



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

**Historic Preservation Commission
MINUTES
Tuesday, May 14, 2019**

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, May 14, 2019 with the following members, guests and staff in attendance:

**VOTING MEMBERS
PRESENT**

Chris Birkenmaier
Mary Potter
Pam Albarelli, Vice Chairperson
Frances Hose, Chairperson

Ken Billups Jr.
Reid Hansen

STAFF / OTHERS

Matt Wright, Senior Planner, Com. Dev.
Teresa Evans, Com. & Eco. Dev.
Karen Findora, Recording Secretary

MEMBERS ABSENT

Commissioner Riley Burrus, Sr.
Commissioner Kay Burrus
Councilmember Chris Lievsay (Dist. 2)

CALL TO ORDER

Frances Hose, Chairperson, called the meeting to order at 5:00 p.m.

**CONSENT AGENDA
APPROVAL**

Chairperson Hose requested action on the Consent Agenda with a motion by Commissioner Mary Potter, a second from Commissioner Ken Billups Jr., and a unanimous vote, the Minutes of May 1, 2019 were approved as submitted.

**AGENDA ITEM 2A
HPC-05-19-6939 / East of
SW 8th Street, 130-ft. south
of W Main Street / New
Construction of 5 paired
houses (Jones Place)**

Matt Wright, Senior Planner, Community Development, stated that before the Historic Preservation Commission is a request for the construction of a new housing development known as Jones Place. The applicant is proposing five (5) paired houses (10 semi-attached units). Each unit will be able to be owned or sold individually. All setbacks have been met. Access will be from a private alley that connects to 8th Street. The units will have 2 parking spaces, the parking pad and a garage located in the back. There is also parking along 8th Street.

Mr. Wright displayed two different elevation proposals and informed the Commission that the Downtown Review Board reviewed the plans earlier in the day at 4:00 p.m. The DRB suggested a few changes. In the

Downtown Code there is a minimum 50% masonry requirement, unless the developer is using cement board siding or EIFS then it's a 75% masonry requirement. To meet the 75% requirement staff is recommending that they meet the masonry requirement on both the front and the both sides with the rear as lap siding. Single-family is required substantially less masonry than that of a duplex or multi-family development. The DRB recommended that either brick or stone be added to the base of the column for all constructed units.

QUESTIONS

Some Commissioners expressed that they didn't feel that all of the units would have to have brick or stone on the base of each column.

APPLICANT

Mike Yancik, Dwellings by Design KC

Chairperson Hose questioned mailbox locations. Mr. Yancik stated that they will have a cluster mail box. All of the units will have their mail in one box under lock and key.

MOTION

AGENDA ITEM 2A

HPC-05-19-6939 / East of SW 8th Street, 130-ft. south of W Main Street / New Construction of 5 paired houses (Jones Place)

Commissioner Mary Potter moved to recommend the approval of HPC-05-19-6936 / "East of SW 8th Street, 130-ft. south of W Main Street" / New Construction of 5 paired houses (Jones Place)

SECOND

Seconded by Commissioner Chris Birkenmaier.

VOTE

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

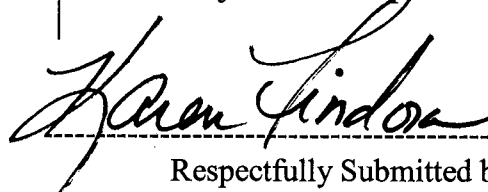
(APPROVED 5-Aye, 0-No)

OTHER BUSINESS

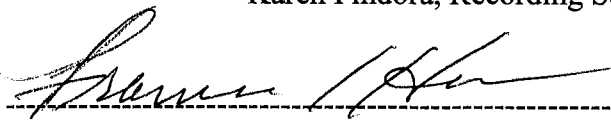
None.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Mary Potter to adjourn at 5:23 p.m. Seconded by Commissioner Reid Hansen.



Respectfully Submitted by,
Karen Findora, Recording Secretary



Frances Hose, Chairperson

8-13-19
Date