

**MINUTES
HISTORIC PRESERVATION
COMMISSION
REGULAR SESSION
MAY 21, 2019**

The Historic Preservation Commission of the City of Joplin met on Tuesday, May 21, 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: Nancy Morton, Paula Callihan, Lori Haun, and Robert Brueckner (A).

CITY STAFF PRESENT: Patty Heagel, Assistant Director, Planning, Development &
 Neighborhood Services
 Thomas Walters, Planner
 Lindsay Dunn, Senior Clerk

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

Ms. Morton opened the meeting and Ms. Dunn called the roll.

MS. HAUN MOVED, SECONDED BY MS. CALLIHAN TO EXCUSE MS. SULLIVAN, MR. RAMSOUR, MS. FRANKOSKI, DR. FISCHER, AND MS. TURNER: THE MOTION CARRIED, WITH MS. CALLIHAN, MS. MORTON, MS. HAUN, AND MR. BRUECKNER VOTING "AYE" (4 IN FAVOR, 5 ABSENT.)

Item 3. – Approval of the Minutes:

Ms. Morton stated that the minutes from last month be tabled.

Item 4. - Budget

Mr. Walters stated that the budget was unchanged from last month. The CLG training is coming up and just to make everyone aware there is \$750.00 for travel and \$1,600.00 is for Conferences and Seminars in the budget. He also stated that it will be exceed and the Director will have to shift funds around. For travel for this conference it will be approximately \$1,100.00 and for Conferences and Seminars, which is registration and basically be using all that and what is left over will be going towards travel.

Ms. Morton asked Patty to introduce herself to the HPC and why she was there at the meeting.

Ms. Heagel stated Patty Heagel, Assistance Director, Planning, Development & Neighborhood Services and she needs to know what is going on in each commission. Thank you!

Item 5. – Public Hearings

- a. Certificate of Appropriateness – 713 S. Main Street.

Ms. Morton stated that Mr. Walters explained to us in the Design Review Board meeting and anytime the Commission has a Certificate of Appropriateness it is a public hearing as stated in the By-laws.

Ms. Morton stated that Mr. Walters will provide us with all the information that we need to public

Ms. Morton stated that the public hearing today will be for the Certificate of Appropriateness on 713 S. Main Street. The Architecture nor the owner are present.

Mr. Walters thought they were going to stay for the Historic Preservation meeting, but they must have misunderstood. The Certificate of Appropriateness for 713 S. Main, the applicant is Midwest Interactive. This is a Major Work that staff cannot approve, and it is for the entire façade replacement. At the Design Review Board, a staff report was given, the process of coming to the determinations and how determination was made. The actual Design Review Standards were applied to the proposal and that staff recommended approval and Design Review Board made recommendation for approval. The details for the store front are included in your packet. It is a contemporary storefront with traditional configuration for the downtown and deemed appropriate. The existing storefront there is nothing left to preserve. The building use to be three stories not one. You can see the entire façade of the first story, which you can see from historic photo, which use to be the Cuban Cigar Company is missing. Therefore, not only is an alternative allowed for contemporary design, because the façade can not be restored. The contemporary is appropriate, the configuration style and surrounding district is our alternative to pursue. Design Review Board recommended approval.

Ms. Morton stated that the addressing for this property changed four times. She also stated as Mr. Walters stated it was recommended for approval by the Design Review Board.

Ms. Callihan stated the building is beyond all recognition.

Mr. Walter stated that was correct. It is outlined in the discussion the steps for determination: **Identify, Retain, and Preserve:** Examining the building in the current state is necessary as the first step for all review. Historical features to be preserved can be identified, but also alterations that have become historic in their own right, cannot be reviewed using historical and archival research. **Protect and Maintain:** After identifying important historic features, narrow acceptable scope of work to those that do not compromise the character defining historic features, and work required to repair at risk historic features. **Repair:** Review guidance on appropriate methods for repairs recommended based on existing historic features. **Replace:** Review historic features identified for repair that due to deterioration can only be preserved through replacement. **Design for Missing Historic Features:** When an entire feature is missing, it no longer plays a role in physically defining historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Features cannot be recovered or replaced in part, and an acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building.

Staff recommends approval.

Ms. Morton wanted to know once approved does he take the approval letter and start on the storefront?

Mr. Walters stated that he will pull a permit from the building department.

Ms. Morton asked who supervises the permit to make sure that it is appropriate?

Mr. Walters stated that all the paperwork along with the HPC determination form will be on file with the Building Department. The inspector will see the copy of the determination letter under the permit and he will know exactly what to look for.

MS. HAUN MOVED, SECONDED BY MS. CALLIHAN TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR 713 S. MAIN STREET. THE MOTION CARRIED, WITH MS. CALLIHAN, MS. MORTON, MS. HAUN, AND MR. BRUECKNER VOTING "AYE" (4 IN FAVOR, 5 ABSENT.)

Item 6. – Discussions Items

- a. CLG Funding – Mr. Walters

Mr. Walters stated that we are still waiting to here something and he will make a phone call to see what the status is.

- b. Upcoming Commissioner Turnover – Ms. Morton

Ms. Morton stated she had received notes from Jill and Pete.

- i. We looked into the requirements for being on HCP. Commissioners do not have to live in the City of Joplin, but they must be a registered to vote in the state of Missouri.
- ii. Georgia had mentioned to Jill (yesterday) that her work might continue to interfere with the commission meetings. IF she chooses to leave the commission, we have 4 seats to fill.
- iii. What about Stephen Grindle? Carolina Neal is ineligible due to the voting requirements.

Ms. Morton mentioned she spoke with Debbie Woodin from the Joplin Globe, who is good friends with Steve Weldon, who just retired. Debbie stated that she would pass on that we have openings to Steve. Anyone else has comments? There were not.

- c. Columbia & West Central Schools – Ms. Haun

Ms. Haun stated that it is just a conversation with the School District. They are trying to decide what they are going to do. Whether or not to tear it down or not, just wanted to bring it to the attention of this body. There are some people in the neighborhood that are maybe going to try putting it on the local or National register. School District would have to sign off on anything that happens to those two schools. A lot of conversation is going on right now. The school district has put together a committee and they will gather information then give a recommendation to the school board as to a possible direction. They will be doing a presentation to the school board towards the end of June. The Committee did ask the school board for more information on what the costs would be for restoration vs new buildings. Ultimately, it will be up to the school board. Ms. Haun just wanted to pass on this information to this commission.

Item 7. – Old Business

- a. Cemeteries – Ms. Callihan

Ms. Callihan stated they met about a month ago and all the paper work lined up. They went through all the cemeteries and marked all the boxes we found on the form and Ms. Sullivan is filling them out and doing the nominations.

Ms. Morton asked if all the information that went into the form? Mr. Walters stated that was correct.

Ms. Callihan stated that Ms. Morton was going to the Parks & Rec Board meeting, July 10, 2019.

They do have to approve it before we can move on. It was part of the agreement that this commission and parks & rec have.

b. Awards – Ms. Morton

Ms. Morton read the notes that came from Mr. Ramsour. The awards went well, with about 40 in attendance. At a future date, we'll discuss the nomination process for 2020 onward.

c. This Place Matters Campaign – Ms. Morton

Ms. Morton stated she had notes from Ms. Sullivan. Ms. Sullivan and Ms. Frankoski are taking photos and Jill will (if she hasn't by the time of this meeting) put them in a 2019 Historic Preservation Month in Joplin album that can be shared via Facebook.

Item 8. – New Business

a. June meeting – Ms. Morton

- i. The meeting is scheduled the day we all are to leave for the conference. Should we cancel the June meeting?

MS. CALLIHAN MOVED, SECONDED BY MS. HAUN TO CANCEL THE JUNE 18, 2019 MEETING. THE MOTION CARRIED, WITH MS. CALLIHAN, MS. MORTON, MS. HAUN, AND MR. BRUECKNER VOTING "AYE" (4 IN FAVOR, 5 ABSENT.)

- ii. Ms. Sullivan has registered everyone for the conference and made the appropriate changes to and confirmed lodging.
- iii. Ms. Frankoski, Ms. Sullivan, Ms. Haun, and Ms. Callihan are riding together, leaving at 3 pm on Tuesday, 6/18. Ms. Morton will arrive at the conference sometime that same evening.
- iv. Mr. Ramsour and his wife will drive into their vehicle, as Mr. Ramsour is attending Thursday and Friday only.
- v. Mr. Walters is attending Friday only.

b. Free Historic Training for realtors – Mr. Walters

There is a chance that the CLG grant will not be awarded in the budget. There is a possibility we will have money, but he also stated that he doesn't want to just blow \$40 thousand. Education and outreach are part of this commission's responsibility. We have on our goals list training for realtors on how to list historic properties. Mr. Walters has not had a chance to speak with Mr. Bolander.

Historic architectural consulting – Mr. Walters

There is another idea about getting and keeping an architect on retainer. There are a lot of good architects in the City of Joplin.

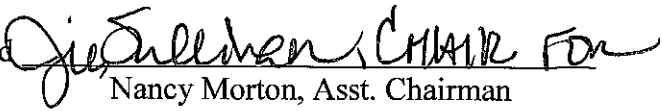
So, there are two things to be considered. I will talk to the Director and see what he says about both items.

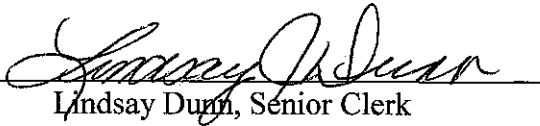
Item 9. - Adjournment:

MS. CALLIHAN MOVED, SECONDED BY MR. BRUCKNER THAT THE MEETING BE ADJOURNED. THE MOTION CARRIED, WITH MS. CALLIHAN, MS. MORTON, AND MR. BRUCKNER VOTING "AYE" (8 IN FAVOR.)

Ms. Morton adjourned the meeting.

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

Approved  CHAIR FOR
Nancy Morton, Asst. Chairman

Approved 
Lindsay Dunn, Senior Clerk