider
Chris Birkenmaier
Kelly Roberson
Pam Albarelli, Vice Chairperson
Councilmember Galen Ericson (Dist. 1)

CALL TO ORDER

Cara Elbert, Assistant Director, Community Development opened the meeting at 6:00 p.m.

ROLL CALL

Aliyah Kincade, Recording Secretary took roll call, and a quorum was not present. The minutes from May 4, 2022, will be approved at the next meeting.

AGENDA ITEM 2A

Introductions
of Commissioners and City
Staff

All members and City Staff present introduced themselves.

AGENDA ITEM 2B
2023 HPC Goals

Cara Elbert, Assistant Director, Community Development, presents some ideas for the 2023 year.

- Grant opportunities
 - Training for Commissioners and Staff
 - Workshops and Conferences
 - Posters relating to preservation
 - Historic walking tours
 - Preservation Planning
 - Architectural and Archaeological Surveys
 - National Register nominations
- Doing something for Historic Preservation Month (May)
 - Historic tour
 - Lectures

The Commission reminds Staff to incorporate Downtown Alive and the Historic Society to work together. They are excited about the ideas.

AGENDA ITEM 2C
2023 Work plan topic suggestions

Cara Elbert explains to focus on training and that a Downtown Streetscape plan is in the works. Mrs. Elbert discusses a possible subcommittee to assist with the streetscape plan.

AGENDA ITEM 2D
CLG Status

Cara Elbert states the CLG status is active and has been laxed due to COVID, but this coming fiscal year will reinstate the heavier CLG requirements.

OTHER BUSINESS

None.

MEETING ADJOURN

No quorum to officially adjourn, so the meeting ended at 6:27 p.m.

Respectfully Submitted by,
Aliyah Kincade, Recording Secretary

Frances Hose, Chairperson

Date



HISTORIC PRESERVATION COMMISSION 2023 Work Plan

2023 HPC Goals:

1. Pursuing Grants Opportunities
 - a. Pursue grant opportunities through the National Parks Service and the State of Missouri Department of Natural Resources.
 - b. Increase HPC's footprint by leveraging grants with local funding to make an impact in Blue Springs.

2. Promote and Support Historic Preservation Month May 2023
 - a. Plan lecture series and downtown walking tour.
 - b. Coordinate publicity with the City of Blue Springs Communication Manager.

3. Continuing Training and Ongoing Education for HPC Members and City Staff
 - a. Utilize the State of Missouri Department of Natural Resources for training opportunities to make sure the HPC is compliant with the CLG guidelines for compliance.
 - b. With the addition of new City staff in the Community Development Department, encourage historic preservation training and continuing education programs for additional awareness and resources.
 - c. Track commission training progress.

4. Play a role in the Proposed Downtown Streetscape Plan
 - a. Continue, maintain and develop partnerships with Downtown Alive, Blue Springs Historical Society and the HPC to help coordinate a unified vision for Historic Blue Springs and further develop Downtown.

5. Continue to explore and promote historic designations of individual buildings, historic persons, events and expand the historic district of Blue Springs as applicable.

6. Provide feedback and recommendations as needed on planning cases that have a historical component to them, based on the location or type of project.