MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION
MARCH 21, 2017

The Historic Preservation Commission of the City of Joplin met in regular session on Tuesday, March 21, 2017, 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, William Fischer, Lori Haun, Nancy Morton, Peter Ramsour, Jill Sullivan, Emily Frankoski (alternate) and Georgia Turner (alternate).
VISITORS:	Mr. Brad Belk, Joplin Historical & Mineral Museum, Inc.
CITY STAFF PRESENT:	Tyler Overstreet, Planner Lindsay Dunn, Clerk

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

Mrs. Morton opened the meeting, and Ms. Dunn called the roll. Mrs. Morton welcomed everyone.

Item 3. – Approval of the Minutes:

Mrs. Morton asked for additions or corrections to the minutes from the regular meeting of February 21, 2017 and none were received.

MS. CALLIHAN MOVED, SECONDED BY MR. RAMSOUR, THAT THE MINUTES FROM THE REGULAR MEETING OF FEBRUARY 21, 2017 BE APPROVED. THE MOTION CARRIED, WITH MRS. CALLIHAN, MR. FISCHER, MS. HAUN, MRS. MORTON, MR. RAMSOUR, AND MS. SULLIVAN VOTING "AYE" (6 IN FAVOR, 1 ABSENT).

Item 4. – Budget:

Mr. Overstreet stated the status of the budget was the same as last month. No money had not spent. There is still $22,400.00 in the Historic Preservation Commission budget.

Item 5. – Special Presentation from Brad Belk, Joplin Historical & Mineral Museums, Inc.

Mrs. Morton introduced Mr. Brad Belk to the Commissioners.

Mr. Belk talked about the planning of the City of Joplin's 144th Birthday celebration, March 23, 2017 at Landreth Park at 2:00 pm. It will be held under the south pavilion next to the tennis courts. He spoke of a permanent marker and signage where the first major lead strike of J.B. Sergeant and E.R. Moffet was discovered near the vicinity of the celebration. The lead strike is described as a defining moment of Joplin's story. Jill Sullivan and Emily Frankoski were arranging the entertainment, Four Old Guys, a Barbershop Quartet, as well as a birthday card.

The schedule for the celebration will be Mr. Belk welcoming everyone with a few remarks and then he will introduce Mayor Seibert for his remarks and the reading of a Proclamation, Mrs. Nancy Morton will then enlighten the guests of the Historic Preservation Commission's plans seeking local historic landmark status for the lead strike and a storyboard marker giving the narrative of the strike as well. Mr. Belk told the commissioners that the Convention Visitors Bureau (CVB) will pay for the signage.

Mrs. Morton advised Mr. Belk that the Historic Commission will be voting on local designation of the site at today's meeting and then it will progress through Planning and Zoning in May and then to the City Council in June for final approval. After that, the City will request the marker and further discussion regarding Mr. Belk's ideas regarding additional embellishment of the site can be initiated.

Mrs. Morton asked if the press was going to be there on the 23rd and Mr. Belk said he had sent out news releases. Mrs. Sullivan stated Ms. Lynn Onstot has also sent out a release. Mr. Belk will call The Joplin Globe and make reminder calls and he said that he and Ms. Sullivan will be discussing the event on an upcoming *Living Well* Show.

Mr. Belk also spoke to the commissioners about Wilder's neon sign renovation. He left a copy of the completed grant application with Tyler Overstreet. The grant application was completed by Route 66 Neon Group, who have been successful in many of these "Neon" grants. Mr. Belk said that the renovation was a $48,000.00 project. Mrs. Morton thanked him for the application and said it would become part of the HPC's archives.

Mrs. Morton said the commission should start thinking about the planning for Joplin's 150th Birthday Celebration.

Item 6. – Old Business

A. East Town Preservation Update.

Mr. Overstreet stated that due to the decrease of the citizen participation on the sub-committee, only historic preservation commissioners remain. So, in the future if there is an agenda for the sub-committee, it will meet at 4:00 or 4:40, whatever is necessary before the scheduled Historic Preservation meeting.

Mrs. Morton asked who was chairing as it is a sub-committee and requires a chair. Jill Sullivan was asked to Chair and she accepted. Mrs. Morton also asked for an agenda to be submitted to Tyler when a meeting is scheduled.

B. 2017 CLG Grant Status.

Mrs. Morton reported that she spoke to an official with SHPO regarding the awarding of the 2017 CLG grants. They advised that they are waiting for the National Parks Service to administer the funds.

As a side note, Mrs. Morton said the new federal administration does not wants to purchase anymore property for national parks but, wants to maintain the national parks the government

owns now. And, the new Governor of the State of Missouri feels the same way; that we should take care of what we have.

C. Vision Joplin 2022 – Historic Preservation Sub-Committee.

Mrs. Haun reported that they ultimately recommended two items.

Number One (1) was continue working within the downtown and encourage vacant building revitalization though tax incentives, streetscaping and façade grants.

She had a conversation with Mr. Troy Bolander, Director, Planning, Development and Neighborhood Services about the use of CIDs. She had not realized that the Downtown Joplin organization tried to do this several years ago.

The City of Joplin also did one and both were passed. Mrs. Haun asked how were they approved. Mr. Bolander said the projects were very specific on how the money could be spent. She said that going forward we need to be very specific on what the money is for.

She stated that the Number Two (2) recommendation which came from the survey was "Improving Joplin's neighborhoods". She believes the solution to this is funding to help residents make repairs or upgrade the exterior of their homes. Mrs. Haun said the committee discussed setting funding qualifications for residents and finding the appropriate vehicle to get the funding of the projects. The committee would also like to present this aspect of revitalization to Council.

Mrs. Jill Sullivan stated she was attending the Connect Culture round table session and Mr. Clifford Wert said that the Committee (Mrs. Sullivan was unsure if it was the Quality of Life Committee or the Overall Committee) were making only two recommendations to City Council.

Mrs. Morton asked when the recommendations were going to City Council. Mr. Overstreet said April 3, 2017, which was subject to change.

D. 2017 CLG Forum – April 7, 2017.

Mr. Overstreet said the CLG Forum will be in Jefferson City, Friday, April 7, 2017. The registration forms are scheduled to be sent on Monday, March 27. 2017.

E. Historic Site Ribbon Cutting and Events-Joplin's Birthday, March 23rd.

Mrs. Morton asked what the set up time was. Most everyone would be there around 1:00 pm. Mrs. Morton asked Mr. Overstreet if he would be able to bring the mock up storyboard sign describing the lead strike and he said he would.

Mrs. Morton introduced the next three agenda items and said that the only documents missing from the city's landmark applications were the executed affidavits. Mr. Overstreet said he would make sure they were attached when they are submitted to Ms. Taylor Cunningham by April 7, 2017 for the Planning and Zoning meeting.

F. Reverend Joplin Local Landmark Application.

Mr. Overstreet gave the overview of this application. The location is 6th and Elm Street and the Application was completed by Mrs. Jill Sullivan for the owner, The City of Joplin. It is now a vacant public space, and referred to in the City of Joplin's GIS as Spring Park. The land itself used to belong to Reverend Harris Joplin, the city's namesake and one of its founding fathers. The criteria under which it holds historical significance is criteria 3.

Criteria 3:
The identification with a person who significantly contributed to the development of the community, county, state, or country:

> In the 1840's the site was part of land owned by Revered Harris G. Joplin, the City of Joplin's namesake. Joplin's 80-acre estate includes much of what is currently known as "East Town" and what was historically Joplin City. The site's association with one of the City's founding fathers is significant.
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> **Finding: The site meets the requirements of criteria 3 for its association with Reverend Harris G. Joplin.**

During discussion, Mrs. Morton asked Mr. Overstreet if the Signage and maps are included in nomination materials. Mr. Overstreet stated they were.

MR. RAMSOUR MOVED, SECONDED BY MR. FISCHER, TO RECOMMEND APPROVAL OF THE LOCAL LANDMARK APPLICATION FOR THE REVEREND HARRIS JOPLIN AND THAT IT BE FORWARDED TO THE PLANNING & ZONING COMMISSION CONTINGENT UPON RECEIVING A LETTER OF SUPPORT FROM THE CITY OF JOPLIN. THE MOTION CARRIED, WITH MRS. CALLIHAN, MR. FISCHER, MS. HAUN, MRS. MORTON, MR. RAMSOUR, AND MS. SULLIVAN VOTING "AYE" (6 IN FAVOR, 1 ABSENT).

G. First Lead Strike Local Landmark Application.

Mr. Overstreet gave the overview of this application which had also been completed by Mrs. Jill Sullivan. The location is 1002 N. Murphy Blvd. It is also a vacant public space and owned by the City of Joplin. The criteria under which it holds historical significance is criteria 2.

Criteria 2:
Its location as a site of significant local, county, state, or national event:

> The site serves as the location of the first major lead strike of 1870. Two men, E.R. Moffet and J.B. Sergeant discovered $60,000 worth of lead in August of 1870. Their strike helped Joplin grow rapidly and become the center of the Tri-State Mining District. As the application states, "the lead strike was not *a* defining moment in Joplin's history, but perhaps *the* defining moment in its history.
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> **Finding: The site meets the second criteria for nomination as a historically significant site.**

During the discussion, Mr. Ramsour asked Mr. Overstreet, if Brad Belk knows where the actual site is. Mrs. Sullivan stated that no one knows where the first strike was but this is where the first major strike was. Mrs. Morton asked if there were any more comments or questions. There were

none.

MRS. HAUN MOVED, SECONDED BY MRS. TURNER, TO RECOMMEND APPROVAL OF THE APPLICATION FOR THE FIRST LEAD STRIKE LOCAL LANDMARK BE FORWARDED TO THE PLANNING & ZONING COMMISSION CONTINGENT UPON RECEIVING A LETTER OF SUPPORT FROM THE CITY OF JOPLIN BE APPROVED. THE MOTION CARRIED, WITH MRS. CALLIHAN, MR. FISCHER, MS. HAUN, MRS. MORTON, MR. RAMSOUR, AND MS. SULLIVAN VOTING "AYE" (6 IN FAVOR, 1 ABSENT).

H. Lincoln School Local Landmark Application

Mr. Overstreet gave the overview of this application. The location is 800 Block of E.7th Street; South of Unity Baptist Church. The application was completed by Mrs. Jill Sullivan and Dola Flake. It is a vacant public space, but is the former sight of Lincoln School and it is owned by Unity Baptist Church. Lincoln School predated segregation and served as the only school for African American students in the Joplin Area for 65 years. The criteria under which it holds historical significance are 1 and 3.

Criteria 1:

Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country;

The site serves as the former home of Lincoln School, a Joplin R-8 Facility that predated desegregation. The school served as the only school for African American students in the Joplin area for 65 years. The school served as an anchor for African Americans in Joplin; both in its role as a school and as a community center.

Finding: The site meets the requirements of criteria 1 for its association with the African American community in the City of Joplin.

Criteria 3:

Its identification with a person or persons who significantly contributed to the development of the community, county, state, or country;

Lincoln School is associated with two individuals who had a large impact on the history of Joplin, Marion Dial and Melissa Fuell Cuther.

Marion Dial served as both the principal of Lincoln School and as a city councilman. In fact, Mr. Dial was the first black person elected to a city or state office in 1954 when he was elected to the Joplin City Council. Marion Dial's impact as a citizen, education, and statesmen was exemplary.

Melissa Cuther is honored on the memorial on the Lincoln School property. "Her accomplishments as a community leader and educator were impressive during a time when blacks were barred from many places of work and education. She was founder of Carver Nursery School.

Finding: The site meets the requirements of criteria 3 for its association with Marion Dial and Melissa Fuell Cuther, two exemplary individuals in Joplin's history.

During the discussion, Mr. Ramsour asked if the Unity Baptist Church has any issues with this application. Mr. Overstreet stated they did not and they wrote a letter of recommendation.

Mr. Fischer asked, referencing Attachment C, where the Melissa Fuell Cuther memorial stone was located. Mrs. Sullivan showed him on the pictures that it was located on the vacant school land, but near Unity Baptist Church.

MRS. CALLIHAN MOVED, SECONDED BY MR. FISCHER, TO RECOMMEND APPROVAL OF THE APPLICATION OF THE LINCOLN SCHOOL FOR LOCAL LANDMARK AND BE FORWARDED TO THE PLANNING & ZONING COMMISSION FOR FURTHER APPROVAL. THE MOTION CARRIED, WITH MRS. CALLIHAN, MR. FISCHER, MS. HAUN, MRS. MORTON, MR. RAMSOUR, AND MS. SULLIVAN VOTING "AYE" (6 IN FAVOR, 1 ABSENT).

Item 7. - New Business

Mrs. Morton spoke by email to Mr. Bloomberg regarding placing Joplin parks and cemeteries on local designation. He was out of town but stated that he was interested in meeting with the Historic Preservation regarding long-term plans on cemeteries and parks and placing them on local designation. He did tell her that the fence that was taken down at Fairview, is now at Forest Park Cemetery, at 4th and Rangeline. The reuse will be either at Forest Park or at the Museum.

Mr. Fischer reported that his friend that is a Digital Asset Librarian recommended a couple of ideas in terms of ways of putting our archival material on-line. There is a web-site called Archieve.org. where any type of archival material may be posted. It is free and unlimited. You can put up whatever you would like too. Once you have posted 100 items you can create a branded collection under the umbrella of Archieve.Org. After 100 items you can name it whatever you would like. We would need to provide metadata, a title, a brief description and rights information. Links could be added to the Historic Preservation Commission Website.

Alternatively, the Historic Preservation Commission could have a dedicated server on their own and host materials themselves. There is a charge for a Digital Asset Company to run that. It could cost as little as a couple of thousand a year to as much as fifty thousand a year.

There is also Islandora website out of Prince Edward Island University. They provide a platform for Digital Asset Management. They provide the porthole, and the rest is up to the client.

Mrs. Morton asked Mr. Overstreet, if the city's IT director, Mr. Mark Morris needs to be brought in on the discussion before the Historic Preservation Commission moved forward with this project.

Mr. Tyler Overstreet stated that he, himself has starting working on the maps for identification of the historic sites and is comfortable moving forward with our plans.

Mrs. Morton requested that we will just keep this project on our monthly agenda for updates when necessary.

A. CCA Exterior Improvement Plan – Request for Certificate of Appropriateness

Tyler Overstreet addressed the Creative Car Audio request, as the manager of the business was not available. He told the commissioners that the minutes from Design Review meeting regarding the CCA's application was in their meeting packets. The Design Review Standards Board unanimously approved the exterior modifications application on March 14, 2017.

He said Creative Car Audio, located a 629 S. Main Street is seeking a renovation of the exterior of their existing facility. This building is within the Sunshine Lamp District, however, the building was constructed in 1978 and according to the 1987 Survey, and the building is a non-contributing feature to the district. In the 1987 Survey, it was a BF Goodrich facility. In 1994 the building was acquired and converted into Creative Car Audio.

Joplin's Design Standards are not applicable to the building itself. In the staff's report and review Mr. Overstreet pointed out that Guideline number 4 under the "benefits of design standards states that, "Design standard emphasize a community's commitment to its quality of life…[and] to ensure growth and development occur in the most positive fashion possible…[and] reflect a community's pride in itself and its emphasis on quality development." The findings does comply.

He also recommended approval of the Certificate of Appropriateness by listing Section 27(I) of the City Historic Preservation Code:

"Contemporary design for alternations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment." (Ord. No. 86-31, I, 3-17-86)

Mrs. Morton asked if there was a motion to open this application for discussion. Mrs. Callihan made the motion. Mr. Overstreet stated currently under Section I, the diamond design to the structure will be removed. They will be adding or mimicking natural materials. Stone veneer, fiber cement siding and some metal siding will be substituted above the garage door. On the far-left they are proposing expansion of the height of one garage door to accommodate larger vehicles.

Mrs. Morton stated that during discussion of the Design Review Standards Board, it was decided that if Creative Car Audio wants to raise the north bay height they have to bring it back to DRSB and HPC for approval.

When asked about the bright blue color being specified, Mr. Overstreet said color will be their own branded color, which is allowable. He also show photographs of CCA now and one from 1987 when the property was B.F. Goodrich.

MRS. CALLIHAN MOVED, SECONDED BY MRS. SULLIVAN, THAT THE CERTIFICATE OF APPROPRIATNESS BE APPROVED FOR CREATIVE CAR

MRS. CALLIHAN MOVED, SECONDED BY MRS. SULLIVAN, THAT THE CERTIFICATE OF APPROPRIATNESS BE APPROVED FOR CREATIVE CAR AUDIO WITH THE CAVEAT THAT IF CCA WANTS TO RAISE THE NORTH BAY HEIGHT, IT MUST BE SUBMITTED TO THE DRSB AND HPC FOR THEIR APPROVAL. THE MOTION CARRIED, WITH MRS. CALLIHAN, MR. FISCHER, MS. HAUN, MRS. MORTON, MR. RAMSOUR, AND MS. SULLIVAN VOTING "AYE" (6 IN FAVOR, 1 ABSENT).

Mrs. Morton said that Mr. Overstreet had provided the registration packet for the Historic Preservation Conference to be held in Hannibal, May 17th thru 19th, 2017. Mr. Overstreet said the Early Bird registration expires on May 3rd so he would need registration applications by or at the April 17th meeting.

Item 8 – Adjournment:

MR. RAMSOUR MOVED, SECONDED BY MRS. CALLIGHAN, THAT THE MEETING BE ADJOURNED. THE MOTION CARRIED, WITH MRS. CALLIHAN, MR. FISCHER, MS. HAUN, MRS. MORTON, MR. RAMSOUR, AND MS. SULLIVAN VOTING "AYE" (6 IN FAVOR, 1 ABSENT).

Mrs. Morton stated meeting was adjourned.

The meeting stood adjourned at 6:08 p.m.

Approved Nancy J. Morton
Nancy Morton, Chairperson

Approved _____
Lindsay Dunn, Clerk