



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

**Historic Preservation Commission
MINUTES
Tuesday, April 13, 2021**

Pursuant to [Jackson County Executive Order](#) dated November 18, 2020 and subsequent amendments and Phase 2.5 of the Eastern Jackson County Recovery Plan limiting public gatherings, this meeting will be conducted by taking safe social distancing measures as required by the Order. As provided in Sections 610.020(1) and 610.020(4) RSMo., the Planning Commission participated in the meeting via video-conference and telephone to ensure safe social distancing measures were taken. The public was able to attend via telephone conference.

A meeting of the Historic Preservation Commission of the City of Blue Springs was held via conference call, as allowed under § 610.020(1), 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**

Ryan Crider
Pam Albarelli, Vice Chairperson
Frances Hose, Chairperson

Chris Birkenmaier
Ken Billups Jr.
Councilmember Chris Lievsay
(Dist. 2)

STAFF / OTHERS

Matt Wright, Asst. Director, Com. Dev.
Karen Findora, Recording Secretary

MEMBERS ABSENT

Mary Potter
Kay Burrus
Riley Burrus, Sr.

**CALL TO ORDER
ROLL CALL**

Pam Albarelli, Vice Chairperson called the meeting to order at 5:08 p.m.
Karen Findora, Recording Secretary took a roll call.

**AGENDA ITEM 1A
MINUTES / JANUARY 14,
2021**

Vice Chairperson Pam Albarelli asked for a motion on the January 14, 2021 meeting minutes. Motion was made by Commissioner Chris Birkenmaier, approve the meeting minutes, seconded by Commissioner Ryan Crider. The meeting minutes for January 14, 2021 were approved as submitted.
(6-Aye, 0-No)

**AGENDA ITEM 2A /
HPC-03-21-7716 / "11101
W Main Street" / The**

Matt Wright, Assistant Director Community Development, stated that the applicant Michael Scott, Creative Solutions is requesting the approval to modify the building façade at 1101 W. Main Street. The building housed

Springs Downtown / Façade modifications to the front and corner side

the former Inkling’s Book Store. An amended agenda packet was submitted to the Commission for review. The amended items addressed most of staffs concerns from the original staff report. The applicant is proposing to make changes to the front and side elevations.

Building Materials: The entire façade will remain masonry (brick and concrete block). The lap siding that was proposed will be changed to stucco.

Parapet Wall: The elevation that was submitted with the original packet didn’t provide a uniform height to the parapet wall as staff recommended. The amended elevations do provide an extension to the wall as part of a sign that will be installed above the brick, that will match the height of the corner element that is proposed to be stucco.

QUESTIONS

Vice Chair Albarelli questioned the replacement of some of the materials.

APPLICANTS

Michael Scott, Creative Solutions
Chris Sams, Ark Bild

Mr. Sams stated that none of the existing brick will be taken down. The parapet wall went up slightly to hide some of the roof line. With that extension the applicant will be adding some brink in that location.

Commissioner Ryan Crider questioned the sign materials. Mr. Sams stated that the sign would be metal with a frame around it that will be anchored into the parapet wall.

Vice Chair Albarelli questioned if the applicant would house the space or will they rent the space. Michael Scott, Creative Solutions stated that he has two tenants that are interested in the space but has not decided who will be moving in.

MOTION
AGENDA ITEM 2A /
HPC-03-21-7716 / “1101 W
Main Street” / The Springs
Downtown / Façade
modifications to the front and
corner side

Commissioner Ryan Crider recommended the approval of HPC-03-21-7716 / “1101 W Main Street” striking staff recommendations 2, 3, and 4 and keeping staff recommendations 1 and 5.

SECOND

Seconded by Commissioner Chris Birkenmaier.

VOTE

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
(APPROVED 6-Aye, 0-No)	Ryan Crider – Aye

OTHER BUSINESS

Commissioner Crider questioned the fact that the Commission is troubleshooting projects that are already in process during the construction phase. He asked if there is anything that can be done to prevent that. Mr. Wright stated that when it comes to this project, there were structural issues

that needed to be addressed with the parapet wall that was leaning into the sidewalk and there were concerns that it would collapse into the sidewalk or street. The owner was sent a violation to fix the wall. Mr. Wright stated that sometimes the exterior modifications come after the tenant finishes are started because they don't take as long to construct. A building like this, there may be multiple phases.

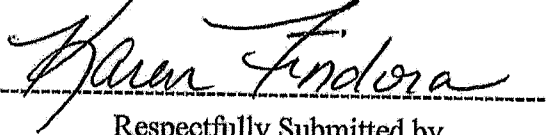
Vice Chair Albarelli questioned the status of Hughes Defense Gun Shop and the concrete brick wall they installed. Mr. Wright stated that the owners currently have a building permit that will expire on July 14, 2021. Mr. Wright will contact the owners to get a status.

UPDATE: On April 15, 2021 Mr. Wright spoke to the owner of Hughes Defense at 1008 W. Main Street, and they are waiting for their contractor to begin the work, they are a bit backlogged on jobs. Work should begin soon.

Mr. Wright congratulated Vice Chair Pam Albarelli on being instrumental in bringing the Master Gardeners of Greater Kansas City annual Garden Tour to Blue Springs, which includes gardens in the downtown area and historic district.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Chris Birkenmaier to adjourn at 5:40 p.m. Seconded by Commissioner Pam Albarelli.



Respectfully Submitted by,
Karen Findora, Recording Secretary



Pam Albarelli, Vice Chairperson


Date