CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Public Hearing-Appeal for Denial of Historic Preservation Commission Case Number: 2019-02.

MEETING DATE
April 15, 2019

REVIEWED BY
Director of Planning Development and Neighborhood Services-Troy Bolander, City Attorney-Peter Edwards, Interim City Manager-Dan Pekarek.

SUMMARY
ACL Holdings LLC, the owners of 218 S. Main St. Joplin, MO are appealing to Council the determination of the Historic Preservation Commission for HPC Case No. 2019-02 replacement of windows within the Sunshine Lamp Historic District.

BACKGROUND
Properties in the Historic Sunshine Lamp District require Certificates of Appropriateness on file in the Building Department before pulling building permits. To obtain certificate, property owners consult with City Staff, and obtain applications for certificates of appropriateness from the Planning, Development and Neighborhood Services Department. Upon submittal of an application, staff reviews the application and confirms whether the scope of work is classified as major or minor works. Staff review of the application is conducted in accordance with the Secretary of the Interior's Standards for Historic Rehabilitation and referencing the local Design Review Standards for the Sunshine Lamp District. Minor works can be approved by staff. Major works, and minor works not approved by staff are sent to the Design Review Board. The Design Review Board makes a recommendation on approval or denial of the work to be performed. The Historic Preservation Commission then makes a determination on the historic appropriateness on the scope of work outlined in the application. If the Certificate of Appropriateness is approved, permits may be obtained.

Application for a Certificate of Appropriateness for work proposed on a building located at 218 S. Main was received by the Planning Department on February 22, 2019. Staff reviewed the application, determined the scope was minor works but unable to approve through staff review due to finding windows to be inappropriate. Staff convened an emergency meeting of the Design Review Board on February 27, 2019. Design Review Board unanimously found the proposed windows to be inappropriate and passed a recommendation to the Historic Preservation Commission to deny certificate. On March 19, 2019 the Historic Preservation Commission reviewed the application and recommendation from the Design Review Board and denied the application for Certificate of Appropriateness.

The property owners are appealing the denial of the Certificate of Appropriateness to City Council in accordance with Appendix B, Historic Preservation, of the Joplin Zoning Code of Ordinances. City Council has the final administrative determination on the historic appropriateness of the proposed work.

RECOMMENDATION
The Historic Preservation Commission and staff recommend denial.

ATTACHMENTS

Documentation for HPC Case No: 2019-02, Design Review Guidelines.