City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: April 2, 2018

Item: COUNCIL BILL NO. 2018-252
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2018-252
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
Finance Director: Leslie Haase
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 03/12/18

Recommended Action: Planning and Zoning Commission recommended approval by a vote of 5 In Favor, 2 Absent

SUMMARY/REQUEST:
Case 008-18: 536 N. Wall Avenue - A request to apply district HP (Historic Overlay District) to the site of the Frederick H. Rodgers House – Kenneth Meisinger.

STAFF SUMMARY:
This is a request by Kenneth Meisinger to nominate the site of the Frederick H. Rodgers House, 536 N. Wall Avenue as a local historic landmark. The currently existing structure was built March 27, 1905. The Rodgers House was designed by prominent Joplin architect Mr. Austin Allen. Mr. Allen was the architect for the Newman Building, United Hebrew Temple, St. Peter Catholic Church and the Olivia Apartments to name a few of the landmarks in the City of Joplin The yellow brick house features a low-pitched hipped roof and a full-width porch. The inside is equally impressive with hand-carved wood, beamed ceilings, leaded windows, and other imported materials. Due to its architectural significance, the house has been included in several home tours.

Per the regulations of the historic preservation ordinance, the structure must meet one or more of the criteria for nomination as a local historic landmark.

The criteria include:

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

B. Its location as a site of a significant local, county, state, or national event;

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

D. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

E. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or country;

F. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

G. Its embodiment of design elements that make it structurally or architecturally innovative;

H. Its unique location or singular physical characteristics that make it an established or familiar visual feature;

I. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or

J. Its suitability for preservation or restoration.

Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration. (Ord. No. 86-31, § 1, 3-17-86)

After review, staff believes the Frederick H. Rodgers House meets Criteria C and E.

The Historic Preservation Committee recommended approval of Case 008-18.

Staff recommends approval of Case 008-18.

PLANNING & ZONING COMMISSION TESTIMONY:
Kenneth Meisinger, 536 N. Wall Avenue, Joplin, MO. Mr. Meisinger presented some history of the Frederick Rodgers House which was built in 1905. Mr. Frederick Rodgers was successful mining operator. The house was sold to Mr. William Landreth in 1917. After graduating from Joplin Business School, he started Landreth Machinery Company in 1901. Mr. Landreth never held public office but was very active in the development of Joplin. Dr. Harry K. Wieman and his wife acquired the home in 1953. The Rodgers House was designed by prominent Joplin architect Mr. Austin Allen. Mr. Allen was the architect for the Newman Building, United Hebrew Temple, St. Peter Catholic Church and the Olivia Apartments to name a few of the landmarks in the City of Joplin.

Mr. Duncan wanted to know at what point the back portion was added on to the house.

Mr. Meisinger stated that it was when the Weiman's lived there. They enclosed what was known then as a sleeping porch. It is now a guest room, added a bathroom and a breakfast room down below just off the kitchen.

PUBLIC COMMENT:
Jill Sullivan, 721 N Sergeant, Joplin, MO. She stated she was very much supportive of this nomination for Mr. Meisinger's home. She admires the fact that even though he is moving out of the home, he is thinking about the future of the home. This home is in the North Heights neighborhood and historic preservation efforts moving out of Murphysburg and into other

neighborhoods such as Roanoke, East Town, and North Heights. This home would be the first home by ordinance as a local landmark in the North Heights neighborhood.