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

Historic Preservation Commission
MINUTES
Wednesday, March 13, 2024

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, June 6, 2023, with the following members, guests, and staff in attendance:

VOTING MEMBERS PRESENT	Amy Coale Nicole Gaulden Pam Albarelli, Vice Chairperson Ryan Crider
STAFF / OTHERS	Cara Elbert, Assistant Director, Com. Dev Dave McCumber Councilmember Chris Lievsay (Dist. 2) Adair Bright, Senior Planner Traci Breshears, recording secretary
MEMBERS ABSENT	Kay Burrus Robert Morton
CALL TO ORDER	Pam Albarelli, Vice Chairperson opened the meeting at 4:55 p.m.
ROLL CALL	Traci Breshears, Recording Secretary, took roll call, and a quorum was present.
AGENDA ITEM 1-A May 23, 2023- Meeting Minutes	Vice Chairperson Albarelli asked for a motion on the meeting minutes. Motion was made by Commissioner Gaulden to approve the meeting minutes and seconded by Commissioner Coale. The meeting minutes were approved unanimously.

HPC-02-24-9053 / 308 SW 19th St Terr / Fencing

Commissioner Coale asked if there were other fences in the neighborhood.

Chairperson Albarelli asked if the applicant would be open to a different type of fence.

The applicant stated she would do anything for a fence for her dog.

Chairperson stated she would prefer it to be something that would be better suited for the historical aspect of the area.

Mike Mallon stated that staff was very hesitant due to the height and material as it would disrupt the character of the neighborhood as part of the historical aspect is the open common space.

Commissioner Crider stated that the fence would obstruct the openness of the property.

Commissioner Coale asked where exactly the fence would go.

The applicant said that it would not come out from the sides of the house. She also stated that several other tenants would love to have fences.

AGENDA ITEM 2B / Downtown Master Planning Discussion

Chairperson Albarelli stated she would be more willing to look at a smaller wrought iron type fence.

Commissioner Rider stated that he agreed with the Chairperson.

Mr. Mallon stated his worry over putting in a fence since the open space was part of the application and that if the open space changed too much it would be taken off of the National Historic Registry List, thus allowing one fence would set a precedent for future fences in the neighborhood.

Mrs Elbert read the email they received from the State Historic Preservation Office about the rules statewide. In it they stated that there are no rules against it, but it could impact the historical integrity of the property.

Commissioner Coale asked that the original application for the National Registry be read where it pertains to the openness of the property.

Ms. Bright read the application to the Commission.

Mr. Rider stated his worry for setting a precedent, and that if we allow the fence it will disrupt the historical integrity.

Councilmember Chris Lievsay asked "when does a fence constitute as a fence", as he was curious about doing a kennel on the property.

Mr Mallon stated it would be a fence if it had posts in the ground, and needing a building permit. Mr. Mallon stated that an electric fence or kennel do not need a permit.

The applicant stated that she didn't like the idea of an electric fence. She said that she almost didn't move there because there wasn't a fence.

Commissioner Coale asked about extending the rail of the decking.

Ms. Bright stated that a deck would have to be off the ground, so it wouldn't work.

Chairperson Albarelli asked Mr. Mallon what the next steps were.

Mr. Mallon explained the options.

Councilman Lievsay stated that it would be a good idea to reach out to the National Registry for what level of change would trigger the removal from the registry.

Mr. Mallon and Mrs Elbert both stated that they could try, but that what they said won't be binding.

MOTION

Commissioner Crider motioned to vote.

SECOND

Commissioner Coale seconded.

VOTE

Ryan Crider—No
Nicole Gaulden—No
Amy Coale—No
Pam Albarelli—No

The motion was denied but Commission told the applicant that they would be happy to have her come back with a different fence idea.

OTHER BUSINESS

Chairperson Albarelli brought up the 90-year-old trees that were cut down in the Right-of-Way by the property owner in the Historic District. She gave several ideas that could be helpful to stop this from happening again. She stated it deters from the nature of the Historic District and has made that house an eye sore.

Mr. Mallon stated that it does look very stark.

Chairperson Albarelli suggested writing up a code specifically for the Historic District for it.

MEETING ADJOURN

With no further discussion, a motion was made by Commissioner Nicole Gaulden to adjourn at 5:45 p.m. Seconded by Commissioner Pam Albarelli.

Respectfully Submitted by,
Traci Breshears, Recording Secretary

Pam Albarelli, Chairperson

4-8/24
Date