

**MINUTES
HISTORIC PRESERVATION
COMMISSION
REGULAR SESSION
FEBRUARY 19, 2019**

The Historic Preservation Commission of the City of Joplin met on Tuesday, February 19, 2019, at 5:00 P.M. in the Fifth Floor Conference Room at the Joplin City Hall at 602 South Main Street, Joplin, Missouri.

MEMBERS PRESENT: Jill Sullivan, Peter Ramsour, Paula Callihan, Lori Haun, Emily Frankoski, William Fischer, Georgia Turner (A), and Robert Brueckner (A).

VISITORS: Mary & Jack Jackson
Ethan Turner

CITY STAFF PRESENT: Thomas Walters, Planner
Lindsay Dunn, Senior Clerk

Items 1. & 2. Meeting Called to order and Roll Call.

Mrs. Sullivan opened the meeting and Ms. Dunn called the roll.

MS. CALLIHAN MOVED, SECONDED BY MS. HAUN TO EXCUSE MS. MORTON. THE MOTION CARRIED, WITH MR. RAMSOUR, MS. CALLIHAN, DR. FISCHER, MS. SULLIVAN, MS. FRANKOSKI, MS. TURNER, AND MR. BRUCKNER VOTING "AYE" (7 IN FAVOR, 1 ABSENT.)

Item 3. – Approval of the Minutes:

Ms. Sullivan asked if there are any additions or corrections to the minutes of January 15, 2019.

Mr. Ramsour stated that he had a correction which is on page 2, Expiation should be Expansion. Also, on page 3 location should be located.

MS. CALLIHAN MOVED, SECONDED BY MS. HAUN THAT THE MINUTES FROM FEBRUARY 15, 2019 BE APPROVED WITH CORRECTIONS. THE MOTION CARRIED, WITH MS. SULLIVAN, MR. RAMSOUR, MS. CALLIHAN, DR. FISCHER, MS. TURNER, MS. FRANKOSKI AND MR. BRUCKNER VOTING "AYE" (7 IN FAVOR, 1 ABSENT.)

Item 4. - Budget

Mr. Walters stated that there is not a change in the budget and everyone will receive an updated budget sheet at the next meeting.

Item 5. – Public Hearings

None.

Item 6. – Discussions Items

MoDOT Marker at 7th & Rangeline

Ms. Sullivan stated that it will be moved and Mr. Paul Bloomberg said that SPIVA Park would be a good location. We have not physically gone there to look. We would have to go before the Parks Board.

Mr. Walters stated that we will have to receive a permit from MoDOT, operations has already looked at the sign. They have worked out the logistics on how to move it and getting it out of the ground. There is concrete there.

Mr. Ramsour stated with he was asked to contact Brad and Allen and he did so. Allen stated that they would be very open to having it on their front lawn. They would like to see plans first. This is at the old Library, MSSU Downtown Campus.

Ms. Sullivan stated that she had spoken to Mr. Bloomberg and that it wasn't a sure thing and exploring our options.

MS. FRANKOWSKI MOVED, SECONDED BY DR. FISCHER THAT THE MODOT MARKER BE PLACED AT THE MISSOURI SOUTHERN DOWNTOWN CAMPUS LOCATED AT 300 S. MAIN STREET. THE MOTION CARRIED, WITH MS. SULLIVAN, MR. RAMSOUR, MS. CALLIHAN, DR. FISCHER, MS. TURNER, MS. FRANKOSKI AND MR. BRUCKNER VOTING "AYE" (7 IN FAVOR, 1 ABSENT.)

Façade Grant – Professional Services

Mr. Walters stated that the Façade Grants can be a little difficult to use because they are CDBG funds and there is a lot of compliance, especially prevailing wage. Ms. Haun's suggestion was we use it for professional services. There isn't anything from stopping us from using funds for professional services now, but we will run into the same problem if CDBG funds are used it becomes a Federalized Project. CDBG can be used for acquisition for very specific purposes.

Mr. Ramsour wanted verification that maximum \$75,000.00 for façade, we offered \$37.5 does all go to professional services?

Mr. Walters stated it doesn't matter because the project is Federal. We weren't doing anything differently we were exploring alternatives to try to make it easier to use.

Ms. Haun stated her suggestion would be to use other than the CDBG funds. It is not very functional for façade grants. We were just trying to make it easier.

Historic Murphysburg Signage

Ms. Callihan was wondering if we could investigate to do Historic Signage in the Historic Districts. Starting with Murphysburg, since we are established and make a model for the other Historic Districts. For instance, you use the street signs, the back of the stop sign, or the top of a

street sign and double it as a marker.

Ms. Sullivan stated that she thought it would have to be based just in the district area.

Mr. Walters stated that would be putting on signs in the public right-of-way. Which means that it would be Public Works project, not HPC project. It would be street scaping.

Ms. Sullivan asked if we would have the actual requirement. Murphysburg is on the local registry and the national registry. Would there be a local requirement that to get the signs you would have to go through that process?

Mr. Walters stated that basically this would be just like with Main Street. Main Street has its own street scaping, the signage, lamp post; the City Council passed standards for this district or for an area within the district for a capital project. At any time, you put in sidewalks you put up signs and lamp post etc. Those are all dictated and passed by Council as a capital improvements project.

Ms. Sullivan asked if we would have to do that neighborhood by neighborhood basis?

Ms. Callihan stated that she would think that it would have to be at least on local registry.

Mr. Walters stated that there would likely have to be street scaping passed.

Ms. Sullivan stated that we must be careful of which neighborhood gets a sign and which one does not. We will have some angry neighborhoods asking questions.

DJA Feasibility Study

Ms. Haun stated that two meetings ago we were applying for a grant for a feasibility study whether Joplin is able to establish a revolving loan fund from the 7072 Foundation. DJA did get the grant so now we can move forward to do the feasibility study. If that comes back that Joplin is a good fit for it, then we will go back to the 7072 Foundation and apply up to \$500,000 for seed money. That could be used for low interest loans for historic properties or purchase dangered buildings to stabilize them. Don't know if it is limited to just downtown or includes something in the residential zones. The 7072 Foundation is based in Charlottesville North Carolina, most projects that they have done on the east coast. They are looking to expand west.

Item 7. – Old Business

Brownfields Survey

Mr. Walters stated it is all good to go. There is no cost to this. The Department of Naturel Resources will come into Joplin and do a windshield survey of all potential Brownfield sights. A Brownfield is a contaminated sight or perceived contaminated sight that is preventing people from developing. They make certain funds available either tax credits or other sources would be eligible for redevelopment if the City were ever to designate it a Brownfield.

Ms. Frankowski wanted to know will they consider or how will they find out information about a piece of property that had chemicals inside it but not in business anymore and there is not signage on the building. How will they gain that kind of knowledge?

Mr. Walters stated they will review sandboard maps, they will look at the RCRA reports from the State of Environmental Agency, plus the EPA.

Signs Sub-Committee - William Houk House

Mr. Walters stated he only received half an application and have been trying to get ahold of Dr. Combs. She signed the second page and then sent it in but it isn't complete.

Ms. Callihan stated the address is 518 Sergeant.

Sunshine Lamp Expansion

Ms. Sullivan stated she spoke with Troy Bolander and he stated it will probably take some time to get the signatures for phase I to move forward. If we could act on the next phase that would be okay. Phase III, the 500 blk of Joplin, Mr. Joseph and Mrs. Neal spoke with Mrs. Sullivan about that area. They own almost the entire block. They are interested in turning it into an historic district and they are excited about it being in the intended in the Phase III expansion. What do we need to do to move forward to Phase II?

Mr. Ramsour stated that Troy's original recommendation was to do Phase I, 9 months to 12 months later we do Phase II, correct? Then another 9 to 12 months for Phase III.

Mr. Walters stated that anticipated opposition to the expansion did not occur. I think the fact that we went above and beyond for the public meeting and basically turned the opposition the other direction. Therefore, timeline can be expedited.

Ms. Sullivan stated she thought they ought to do that for Phases and bring people in and see what is going on. How far out would we want to have then next public meeting?

Mr. Walters stated a general recommendation he would like to have some progress with the applications for the current proposed expansion prior to holding the next public meeting.

Item 8. – New Business

Joplin HPC Local Preservation Awards

Ms. Sullivan stated that they had talked about having local preservation awards. It is on our goals. She has an idea of starting off with 3 awards and just making it very simple and the people the awards are named after would be the first recipients of the awards. It doesn't have to be complicated. The awards she was thinking about would be the Leslie Simpson Award – Someone who has contributed significantly to Historic Preservation in Joplin behind the scenes which she would nominate Nancy Morton. The next one would be the Neal Award and that award to people who have made significant development in Historic Preservation, she would nominate Mr. & Ms. Haun. Then the third award would be geared more toward residential and it would be the Historic Murphysburg Award, which that award would go to the Murphysburg District.

Local Landmark Policy – This Place Matters

Ms. Sullivan stated that we had spoke about ribbon cutting and ceremonies. Instead of that we could take our "This Place Matters" Sign and have the homeowners have their picture taken with

it.

Mr. Walters stated to clarify this will be our policy that it will be added to "This Place Matters."

Policy, Procedure, and Promotion Sub-Committee

Ms. Sullivan stated that it has been awhile since anyone has gone over our procedures and By-laws. There are some things that could be more stream-line than what they are now but in order for that to happen we need a committee.

Mr. Walters stated what we do well and what we can improve on and that what he would like for this sub-committee to do. For example, we have discussed the need of basically a guide that is much more informational for getting local designation, what to do, how to do it to retrieve the research. Number of areas we know the steps on every time we are going to do something.

Ms. Sullivan stated that basically it is a way we benchmark and gage our performance as a Commission. She also stated that we have three active sub-committees, and this would be the fourth.

DR. FISCHER MOVED, SECONDED BY MS. CALLIHAN THAT A SUB-COMMITTEE FOR THE POLICY, PROCEDURE AND PROMTION BE ESTABLISHED. THE MOTION CARRIED, WITH MS. SULLIVAN, MR. RAMSOUR, MS. CALLIHAN, DR. FISCHER, MS. TURNER, MS. FRANKOSKI AND MR. BRUCKNER VOTING "AYE" (7 IN FAVOR, 1 ABSENT.)

Dr. Fischer volunteers for this sub-committee and Chairman for the Policy, Procedure and Promotion Sub-Committee.

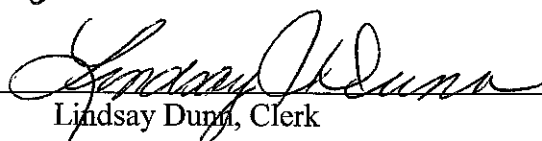
Item 9. - Adjournment:

MR. RAMSOUR MOVED, SECONDED BY MS. TURNER THAT THE MEETING BE ADJOURNED. THE MOTION CARRIED, WITH MS. SULLIVAN, MR. RAMSOUR, MS. CALLIHAN, DR. FISCHER, MS. TURNER, MS. FRANKOSKI AND MR. BRUCKNER VOTING "AYE" (7 IN FAVOR, 1 ABSENT.)

Ms. Sullivan adjourned the meeting.

The meeting stood adjourned at 6:00 p.m.

Approved  _____
Jill Sullivan, Chairman

Approved  _____
Lindsay Dunn, Clerk