MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION
JANUARY 19, 2016

The Historic Preservation Commission of the City of Joplin met in regular session on Tuesday, January 19, 2016, at 5:00 P.M. in the Fifth Floor Study at the Joplin City Hall at 602 South Main Street, Joplin, Missouri.

MEMBERS PRESENT:	Paula Callihan, Emily Frankoski, Nancy Morton, Sandra Pommert, Peter Ramsour, Jill Sullivan, and Georgia Turner
MEMBERS ABSENT:	Wendy Brunner-Lewis and Paul Whitehill
CITY STAFF PRESENT:	Taylor Cunningham, Planner Susan Champlin, Senior Clerk
OTHERS PRESENT:	Lori Haun, Downtown Joplin Alliance

Items 1 & 2 – Meeting called to order and Roll Call.

Mrs. Morton opened the meeting, and Ms. Champlin called the roll.

Mr. Whitehill has leased an apartment in California and will be operating some of his Whitehill Enterprises business from there. Mrs. Morton asked him to consider his commitments to the Design Review Standards Commission and to the Historic Preservation Commission.

Item 3 – Old Business:

A. Review and approval of December 15, 2015 meeting minutes.

Ms. Champlin stated that was actually a meeting of the Design Review Standards Commission. Mrs. Morton stated the Historic Preservation Commission did not meet during December.

Ms. Cunningham stated that should read November 17, 2015, with the correct minutes being included in the agenda packet.

Mrs. Morton asked for additions or corrections to the minutes from the meeting of November 17, 2015, and none were received.

MR. RAMSOUR MOVED, SECONDED BY MRS. CALLIHAN, THAT THE MINUTES FROM THE MEETING OF NOVEMBER 17, 2015 BE APPROVED. THE MOTION CARRIED WITH MRS. CALLIHAN, MS. FRANKOSKI, MRS. MORTON, MRS. POMMERT, MR. RAMSOUR, MS. SULLIVAN, AND MS. TURNER VOTING "AYE", AND WITH MS. BRUNNER-LEWIS AND MR. WHITEHILL BEING ABSENT (7 IN FAVOR, 2 ABSENT).

B. Expansion of Hackett Hot Wings update.

Ms. Cunningham stated the application for the colors and the windows was sent to the State Historic Preservation Office (SHPO) last week. Their review should be completed next week, with the commissioners discussing this item during February.

Mrs. Morton asked Ms. Cunningham for her opinion regarding the colors. She liked the color delineation between the lower and upper levels, with the upper level being a darker brown.

C. Joe Becker signs and frames (Taylor).

Ms. Cunningham requested a meeting of the local landmark subcommittee, consisting of Mrs. Callihan, Mrs. Morton, and Ms. Sullivan.

Mrs. Morton introduced Georgia Turner, a new member of the Historic Preservation Commission. She is a Joplin native who works for the Joplin Blasters.

Mrs. Morton also introduced Lori Haun. Ms. Haun and her husband own the property at 824 Main Street. They have renovated this building, which contains two retail spaces and four apartments. They are purchasing a small building along the east side of the 800 block of Main Street and also own the Kilbane House in Murphysburg.

Mrs. Morton stated Ms. Haun sits on the Design Review Standards Commission and is currently the president of the Downtown Joplin Alliance board of directors.

Item 4 – New Business:

A. Presentation Plan Update from January Visit.
a) Review Vision and Goal Statements.
b) Review Conditions, Issues and Opportunities.

Twenty (20) residents appeared for last week's public meeting with the consultants, along with City staff and news media. One additional public meeting will be conducted during March.

Ms. Cunningham has been very impressed with the consultants, who are taking a very comprehensive approach to preservation. No other consultants who responded to Joplin's request for qualifications do this kind of preservation planning. They have developed three main focus areas by looking at Joplin's 2012 Comprehensive Plan, and they want to fill in the gaps that plan didn't address. The three focus groups are:

1) Joplin's urban core or downtown area - The consultants recommend updating the downtown revitalization plan which was prepared during 2002. They recommend including the area between Seventh and 10th Streets from Joplin Avenue to Virginia Avenue.
2) Historic commercial corridors – The consultants recommended focusing on the Seventh Street and Broadway Street corridors. The 2012 Comprehensive Plan focuses on all the corridors that were destroyed by the tornado.

3) Neighborhoods – The consultants recommended not just focusing on the historic neighborhoods like Murphysburg or Roanoke, but all the neighborhoods in the city and what is important to them.

Ms. Cunningham mentioned two neighborhoods that are ready to start moving forward with some improvements and programs. Those neighborhoods are East Town and North Heights. Several other neighborhoods will then begin moving forward. Neighborhood master planning will give a brief history of a neighborhood, its demographics, its strengths and weaknesses, and the plan for that neighborhood. The consultants are focusing less on historic preservation and more on community character.

Mr. Ramsour stated the consultants see things that Joplin residents walk right past. He stated five representatives from the local Emancipation group were present at last week's public meeting and were very articulate in what they wanted to see happen in East Town. He was very impressed with the group of people who attended the public meeting and the steering committee meeting at City Hall.

Mrs. Morton thought all stakeholders who have interest in the future of Joplin were well represented. She discussed the interaction between Peter Benton, one of the consultants, and Rob O'Brian regarding economic development.

Ms. Cunningham stated the consultants will return during mid-March with an outline for the plan to be presented to City staff and the public. A draft plan will be presented during May, with completion of the plan scheduled for July.

Mr. Ramsour discussed Neighborhood Services Supervisor Stephen Grindle's involvement with the neighborhoods. Ms. Cunningham stated it is helpful for other City staff members to see what preservation could be.

Ms. Turner asked about the consultant. Mrs. Morton stated the historic preservation plan is traditionally included in the Comprehensive Plan, but there wasn't sufficient funding during 2012 since it is an extremely expensive component. Mr. Bolander budgeted money for the plan during FY 2015, with grant funding also becoming available. The City staff and commissioners interviewed and hired the consultants, Heritage Strategies, who prepared the materials included in the agenda packet.

Ms. Cunningham stated the outline of conditions, issues, and opportunities are so well articulated and really easy to read. Mrs. Morton stated the plan will be placed on the City's website for the public.

Ms. Frankoski asked if the consultants toured all the neighborhoods in Joplin. Ms. Cunningham stated Mr. Benton spent three full days just walking the streets, with driving throughout Joplin for another four days. He literally walked every street in town.

Ms. Frankoski thought of downtown as being the focus. Ms. Cunningham noted a lot of representation from other areas besides the downtown area, but the downtown areas are usually historic and have more blight conditions than the newer neighborhoods.

Mr. Ramsour understood Mr. Benton took 1,100 photographs. Mrs. Morton stated the 1990 historic preservation plan identified the neighborhoods. The question is now to go forward and work on the neighborhoods by bringing them back to strength if the boundaries aren't established.

Ms. Frankoski doesn't think of neighborhood identity when she thinks of Joplin. Ms. Cunningham stated the Comprehensive Plan covers the area between 20th Street and 32nd Street, so the historic plan is trying to fill in the gap that those neighborhoods weren't focused on, especially residential.

Mrs. Morton stated some neighborhoods may not have had an official name. Ms. Cunningham has a neighborhood map that she will forward to the commissioners. She asked everyone to review the documents from the agenda packet and send any comments to herself or to the consultants.

Mr. Ramsour stated that it is not necessarily from a historical component, but it's more of a pride in where someone lives and getting along with the people in the neighborhood. Mrs. Morton discussed community character and stated no one will forget the neighborhood they grew up in.

B. Leadership Transition.

Mrs. Morton and her husband Bob will be permanently moving to Arkansas where his employment is. They will be selling three properties in Joplin, and she is trying to recruit new commissioners. Since she will be registered to vote in Arkansas, she cannot sit on this commission any longer.

Mrs. Morton still wants to be involved in Joplin's historic preservation but cannot be a voting partner. Mr. Bolander has asked her to attend February's commission meeting. She stated the new preservation plan will open up a lot of new plans.

Mrs. Morton discussed the markers for Ewert Park and stated the Kansas City, Missouri parks and boulevards were all placed on the National Register of Historic Places. Mrs. Morton stated Joplin could locally designate all its parks and boulevards, and once all the parks have the local designation with their story and their designation, they can apply for their markers.

Ms. Sullivan thought the parks should have markers. Mrs. Morton stated the parks will have their own story boards, with the local Emancipation group assisting with developing their story board for Ewert Park. She informed Ms. Sullivan that Leslie Simpson volunteered to write the story boards on any designations that required story boards.

Ms. Sullivan asked what needs to be done in regards to the parks. Mrs. Morton asked when this commission's short-term and long-term goals were last discussed, and Ms. Cunningham replied it has been a while.

Mrs. Morton asked about election of new officers once she leaves, and Ms. Cunningham replied the commissioners elect a new chairperson. Mrs. Morton stated the bylaws require a chairperson to be elected annually.

Mrs. Morton asked Ms. Champlin when everyone's term expires, and she replied the City Clerk's office would have that information. Mrs. Morton was not sure if the alternates would move up into regular seats, but the City staff will check on that. Mrs. Morton is looking for applicants who are truly interested in historic preservation.

Item 5 – Other Business/Discussion:

Ms. Turner asked who would maintain the Mercy (St. John's) Park, and Ms. Cunningham replied the Joplin Parks and Recreation staff. Mrs. Morton asked if a name has been chosen for the park, and Ms. Cunningham replied not at this time. Many suggestions have been received.

Item 6 - Adjournment:

There being no further business to come before the Historic Preservation Commission, the meeting stood adjourned at 5:38 p.m.

Approved Nancy Morton
Nancy Morton, Chairperson

Approved Susan Champlin
Susan Champlin, Senior Clerk