DESIGN REVIEW STANDARDS

SUNSHINE LAMP DISTRICT

JOPLIN, MISSOURI





DECEMBER 5, 2005

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I. OVERVIEW

Preserving Joplin's historicDowntown
area through design standards will
improve the community's appearance
and makes good economic sense.

Purpose of Design Standards

The purpose of the Joplin Downtown Design Standards is to assist in the rehabilitation and revitalization of Joplin's historic downtown area.

The intent of the standards are to provide property owners with a planned approached to revitalization through the use of proper rehab and maintenance techniques and design parameters for compatible new construction. Economic benefits generally result from following this approach.

The standards should be referred to by property owners when planning any work to a building or when planning new construction in the downtown area. The Design Review Board will utilize these standards when reviewing plans for work on a building and for new construction in the downtown area.

Economic Benefits of Design Standards

The Benefits

1. Design standards can reinforce community identity, encourage economic growth and development, and extend the life of a building or structure.

2. Design standards can result in a positive change in the visual appearance of a community. They provide a means by which a community can preserve its historic integrity while encouraging compatible new construction.

3. Design standards ensure that rehabilitation work in historic areas protects property owner investment. Design standards assist property owners with the proper rehabilitation techniques and provides for compatible new construction. Development that may be detrimental to the overall appearance and marketing of downtown Joplin can thereby be avoided.

4. Design standards emphasize a community's commitment to its quality of life and to its heritage and identity. Design standards can work to ensure that growth and development occur in the most positive fashion possible. Design standards reflect a community's pride in itself and its emphasis on quality development. The results can be increased property values, commercial revitalization, and stimulation of heritage tourism.

5. Through adherence to design standards, areas of downtown Joplin may qualify as National Register historic districts in the future thus providing property owners with the Investment Tax Credit for rehabilitation. The 20% tax credit has stimulated revitalization in communities across the country. Design standards can assist property owners in understanding proper rehabilitation techniques to take advantage of these economic incentives.

II. JOPLIN'S COMMERCIAL ARCHITECTURE

Joplin's commercial buildings can be categorized as One-Part or Two-Part Commercial Block designs. Richard Longstreth's publication, The Building of Main Street, outlines these commercial building types based on their two separate components, storefronts and upper facades. One-Part Commercial Blocks are composed of Storefronts and detailing such as an enriched cornice just above the storefront. Two-Part Commercial Blocks are at least two-stories in height with a storefront on the first floor and separate treatment for the upper story area. One-Part and Two-Part Commercial Block buildings were built throughout the country in the 19th and early 20th century and are the most prevalent commercial form in small and mid-size communities.

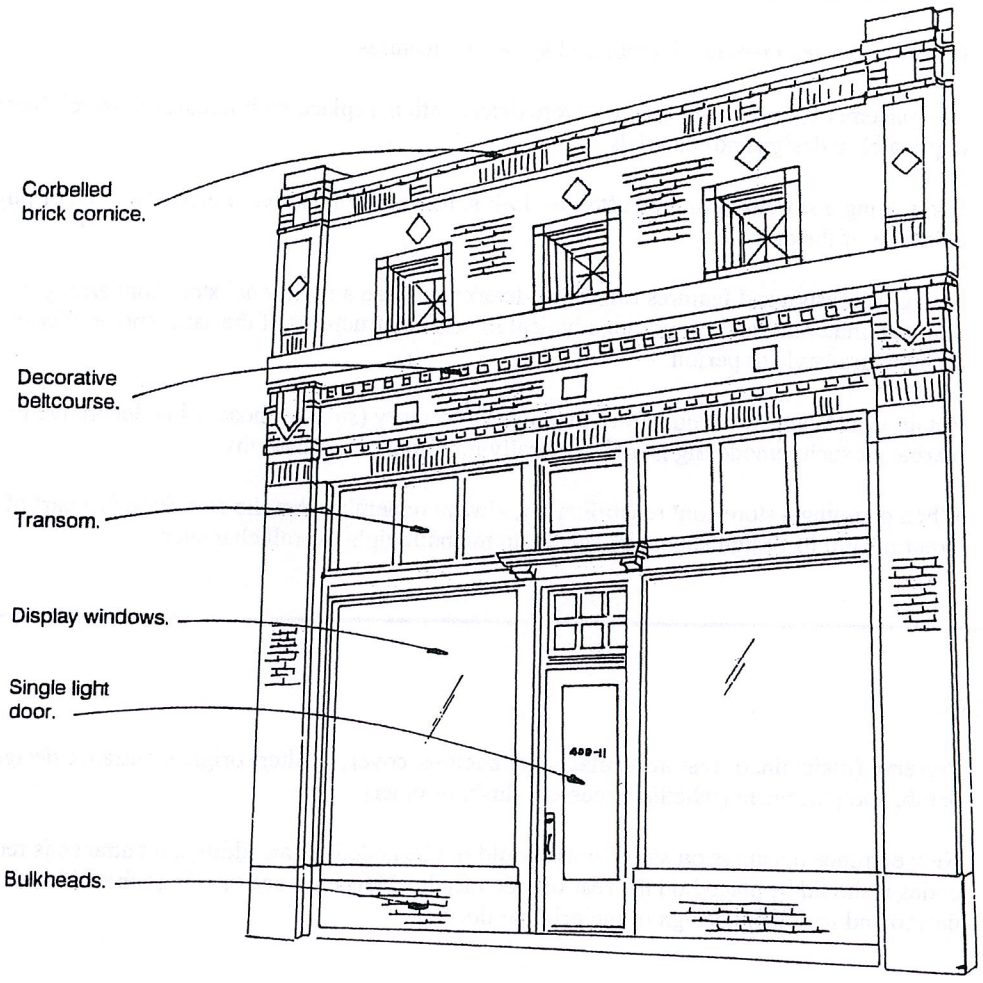
Storefronts were designed to provide the largest amount of space available for the viewing of merchandise. Advances in technology in the mid-19th century such as cast iron allowed storefronts to become essentially transparent. Cast iron columns and pilasters on storefronts carried the weight of the upper masonry wall and allowed most of the remaining storefront to be glass for display purposes. Many excellent examples of cast iron columns and pilasters produced in St. Louis and other cities are visible on downtown buildings. Joplin also displays fine stonework on storefronts in the form and columns or piers.

Storefronts in the late 19th century typically have large display windows, transoms, and large glass and wood doors. Entrances were often recessed to provide for additional display areas. The use of cast iron for storefronts extended into the early 20th century. After 1910, most storefronts were built with steel lintels to support the upper façade masonry and a variety of materials were used in storefront construction. Large expanses of glass continued to be used along with brick piers, marble, tile, and brick bulkheads, and metals such as copper and bronze. During the 1920s and 1930s decorative tinted glass panels such as Carrara glass and Vitrolite were often applied to storefronts.

Upper facades on Two-Part Commercial Blocks contain windows to provide illumination upper floor areas and the exterior masonry walls were often embellished with decorative brickwork. At the roofline buildings were capped with cornices of corbelled brick, wood, or sheet metal. Sheet metal was especially popular for commercial buildings since it could be readily formed into many different designs.

After 1915, upper facades in Joplin generally became more functional and less decorative in appearance. Rounded arch windows gave way to rectangular windows and the use of sheet metal for window and roof cornices gradually disappeared. Patterns of brick and concrete were often used to provide decoration to upper facades and different brick surface textures and colors were also used.

Downtown Joplin retains some original storefronts and storefront elements which should be preserved. Where modern storefronts have been added in recent years, it is recommended that future storefront remodeling be undertaken in keeping with historic storefront configurations. Upper façade changes have often included the enclosing of windows with brick or wood panels, removal of cornices, and concealment of details beneath added metal panels. Future rehabilitation of commercial buildings should include the repair or replacement of upper floor elements to maintain and enhance the building's character.



One-Part commercial building and historic storefront at 409-411 Virginia Street.

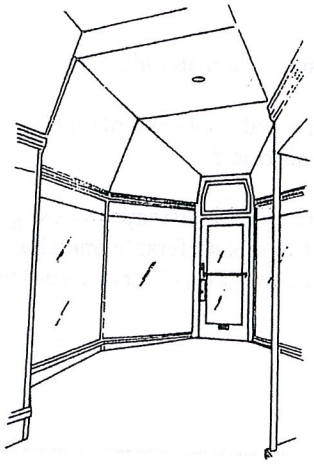
III. DESIGN STANDARDS – STOREFRONTS

GENERAL STANDARDS

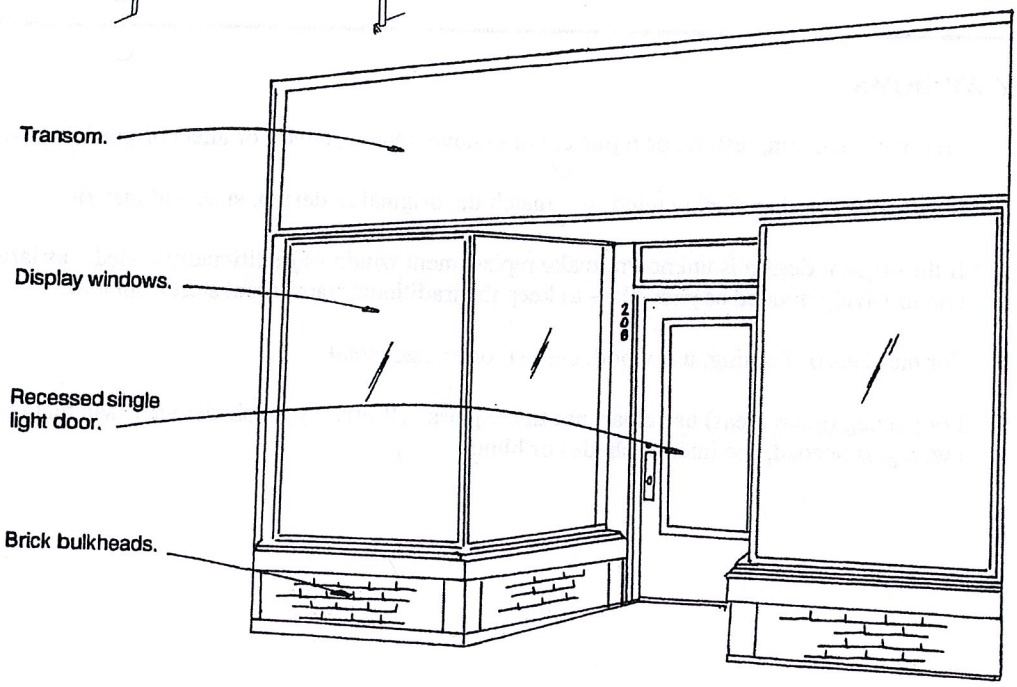
1. Preserve (maintain or restore, not removed or alter) existing original storefronts and storefront details.
2. Repair rather than replace deteriorated storefront features.
3. If replacement is necessary due to severe deterioration, replace with features to match (accurately duplicate) in design and materials.
4. In restoring a storefront altered after the 1940s, base design and features on pictorial or physical evidence of the original.
5. If original design and features cannot be determined, use a traditional storefront arrangement with features, materials, and proportions typical of similar structures of the same (not earlier or later) architectural style or period.
6. Retain significant storefronts from the mid-20th century (such as those using decorative tile, glass, or marble) if such remodeling is architecturally important or noteworthy.
7. When planning a storefront rehabilitation, always remember that the storefront is a part of a larger structure and its design should be related to the building's overall character.

ENTRANCES

1. Preserve (maintain, or restore, replace, not enclose, cover, or alter) original entrance design, materials, depth, and placement (whether recessed, flush, or other).
2. New entrance openings on storefronts should not be added. If an additional entrance is required by codes it should be placed on the rear or side façade. New entrance openings should be simple in design and match the design of the original door.



This storefront was added in the 1930s and should be preserved and maintained (527 Main Street).



Original storefront design at 208 Fourth Street.

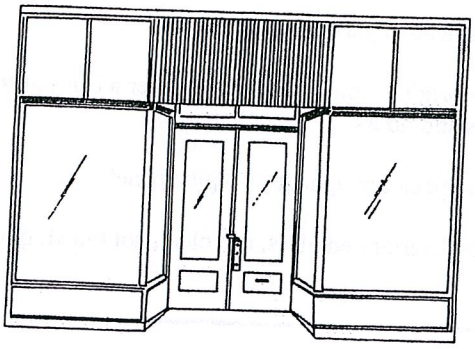
STOREFRONTS

DOORS

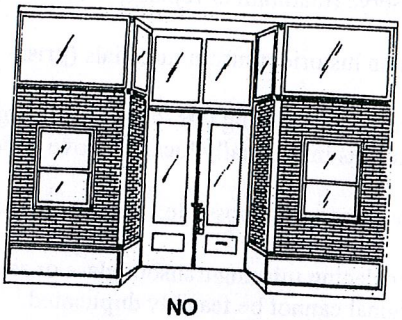
1. Retain and maintain original doors.
2. Replace missing doors to match original in design, size, and materials.
3. If the original design is unknown, replace with plain wood doors and plain glazing (glass area), not solid doors, decorative doors, or any kind of "fake" historic door.
4. For replacement doors, generally use glazing proportionate to display window glass and kick plate panels proportionate to bulkhead panels. Although wood is preferable, metal with a dark or bronze anodized finish and with a wide stile may be substituted. Raw (silver-colored) metal is never appropriate.
5. Do not use solid doors on front facades.

DISPLAY WINDOWS

1. Preserve (maintain, restore, or replace, not remove, reduce, cover, or alter) original display windows.
2. If replacing missing display windows, match the original in design, size, and materials.
3. If the original design is unknown, make replacement windows traditionally scaled – as large and as unobtrusively divided as possible – to keep the traditional transparent storefront look.
4. For mullions or framing, use wood, copper, or bronze metal.
5. For glazing (glass areas) use clear, not tinted glass. (If privacy, or shade other than that provided by an awning, is needed, use interior shades or blinds.



Original storefront and inappropriate alterations.



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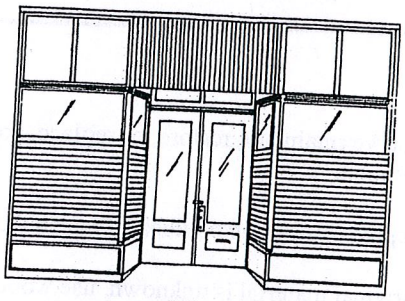
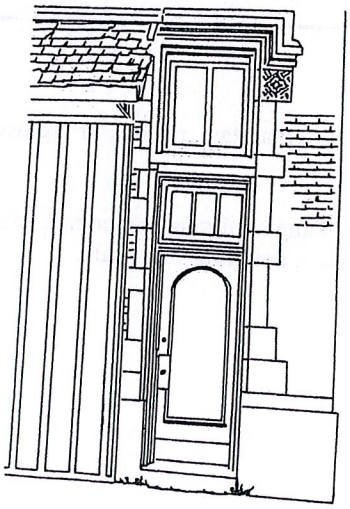


NO



Recessed single light door at 829 Main Street.



Historic side entrance door at 212 Joplin Street.

STOREFRONTS

TRANSOMS

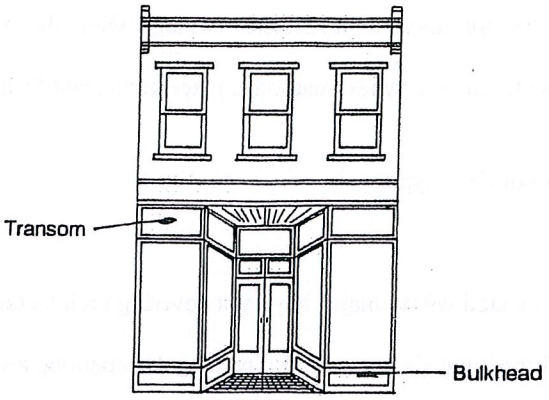
1. Preserve (maintain or replace, not remove, conceal, enclose, or alter) transoms where they exist/ed.
2. Retain historic transom materials (prism glass, leaded glass, etc).
3. If replacing missing transoms, base design on original configuration (whether a band of transoms or transoms individually located above windows and doors.
4. Use glass where possible. If not possible, use space for signage or a plan panel.
5. If replacing missing transom glass or severely deteriorated glass, use clear, not tinted, glass if the original cannot be feasibly duplicated.

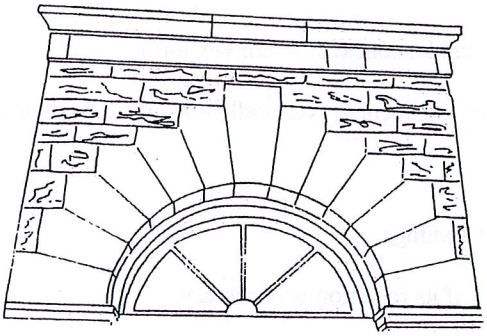
BULKHEADS

1. Preserve (maintain, restore, or replace, not remove, conceal, or alter) bulkheads (kick plates) where they exist.
2. If replacing missing bulkheads, match the original in design, size, and material.
3. If original material is unknown, use wood. Brick may be substituted when matching original brick of building or painted to complement other storefront elements.

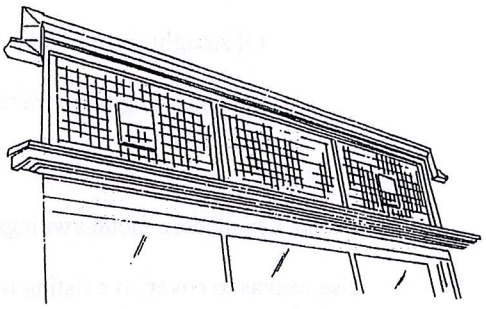
BELTCOURSES

1. Preserve (maintain, restore, or replace, not remove, conceal, or alter) original belt course where they exist.
2. If replacing a missing belt course, closely match or imitate the original type in general design, location, materials, detailing, and scale.

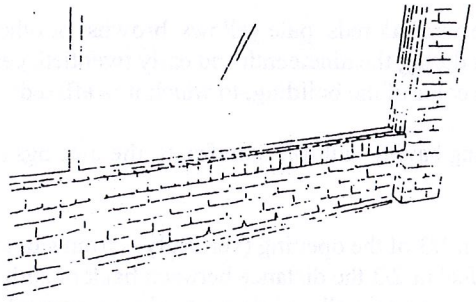




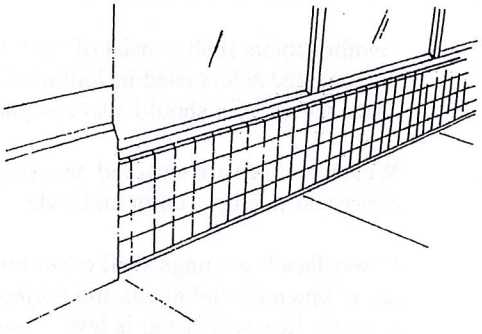
Decorative transom and stone surround at 609 Main Street.



Prism glass transom in 200 block of Joplin Street.



Original brick bulkhead at 922 Main Street.



Original tile bulkhead at 500 Main Street.

STOREFRONTS

AWNINGS

1. Preserve (maintain or restore, not remove) historic awnings where they existed.

2. In adding awnings, use traditional types, materials, placements, and forms. Traditional awnings are:

   Of retractable or fixed type;

   Of canvas;

   Individually located within major bays, not covering architectural features;

   Of form to fit opening shed awning for rectangular opening, arched awning for arched opening;

   Of straight form for shed type, not bubble, concave, or convex form;

   And covering no more than a third of the opening (vertically – from sidewalk to top of opening).

3. Do not use modern metal awnings or back lit awnings.

4. Use canvas to cover an existing metal awning if its retention is necessary.

5. Do not use canopies unless functionally required, such as valet parking use.

6. The use of plastic, aluminum and fiberglass awnings is prohibited

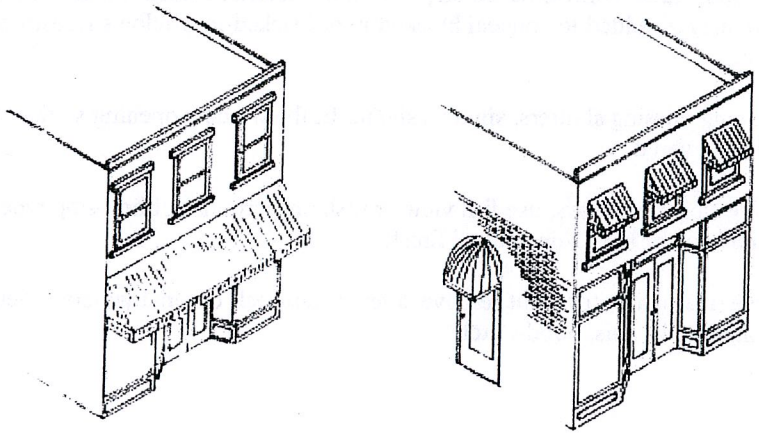
7. Awning colors shall consist of earth tones (greens, dark reds, pale yellows, browns) or other documented colors used in Joplin's downtown during the nineteenth and early twentieth century. The awning color should also complement the color of the building, to which it is affixed.

8. Where awnings are installed on a single building having multiple storefronts, the awnings shall be consistent in fabric, color and style.

9. Lower façade awnings shall cover no more than 1/3 of the opening (vertically – from sidewalk to top of opening) and maximum projection is 7 feet or 2/3 the distance between back of curb and property line, whichever is less. Lower façade awnings shall maintain a minimum vertical distance of 8 feet, measured from the sidewalk to the closest part of the awning.



Appropriate shed canvas awning originally located at 407 Main Street.



Recommended awning designs.

IV. DESIGN STANDARDS – UPPER FACADES

GENERAL STANDARDS

Preserve (maintain or restore, not conceal or alter) the original appearance and details of upper story facades.

WINDOWS

1. Preserve (maintain, or restore, not enclose) original windows, including dimensions, sash (configuration, number and arrangement of lights), materials, and detailing.

2. Repair window materials rather than replace them. Replace missing windows to match the original.

3. If the original window design is unknown, use window type and detailing (sash, materials, and dimensions) of the architectural style or period of the building.

4. If original material cannot be used, use anodized or back-on enamel aluminum, in white, dark or bronze finishes, of the same dimensions (sash, surrounds, trim) as traditional for the building's architectural style or period.

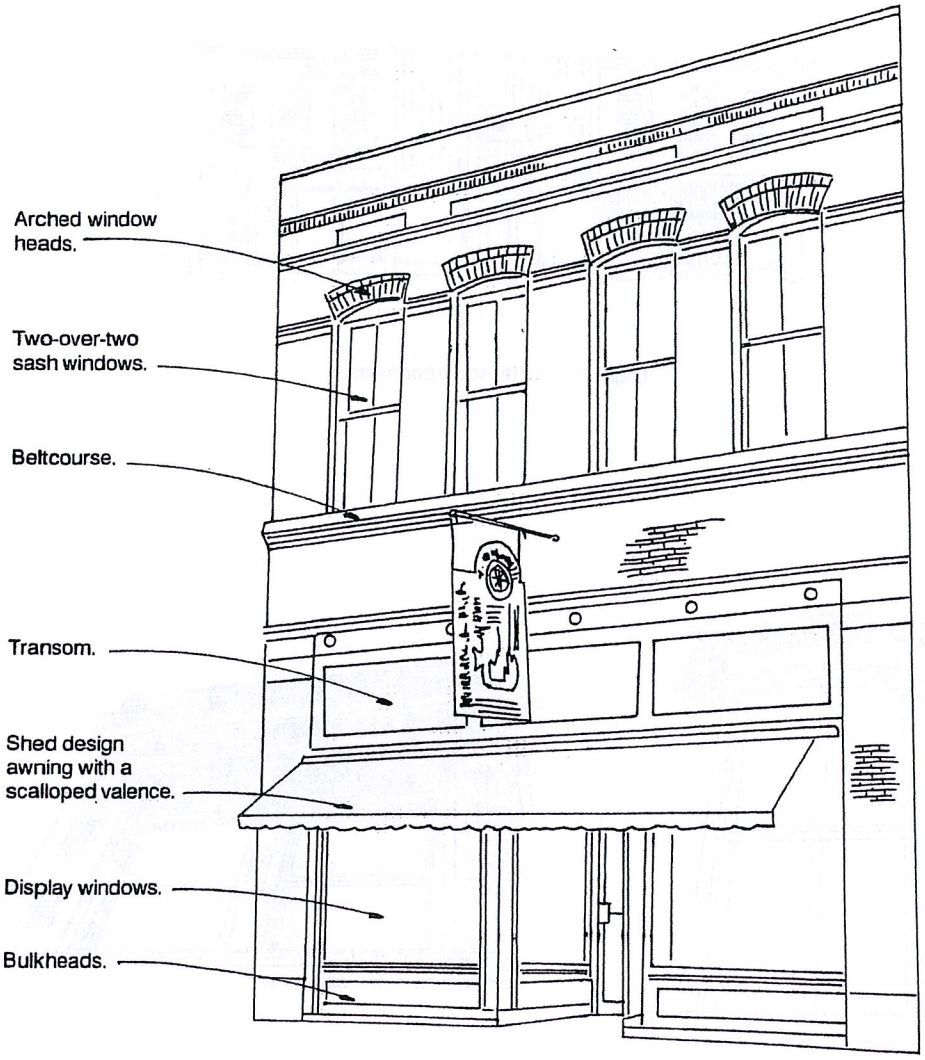
5. Do not use snap-on or flush muntins.

6. Do not add shutters unless based on physical or pictorial evidence that shutters existed. Closed shutters may be added to conceal blocked-in or bricked-in windows if restoration of windows is not feasible.

7. If replacing missing shutters, shutters should fit the window opening so that if closed, the opening would be covered.

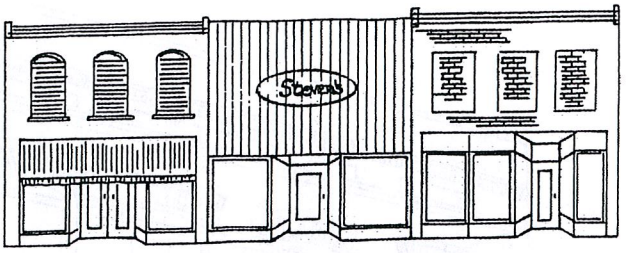
8. If adding storm windows, use full view or sash proportionate, blind-stop type of wood or aluminum with anodized or baked-on enamel finish.

9. Preserve (maintain, store, not remove, alter, or conceal) original windows detailing and decoration, including lintels, sills, hoods, etch.

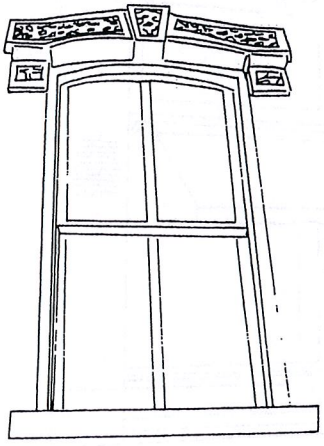


Two-Part commercial building with a renovated storefront and upper facade at 526 Joplin Street.

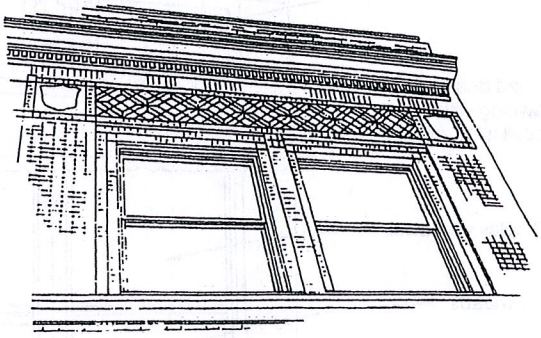
UPPER FACADES



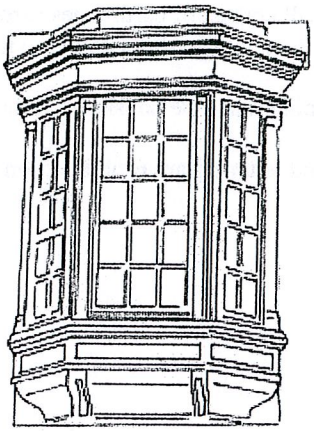
Inappropriate facade treatments.



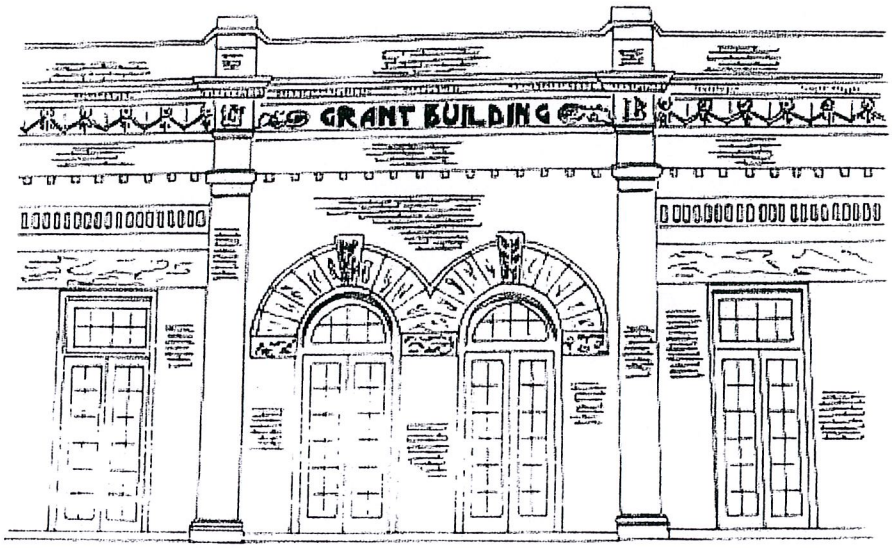
Original two-over-two sash window and decorative hood molding at 222 Main Street.



Original one-over-one sash windows at 514 Main Street.



Bay window design at 614 Main Street.



Multi-light windows at 526 Main Street

AWNINGS

1. Upper façade awnings shall cover no more than 1/2 the window opening. (vertically – from bottom of window opening to top of window opening). The awning color should also complement the color of the building, to which it is affixed.

2. Awning colors shall consist of earth tones (greens, dark reds, pale yellows, browns) or other documented colors used in Joplin's downtown during the nineteenth and early twentieth century.

3. Upper facade awnings shall be consistent in fabric, color and style with lower façade awnings.

4. Signs, graphics and lettering are prohibited on upper façade awnings.

UPPER FACADES

CORNICES

1. Preserve (maintain or restore – do not remove), original metal and brick cornices.

2. Do no conceal or obscure original cornice elements.

3. Replacement of cornices should be based on historic evidence such as photography or "ghosts" of cornice locations. If no such evidence is apparent, a simple cornice in keeping with similar cornices in the downtown area is appropriate.

4. New cornices should be of wood or sheet metal. Materials such as fiber glass reinforced concrete may also be appropriate if they match the original in profile and dimensions.

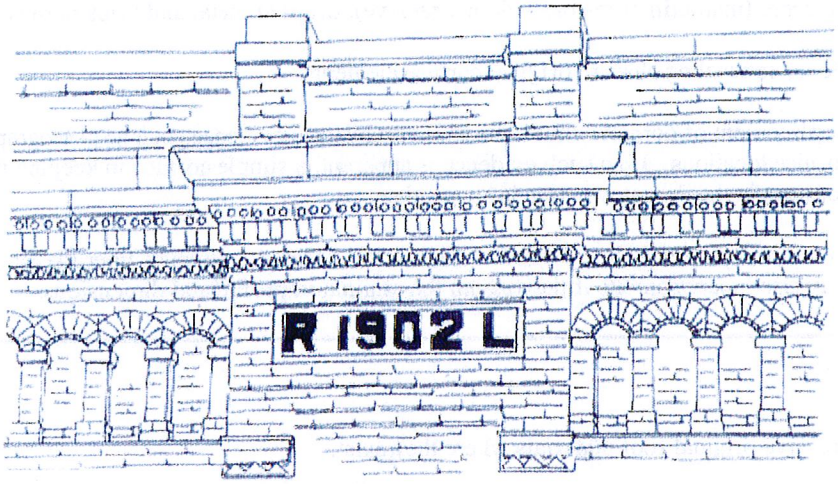
ROOFS

1. Preserve original roof materials where they exist.

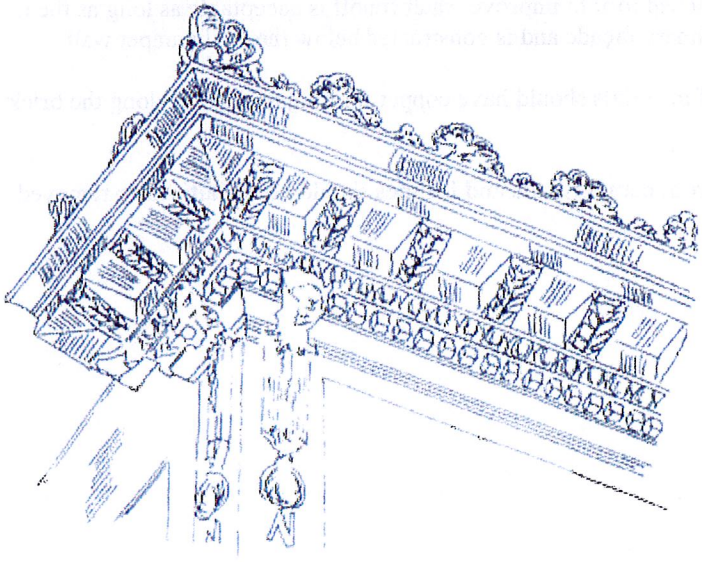
2. Most of Joplin's commercial buildings have flat or sloping roofs with rolled composition or asphalt materials. New roofs of these or similar materials are appropriate. The installation of a higher pitched roof to improve water runoff is acceptable as long as the new roofline is not visible on the primary façade and is constructed below the roof parapet wall.

3. New roof materials should have copper flashing extending along the brick walls to protect against leaks.

4. Original roof parapet walls and features should not be altered or removed.



Corbelled brick cornice at 527-529 Main Street.



Decorative copper cornice at the Newman's Building on Main Street.

UPPER FACADES

ARCHITECTURAL FEATURES

1. Preserve (maintain or restore, not remove, conceal, or alter) original decorative features and detailing (such as columns, pilasters, brick corbelling or pattern work, window hoods or lintels, cornice ornamentation).

2. Replace missing features based on original design, placement, materials, proportions, and details.

3. If missing features cannot be determined or duplicated, use a simpler (but-to-scale) version of features from a similar building of the same architectural style or period.

4. Do not add decorative architectural features where none existed originally.

5. To repair existing features, take care to avoid damage by using only compatible methods and materials.

CAST IRON

1. Preserve, (maintain and restore) original cast iron columns and pilasters.

2. Do not conceal or obscure original cast iron columns or pilasters.

3. Paint may be removed from cast iron by chemical agents. The use of sandblasting or other abrasive cleaning methods is discouraged.

COLOR

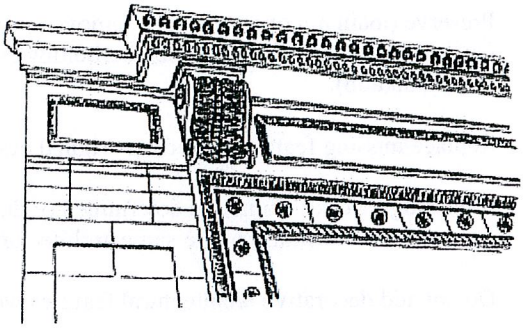
1. Do not paint unpainted masonry surfaces unless masonry surface is extremely mismatched or so deteriorated that it cannot withstand weather.

2. Keep color scheme simple, using no more than 4 colors.

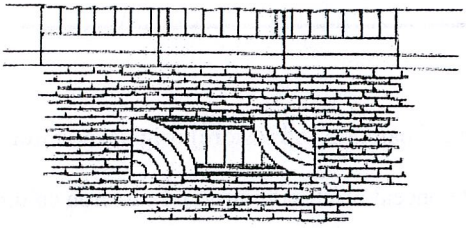
3. Use colors of or complementary to the dominant neutral building material colors (such as dark red or red-brown of brick, or buff, taupe, or gray tints of stone) of the structure of others in the area.

4. Do not use loud, harsh, or garish colors.

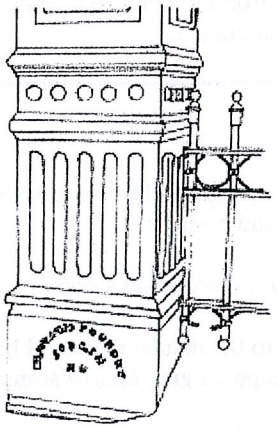
5. Use softer, muted hues overall (those with gray or white added to basic hue, not pure hues) for body and to highlight architectural details (window frames, sills, cornices, and detailing).



Decorative terra cotta cornice at 400 Main Street.



Art Deco panel at 425 Main Street.



Cast iron at 216 Main Street.



Cast iron column at 914 Main Street.

V. DESIGN STANDARDS – SIGNS

Signs in downtown areas were designed to be oriented towards pedestrians and slow-moving traffic. Signs were applied to a variety of locations and there was often great diversity in designs. This tradition should be continued in the downtown area and large, overscale automobile oriented signs should be avoided.

1. Preserve (maintain or restore, not remove) existing historic wall signs on masonry walls.

2. Use signs in historically traditional locations:

   On storefront belt courses or on flat surfaces on building (attached or painted on walls, not to exceed 20% of surface affixed to) or painted on glass elements:

   Hanging or mounted inside windows or door;

   Projecting, with wood or finished metal brackets mounted into mortar, not brick, no higher than second-story window sill level.

3. Use historic sign materials; finished, carved, or sandblasted wood, glass, gold-leaf, brass and copper letters, not plywood, plastic, unfinished wood or neon

4. Use signs of traditional design:

   Of shape and proportions to fit the building.

   Complementary (compatible scale and appearance) with signs on adjacent buildings for visual unity;

   Serif, sans serif, or script lettering, not exceeding 18 inches in height, not covering more that 60% of total sign area;

   Signs shall be coordinated with the colors of the building.

   Signs shall not display more than three primary colors (not including the background color). Only use earth tones (greens, dark reds, pale yellows, browns) or other documented colors utilized in Joplin's downtown during the nineteenth and early twentieth century. Black and white shall be considered as colors.

   Subtle shading or shadowing of letters shall not be considered as separate colors.

   The use of extremely bright color tones is prohibited. Typical late nineteenth century and early twentieth century signs in Joplin contained dark backgrounds with light letters.

   Not earlier type than building itself – not Colonial Williamsburg or New England type;

   With logos and symbols for easy, quick identification of business; Logos, trademarks and symbols shall not distract from the historical appropriateness of the building and shall be in scale with the façade of the building.

   No more than 3 signs per storefront, not including window signs; Freestanding signs are not allowed, except, one "A" frame sign shall be permitted on the sidewalk located in front of the business being advertised. The sign must set at least one foot from the curb and must not block pedestrian traffic. No "A" frame signs shall be permitted that restricts the passable sidewalk width

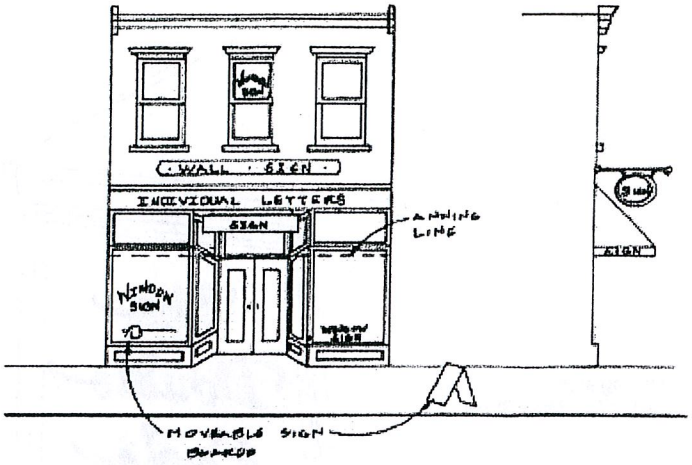
to less than 60 inches. The sign may be placed on the sidewalk during daylight hours only. No sign may be left of the sidewalk overnight. All "A" frame signs must have some thematic writing that is consistent with the architecture of the building or business being advertised, the sign may have a chalk or reader board, but may not have changeable lettering. No "A" frame sign may be larger than two feet wide and four feet high.

Graphics and lettering on awnings is allowed, but their placement is restricted to the valance. Logos, trademarks or symbols may be used on the face of the awning, but their size must be in proportion with the face. A maximum of 25 percent of the awning face may be used for logos, trademarks or symbols.

Projecting signs shall have a minimum clearance of (10) feet above the highest level of the ground under the sign at the sign's lowest point and shall not exceed 20 square feet in effective area. Projecting signs shall not project more than four feet from the face of building and in no case shall be closer than six inches to the back of curb. V-shaped projecting signs shall not project more than 36 inches from the building.

5. Use incandescent spot, goose neck, or up-lit lighting. Floor, flashing, or internally-lit type, and lighting not readily visible from sidewalk level is not allowed.

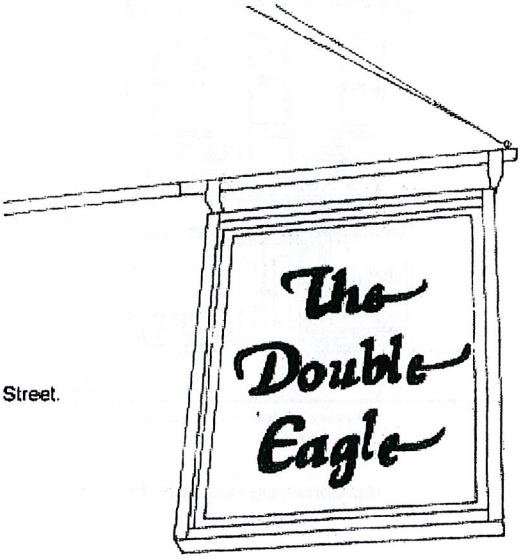
6. Inappropriate signage in the downtown district includes internally illuminated signs, rooftop signs, off premise signs, billboards, back-lit plastic signs, flashing or animated signs and temporary signs. Inappropriate signage does not include City approved temporary banners that are erected across Main Street advertising special events.



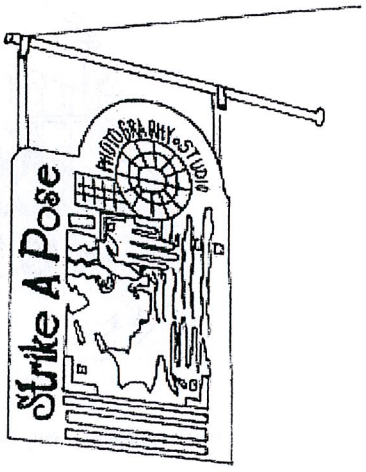
Appropriate sign locations for Main Street buildings.



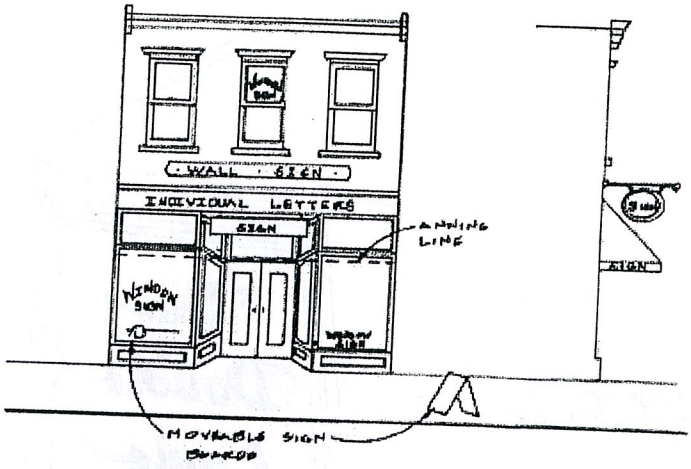
Historic Sign originally located at 611 Main Street.



Appropriate hanging sign
originally located at 528 Main Street.



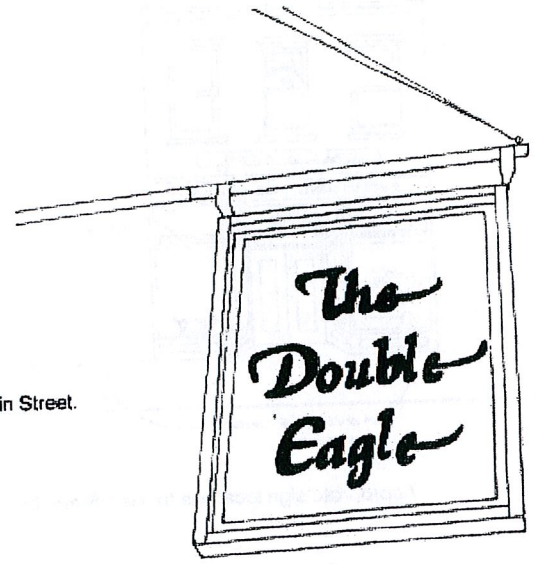
Appropriate hanging sign
originally located at 526 Joplin Street.



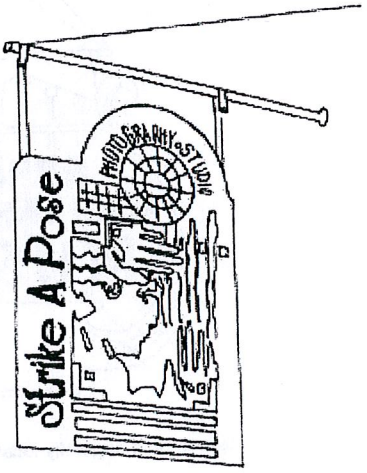
Appropriate sign locations for Main Street buildings.



Historic Sign originally located at 611 Main Street.



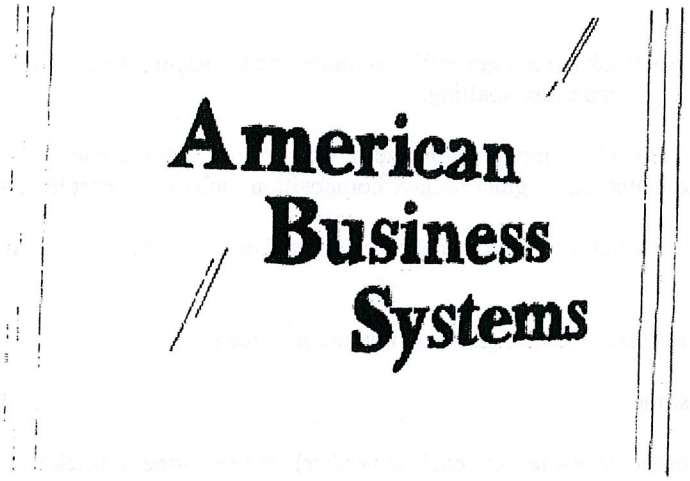
Appropriate hanging sign
originally located at 528 Main Street.



Appropriate hanging sign
originally located at 526 Joplin Street.



Appropriate projecting sign originally located at 523 Main Street.



Window sign originally located at 220 Main Street.

VI. DESIGN STANDARDS - MATERIALS

GENERAL STANDARDS

Preserve (maintain or restore, not replace, cover, or alter) original building materials.

WALLS AND FOUNDATIONS

1. For masonry repointing, maintain original tooling configuration, joint width and depth, and mortar color.

2. **Do not sandblast** or use any abrasive method to clean masonry. Sandblasting or high pressure cleaning methods are not acceptable for brick. These methods remove the outer patina or "crust" of the brick and expose the soft inner core which can lead to deterioration. High water cleaning methods which exceed 600 pounds per square inch should also never be used on brick.

3. Masonry cleaning should be with detergent cleansers or with appropriate chemical agents. Low pressure water cleaning is acceptable if the pressure is kept between 200 and 600 pounds per square inch. Steam cleaning of brick is also a good method but also requires a professional. The use of chemicals for the removal of exterior paint is also appropriate if the work is performed by a qualified professional.

4. Water sealant on brick are not generally recommended. Despite these sealants water vapor can still enter the brick and can cause spalling.

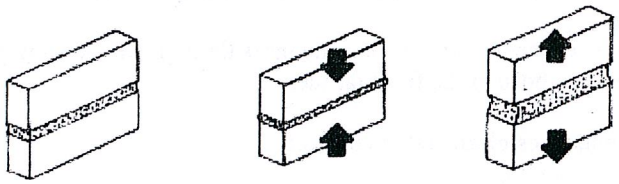
5. Mortar should never be removed with electric power saws. Mortar should be hand raked and repointed with mortar to match the original or have composition such as one part lime to two parts sand.

6. Do not paint brick unless it is extremely mismatched or so deteriorated that it cannot withstand weather.

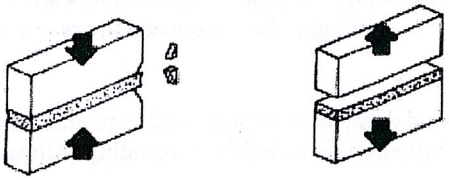
7. If painting is necessary, use original, natural color of the brick.

8. Do not paint stone.

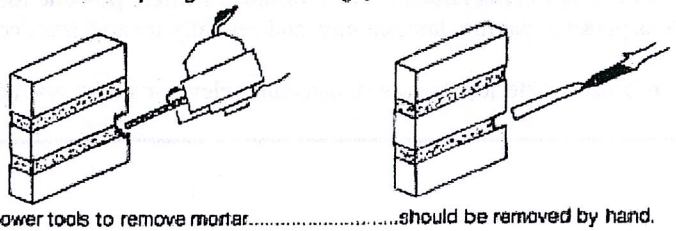
9. Preserve (maintain or restore, not enclose or alter) original stone or brick foundation materials and design.



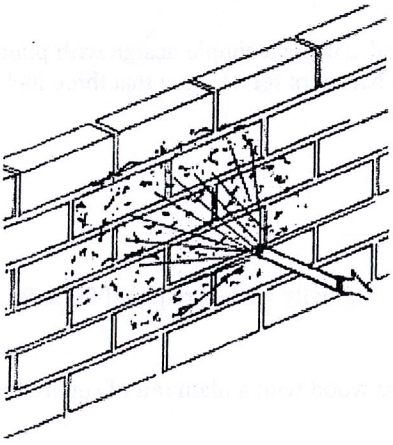
Proper mortar allows joints to .....**contract**.....**and expand**



Inflexible mortar can cause spalling.....and gaps between bricks.



Do not use power tools to remove mortar.....should be removed by hand.



Sandblasting can damage the exterior surface of masonry.

VII. DESIGN STANDARDS – REAR AND SIDE FACADES

REAR AND SIDE FACADES

1. Preserve original windows, doors, and architectural detailing on rear and side elevations.

2. If needed or desirable, enhance rear and side entrances through simple signage, awnings, and lighting that is related to those of the front façade.

3. Keep rear and side entrances clean and uncluttered.

4. For openings on rear and side facades, follow window standards and door standards. (Exception: new widows and doors may be added when needed if in keeping with the size, design, materials, proportions, and location of the originals. If solid doors are necessary do not use six-panel Colonial style doors). Single light glass and wood doors are most appropriate for downtown Joplin.

5. Screen HVAC units and dumpsters through landscaping, framed lattice panels, or flat wood board fences painted to be visually unnoticeable by blending with surroundings.

6. Coordinate with neighboring structures and businesses where possible for a unified look and for such things as parking, paving, landscaping, and centrally located trash collection.

7. Locate any necessary exterior staircases, balconies, elevator shafts, and additions on rear facades.

PORCHES AND STAIRS

1. Do not add porches, staircases, or balconies on front or side facades where none existed originally.

2. If necessary, add staircases or balconies to rear facades using a simple design with plain balusters (of wood, with painted or stained finish and square balusters set no more that three inches apart, is most appropriate.)

3. Avoid these common mistakes:

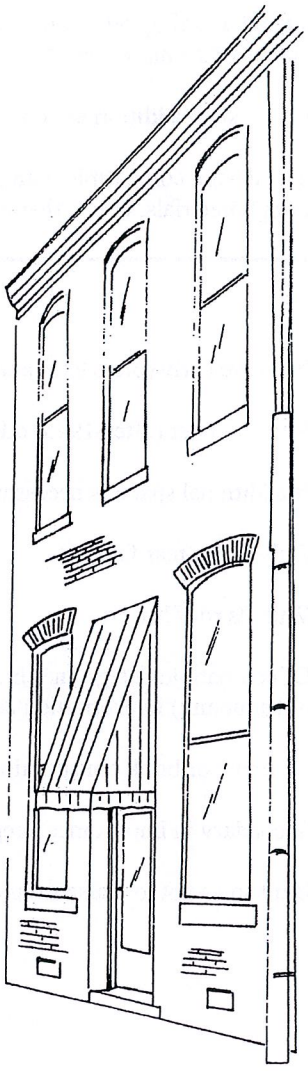
   Replacing original steps material with brick or concrete;

   Adding handrails and balusters where none existed originally (unless required for safety – then use a simple, not ornate, design of wood or iron).

4. Add handicap ramps, if needed, at rear façade, using wood with a plain rail of square balusters set no more than three inches apart.



Rear facade in 400 block of Main Street.



Recommendations include awnings, new door, and appropriate windows in openings.

VIII. DESIGN STANDARDS – ADDITIONS

ROOFTOP

1. Do not add a rooftop addition unless it will not be readily visible from the street or other pedestrian viewpoints or scenic vistas.

2. Even then, keep addition as small as possible, and set back from the visible facades of the building.

3. Make its design compatible with, not imitative of, the original structure through use of compatible (blending) materials, color, shape, and rhythm and proportion of openings.

REAR

1. Preserve early (pre-1945) additions of architectural importance.

2. Remove later (after-1945) additions only if incompatible, where feasible or desirable.

3. If additional space is necessary, make a new addition:

   Only to the rear façade;

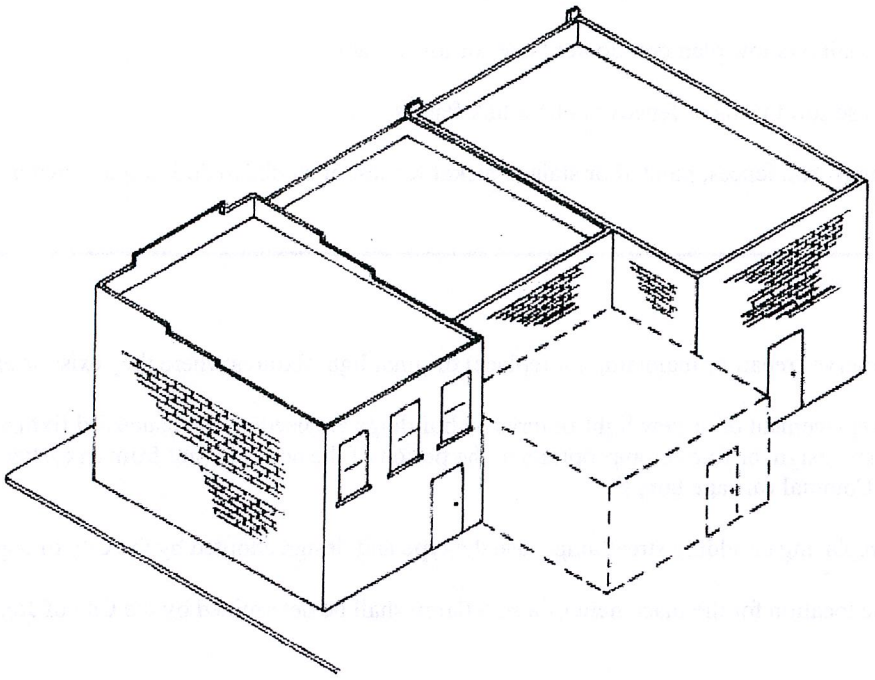
   With its roof lower;

   Of compatible design (not imitative or conspicuously contrasting but one that blends in with the old structure) in proportion and rhythm of openings, size, scale, and materials.

   Of frame or brick construction preferably (glass is less desirable);

   Secondary in importance keeping front storefront as primary entrance functional and visually;

   Built so as not to cause irreparable damage to or destroy the rear façade and its details



Additions should be placed at rear facades and be of a size and scale secondary to the original building.

IX. DESIGN STANDARDS – LANDSCAPING AND STREETSCAPES

LANDSCAPING AND STREETSCAPES

1. Follow recommended streetscape standards adopted by the City of Joplin for non-public areas including:

   Enhance streetscape through complementary landscaping;

   Plant new trees of limited height and canopy at maturity;

   Add or maintain low planters, flower boxes or low shrubs.

2. Do not use solid walls or fences or chain link fences.

3. Use simple iron fences, painted or stained picket fences, or shrubs to define spaces where separation is needed.

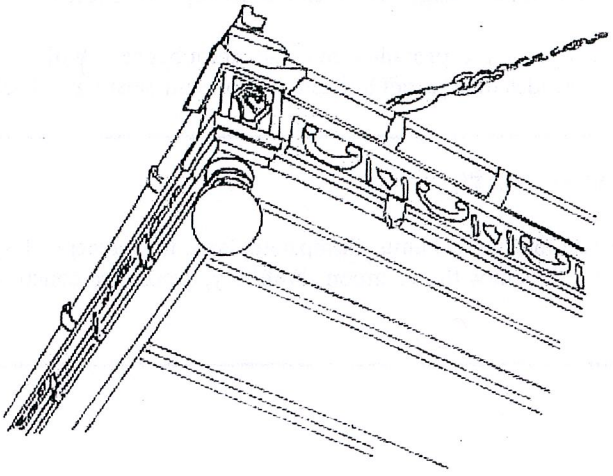
LIGHTING

1. Preserve (repair or maintain, not replace) original light fixtures where they exist or existed.

2. If replacement of or new light fixtures on buildings are needed, use concealed fixtures, fixtures of plain design, or fixtures appropriate to the period of the building (not from an earlier period such as Colonial carriage lamps).

3. If replacing or adding streetlamps, use the type and design adopted by the City of Joplin.

4. The location for the placement of a streetlamp shall be determined by the City of Joplin.



Original light fixture at 501 Main Street.



Original light fixture at 417 Main Street.



Uplit lighting is recommended for wall signs.

PARKING

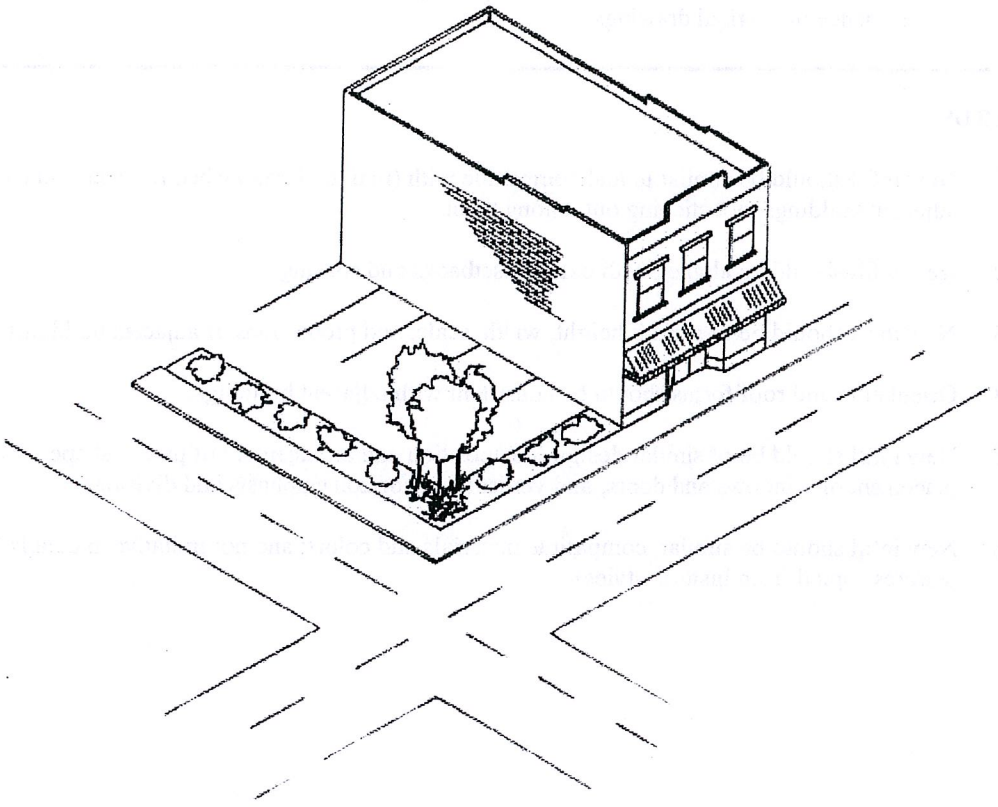
1. Screen parking lots from street view with low shrubs and trees at edges, entrances, and in medians within.

2. Do not use single, large expanses of parking (break parking lots into smaller, well-defined areas).

3. If parking is provided on a vacant lot between buildings, align its buffer screening with the front facades of adjacent buildings (maintain existing setback).

MECHANICAL UNITS

Locate mechanical units, dumpsters, large trash receptacles, and storage sheds at rear of building, and conceal them with evergreen shrubbery, decorative concrete walls or brick walls.



Parking lots should be screened from street view and landscaping should align with adjacent buildings

X. DESIGN STANDARDS – NEW CONSTRUCTION

GENERAL STANDARDS

1. Make a new building traditional (pre 1940's) in design and compatible in scale, height, materials, shape, orientation, rhythm, proportion of openings, texture, placement and character with surrounding and nearby traditional buildings.

2. Reconstruct a previously existing building only if it will be on its original site, and accurately duplicate it based on documentation of its original design and detailing such as photographic evidence or original drawings.

STANDARDS

1. New infill should be similar to and compatible with (maintain established rhythms and patterns of) adjacent buildings, not sticking out among them;

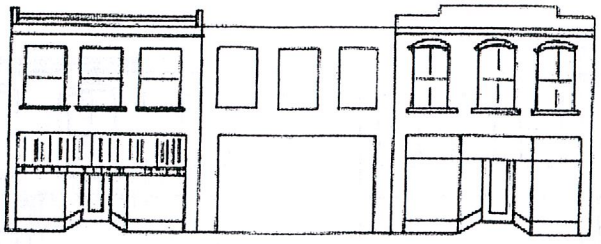
2. New infill should be aligned with existing setbacks and spacing.

3. New infill should be of similar height, width, scale, and proportions of adjacent buildings.

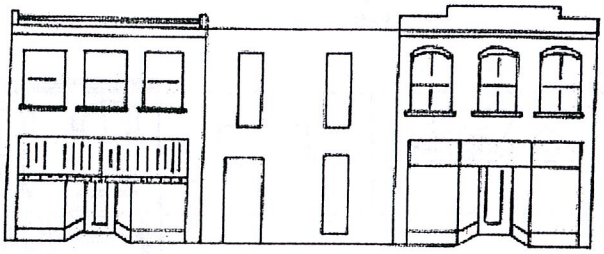
4. Orientation and roof forms should be consistent with adjacent buildings.

5. New infill should be of similar design (composition and arrangement of parts – shapes, sizes, placement of windows and doors, and vertical and horizon emphasis and divisions).

6. New infill should be similar, compatible materials and colors; and not imitative in details (not with features copied from historic styles).



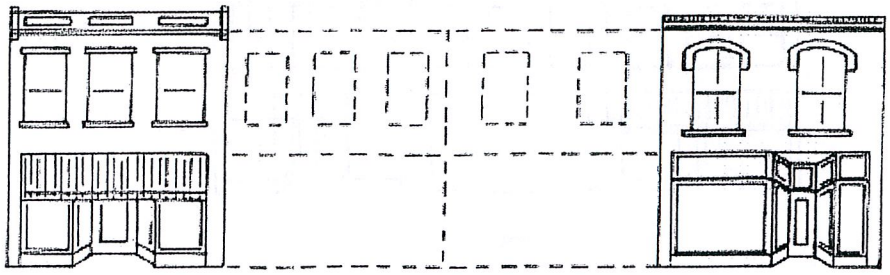
YES



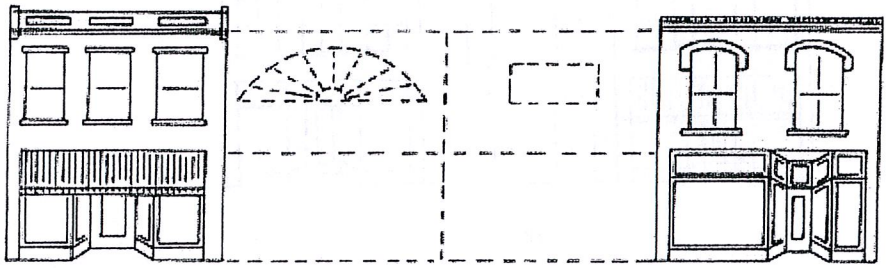
NO

New construction should maintain storefront and upper facade alignment.

NEW CONSTRUCTION

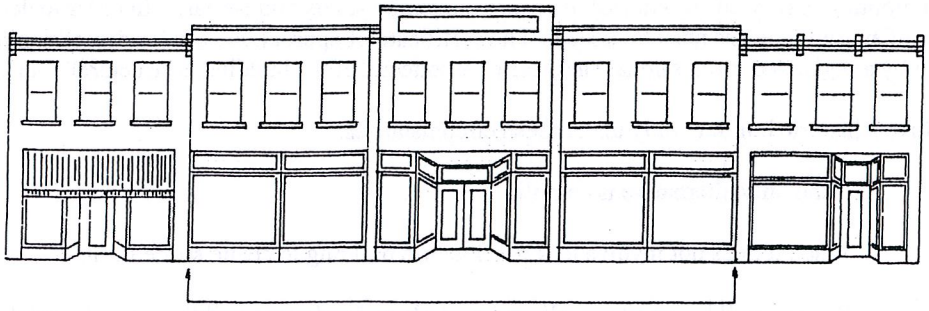


YES

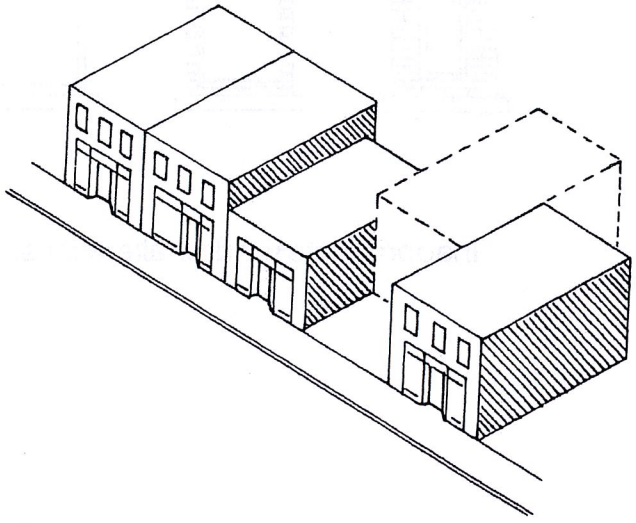


NO

Window alignment should be maintained for new construction.



New construction should maintain vertical divisions and alignment.



New construction should be flush with the sidewalk and not recessed from adjacent buildings.

XI. DESIGN STANDARDS - DEMOLITION

Avoid demolition of any building or part thereof which contributes to the historic or architectural character of downtown Joplin, unless it is so seriously structurally unsound and deteriorated (as determined by a structural engineer or historic architect-that its retention absolutely is not feasible.

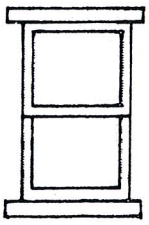
Demolition may occur if required to ensure the public safety and welfare. In order to demolish a building, a certificate of appropriateness must be issued. The certificate of appropriateness for demolition requires certification by a registered, professional engineer or architect that the building is structurally unsound.

Move a historic building only under these circumstances:

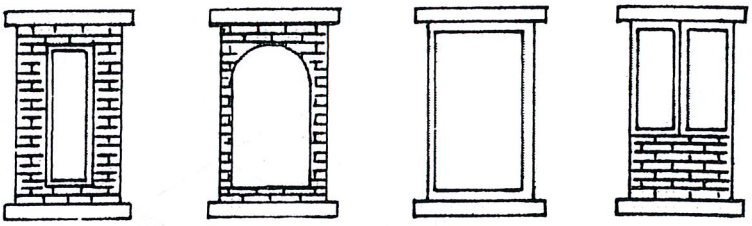
If the only alternative is demolition;

When it does not involve loss of a historic building to create space for it;

When it will be architecturally compatible with adjacent building in style, height, scale, materials, shape, design, setback, and setting.



Original window.



Inappropriate window alterations.

XII. DESIGN STANDARDS - MAINTENANCE

MASONRY AND MORTAR

1. Keep exterior brick clean of mildew, efflorescence, and dirt. Also keep exterior brick clean of vines, ivy, and other plant materials. Washing with detergents and water are best for exterior masonry and mortar. Sandblasting, water blasting and other abrasive cleaning methods are detrimental to historic buildings and should not be used.

2. Repointing of historic mortar should be with a mortar which matches the original in appearance and composition. Most mortar from before 1900 was composed of lime and sand and a mortar with similar content should be applied. The use of Portland cement is generally not appropriate due to the hardness of the mortar versus the softness of the brick.

3. Most silicone based or waterproof coatings have limited effectiveness and may actually add to moisture problems by not allowing the brick to breathe. The use of these products is discouraged.

ROOFS, CORNICES

1. Check the roof regularly for leaks, deterioration of flashing, and worn roof surfaces such as rolled or asphalt shingles. An inspection of the upper floor or attic space during or following a rainstorm can also assist in detection of water related problems.

2. Know what metals are used in your cornice or roof's flashing and use only similar metals during replacement or repair. Different metals should not touch each other or a galvanic reaction may occur leading to corrosion.

3. Metal roofs and cornices should be kept painted to prevent rust and deterioration. Appropriate paints include those with an iron oxide oil base. Asphalt based paints and aluminum paints should not be used on historic metals as they could accelerate the rusting process.

4. Chimneys for flue stacks should be regularly checked for cracking, leaning, spalling, and infestation by birds and insects. The use of chimney caps over chimneys or flue openings is recommended to keep out moisture.

GUTTER AND DOWNSPOUTS

1. Keep gutters and downspouts in good repair. Make sure they are properly connected, are clean of leaves and other debris, and channel water effectively away from the building. Seal all cracks in downspouts with silicone caulk or sealants.

2. The use of splash blocks to keep water away from the foundation is recommended.

3. Gutters and downspouts which are deteriorated should be replaced with new gutters and downspouts. Half-round gutters and round downspouts are preferable to corrugated designs.

FOUNDATIONS

1. All water should drain away from a building and should not enter the foundation.

2. Trees, shrubs, and other plants should be kept well away from the foundation to prevent damage from moisture and root movement.

ENTRANCES

1. Doors and transoms should be kept clean and the glass should continually washed.

2. Original locks and hardware should be kept oiled and in good repair. If original hardware is missing or is deteriorated, the use of reproduction locks and hardware suitable for the building is recommended.

WINDOWS

1. Windows should be kept clean and free of dirt and grime. Wood sash surfaces should be painted regularly.

2. Windows should be kept caulked and sealed to aid in energy conservation.

3. Shutters and blinds should be kept painted and in good repair.

4. Old or deteriorated curtains or shades behind should be removed or replaced.

AWNINGS

1. Canvas awnings should be washed periodically and kept in good repair.

2. Awning hardware should be regularly checked for rust or loose mechanisms.

3. Awnings which become torn or otherwise deteriorated should be replaced.

SIGNS

1. Abandon signs and sign hardware should be removed from buildings (unless historic).

2. Signs should be kept painted and mounting bolts should be checked to make sure they are secure.

3. Light fixtures, conduits, and wiring for signs should be inspected and replaced when necessary.

XIII. SIDEWALK CAFES

1. The sidewalk and outdoor café regulations as set forth are designed to permit those cafes in areas where they are appropriate and to promote and protect the public health, safety and general welfare.

2. Sidewalk cafes are defined as any group of tables, chairs, fixtures, fences or other furnishings situated and maintained upon the public sidewalk for use in connection with the consumption of food and/or non-alcoholic beverages.

3. The sale and consumption of alcoholic beverages is prohibited on public sidewalks and in sidewalk cafes.

4. Sidewalk cafes must be contiguous with, and have direct access to, and be operated as an extension of, the business operating the café.

5. Sidewalk cafes shall not be allowed except where the public sidewalk between the business operating the café and the curb is 10 feet or more.

6. Irrespective of the width of the sidewalk, sidewalk cafes must not obstructed sidewalk for pedestrian use.

7. There shall be no alteration of the existing sidewalk. Tables, chairs, fixtures, fences and other furnishings shall not be permanently attached to the existing sidewalk.

8. All tables, chairs, fixtures, and other furnishings must be of a temporary nature, capable of being brought in at closing time, and must be brought in and stored during non-operational hours.

9. Building entrances or exits shall not be blocked.

10. All tables, chairs, fixtures, fences, other furnishing and the area delineated for use as a sidewalk café must be maintained in good condition.

11. The material used for all tables, chairs, fixtures, fences and other furnishings must be period specific (pre 1940's). The use of plastic and fiberglass is prohibited.

12. The business operating the café is responsible for trash removal, snow removal, and general maintenance and must return the café area and surround sidewalk to a clean and litter free condition after operation each day.

APPENDICES

APPENDIX A – The Secretary of the Interior's Standards for Rehabilitation

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND STANDARDS FOR REHABILITATING HISTORIC BUILDINGS

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific, rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finished, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPENDIX B – Suggested Bibliography

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