JOPLIN | HISTORIC PRESERVATION COMMISSION

MINUTES
REGULAR SESSION
MARCH 21, 2023

The Historic Preservation Commission of the City of Joplin met on Tuesday, March 21, 2023, at 5:00 p.m. in the Council Chambers at Joplin City Hall at 602 South Main Street, Joplin, Missouri.

MEMBERS PRESENT: Ms. Jill Halbach, Dr. William Mountz, Dr. William Fischer, Ms. Lori Haun, Mr. Robert Brueckner and Mr. Greg Huff.

MEMBERS NOT PRESENT: Ms. Kate DeTar and Ms. Emily Frankoski.

CITY STAFF PRESENT: Thomas Walters, Troy Bolander and Vicky Copeland were representing the City of Joplin.

Items 1. & 2. Meeting Called to Order and Roll Call
Ms. Halbach opened the meeting and Vicky Copeland called the roll.

MS. LORI HAUN MOVED, SECONDED BY DR. WILLIAM FISCHER TO EXCUSE MS. KATE DETAR AND MS. EMILY FRANKOSKI. MOTION CARRIED, WITH MS. JILL HALBACH, DR. WILLIAM MOUNTZ, DR. WILLIAM FISCHER, MS. LORI HAUN, MR. ROBERT BRUECKNER AND MR. GREG HUFF VOTING, "AYE". MOTION CARRIED. (6 IN FAVOR, 2 ABSENT).

DR. WILLIAM MOUNTZ MOVED, SECONDED BY MR. GREG HUFF TO APPROVE THE MINUTES OF FEBRUARY 21,2023, WITH MS. JILL HALBACH, DR. WILLIAM MOUNTZ, DR. WILLIAM FISCHER, MS. LORI HAUN, MR. ROBERT BRUECKNER AND MR. GREG HUFF VOTING, "AYE". MOTION CARRIED. (6 IN FAVOR, 2 ABSENT).

Item 3. Public Hearings
Ms. Jill Halbach read the Public Hearing Procedures.

Mr. Thomas Walters, City of Joplin, stated the Historic Preservation Commission had received an application. Everything was well documented and complete and reviewed by staff. The address of the property in question in 216 N. Wall Ave., Joplin. Date of construction had been established as 1895. The architectural style is Victoria Folk type. The embodiment of the style is one of the criteria for nominating a local landmark. The applicant has requested local landmark status on three different categories. He stated of course to meet national landmark status you only must meet one. The first one that was part of the application is for category 3. The applicant provided a lot of sound documentation about the original and second owner. They were brothers. They were original residents of Joplin. The documentation is sound. Mr. Glover's significance was well documented. Mr. Walters stated he found the property to meet the criteria. The other category 4 the applicant requested as discussed before assigning the architectural type associated with this style. Because it is the Folk type which is more of the catch all you cannot assign it to a specific architectural type, that is generally because it is more of a vague type associated with the style. It is suitable for preservation or restoration. The integrity is relatively fair. He would say that there had been some architectural features that would have been removed over time. However, many of the features displayed in the photographs are still there. He recommended approval.

DR. WILLIAM FISHER MOVED TO OPEN HPC RESOLUTION 2023-01, 216 N. WALL, LOCAL LANDMARK DESIGNATION FOR DISCUSSION, SECONDED BY MR. ROBERT BRUECKNER. MOTION CARRIED, WITH MS. JILL HALBACK, DR. WILLIAM MOUNTZ, DR. WILLIAM FISCHER, MS. LORI HAUN, MR. ROBERT BRUECKNER AND MR. GREG HUFF VOTING, "AYE". MOTION CARRIED. (6 IN FAVOR, 2 ABSENT).

MS. JILL HALBACH ASKED IF ANYONE WISHED TO SPEAK IN FAVOR OF HPC RESOLUTION, 2023-01, 216 N. WALL, LOCAL LANDMARK DESIGNATION.

Mr. Samuel Wimsett, 2602 S. Kingsdale, Joplin, MO. He stated he was the owner of the property. He said as the owner he has been very impressed with how well the house had been preserved over the past 100 plus years. It was built in 1895. It had been in the same family until he purchased it late last year. From the date it was built it had just been handed down by the family. Because of that it was very well preserved. There had not been a bunch of shoddy remodels done in the 60's, 70's, 80's. The original woodwork had not been painted over. The original floor was still in place and will be refinished. Up until this point it had really been well preserved. Our intent as the new owners is to honor that in our rehabilitation. And then to honor the Glover family who were the original owners by getting this designation and then be able to give that to the

future owners and the City of Joplin. Here is a historic house landmark and here is the history. He just wants to preserve that. That is our intent.

Ms. Halbach asked if the owner was planning on using it as a residence.

Mr. Wimsett stated they will not live there but it will continue to be a single-family home. He does not plan on using this property as a rental. He planned on rehabbing the property and then passing it on to the next owner.

Mr. Huff asked if they ever upgraded it to central heat or was it still a radiator with a boiler in the basement.

Mr. Wimsett said the boiler was still present when they purchased the property, but it does have central heat and air. It is an old central heat and air, but it is still present.

Mr. Huff stated he saw an opening into the attic and asked if there was any use up there.

Mr. Wimsett stated the attic was used for storage. There is no floor in the attic.

Mr. Huff asked if the heating unit was in the attic or basement.

Mr. Wimsett stated the basement.

Ms. Halbach stated it still had the radiators in the house, but it had central heat and air.

Mr. Wimsett said they had removed the radiators and the boilers. They were not functional, and they have been removed. He stated there are three bedrooms upstairs and one of the bedrooms had a half bath. It would be a full bath when they are finished with their restoration. There are two small bedrooms and one larger bedroom.

Dr. Fischer stated he saw that now, he had interpretated the photos as alternate takes of the same room.

Mr. Wimsett stated there were two bathrooms downstairs and they were converting one of those bathrooms into a laundry room.

Ms. Halbach asked the square footage of home.

Mr. Wimsett stated approximately 2000 square feet. All the rooms on the first floor are divided up by pocket doors. They are leaving those as is.

Mr. Huff asked if that was the original stained glass.

Mr. Wimsett stated as far as they know.

Ms. Halbach asked the material of the siding in the after photographs.

Mr. Wimsett said the main house is metal or aluminum siding. They have completely painted the outside and rehabbed. There was a three-car garage in back that had hardboard siding. And the under covered porch had original wood siding.

Ms. Halbach asked if there were any further questions.

There were none.

MR. HUFF MOVED, SECONDED BY DR. WILLIAM FISCHER TO APPROVE HPC RESOLUTION 2023-01, 216 N. WALL, LOCAL LANDMARK DESIGNATION, WITH MS. JILL HALBACH, DR. WILLIAM MOUNTZ, DR. WILLIAM FISCHER, MS. LORI HAUN, MR. ROBERT BRUECKNER AND MR. GREG HUFF VOTING, "AYE". MOTION CARRIED. (6 IN FAVOR, 2 ABSENT).

Item 4. Budget

Mr. Walters stated the only change to the budget was the expenditure of National Trust membership. There were no questions from the Commission.

Item 5. Discussion Items

a. 2023 Missouri Preservation Conference – Ms. Halbach stated the planning was moving along with not many changes. Working on the schedules. Ms. Haun said the State approved the Depot to be on the tour. There will be limited tickets.

b. 2023 Preservation Month Happenings – Ms. Halbach stated maybe we should do our own Honor Awards in May separate from the conference. Ms. Halbach wanted to confirm the May 1st proclamation with Mr. Walters. Ms. Haun discussed loft tours and the rooftop reception on top of the Columbia Bldg. Events are limited.

c. JHPC Honor Awards –

d. Signs for Downtown Businesses- Ms. Halbach asked the progress on the signs for downtown businesses. Ms. Haun stated there are multiple downtown business owners who are wanting to do larger neon signs from what are current guidelines allow

which are more historically accurate if you look at the photographs. Ms. Haun said this was the topic of discussion a few months ago.

e. Bungalow Style Houses located at 29th and Main-there are approximately seven houses. Contact owners regarding recognition on the National Registry. Ms. Halbach thought the houses were probably built in the 20's or 30's. Ms. Halbach stated she would research the homes before the letters were sent out to owners.

f. 5th and Wall district- Ms. Halbach wanted to discuss a potential NR district at 5th and Wall.

Item 6. Old Business
None

Item 7. New Business
None

ITEM 8. Announcements

150TH Birthday Celebration and Events

DR. WILLIAM FISCHER MOVED, SECONDED BY MS. LORI HAUN TO ADJOURN, WITH MS. JILL HALBACH, DR. WILLIAM MOUNTZ, DR. WILLIAM FISCHER, MS. LORI HAUN, MR. ROBERT BRUECKNER AND MR. GREG HUFF VOTING, "AYE". MOTION CARRIED. (6 IN FAVOR, 2 ABSENT).

Approved Jill Halbach
Jill Halbach, Chairperson

Approved Vicky Copeland
Vicky Copeland, Recording

Secretary