



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.

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**

Mr. Gard confirmed.

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 Gauden – 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 Gauden.



Respectfully Submitted by,
Aliyah Kincade, Recording Secretary



Chris Birkenmaier, Chairperson Pro Tempore



Date