HISTORIC JOPLIN PRESERVATION COMMISSION

602 S Main Street, Joplin, MO 64801 (417)624-0820

Enclosed: Documentation relating to February 22nd, 2019 Application for Certificate of Appropriateness.

Item 1: Staff Report for Design Review Board

Item 2: Application for Certificate of Appropriateness

Item 3: Correspondence with the Applicant

Item 4: Proxy vote of the Design Review Board Architect

Item 5: Copy of September 28th, 2018 Pre-Development Meeting Spreadsheet.

Item 6: Precedence of windows being required to be removed.

Item 7: Application for Certificate of Appropriateness from 2009 for same address.

Item 8: Current proposal to the property owner.

Item 1:

Staff Report for Design Review Board

HISTORIC JOPLIN PRESERVATION COMMISSION

Certificate of Appropriateness

Staff Review and Report

Date: February 25, 2019

From: Thomas Walters, Planner

Subject: Certificate of Appropriateness for Windows

Address: 218 S. Main Street

Applicant: Collin Williams

PROPOSAL

The applicant is performing a minor work of proposed window replacement.

BACKGROUND

The building located at 218 S. Main Street is included in the Sunshine Lamp Historic District. TR Donaldson will be will be replacing/restoring windows and enclosing a patio area at the rear façade.

DRS COMPLIANCE

The following is a list of items that are applicable to the project and compliance with the DRS as determined by staff:

Overview

Guideline number 2 under the benefits of design standards states that "standards can result in a positive change in the visual appearance of the community... (And) preserve its historic integrity." **Finding: does comply.**

Design Standards – Windows

1. Identifying, retaining, and preserving windows – and their functional and decorative features – that are important in defining the overall historic character of the building. Such features can include frames, sash muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and moldings, and interior and exterior shutters and blinds.

Finding: Does not comply. Applicant has requested replacing existing windows. Applicants desired window replacements have different style and detailing than originals and would need board approval.

2. Replacing in kind extensively deteriorated or missing parts of windows when there are surviving prototypes such as frames, sash, sills, glazing, and hoodmolds. The new work should match the old in material, design, color, and texture; and be unobtrusively dated to guide future research and treatment.
   Finding: does not comply.

DISCUSSION AND RECOMMENDATION

Application is for minor works that staff to Historic Preservation Commission could approve, however, upon review of the proposed scope of work (window replacement) staff found the proposed windows to be of different style and detailing but similar configuration. The appropriateness of the windows proposed will have to be determined by Design Review Board and the Historic Preservation Commission. This address has previously requested permits as part of the façade grant program, and due to the high level of compliance with federal funds, the property owner decided not to pursue application for funds. However, at the time of application, local design review guidelines were sent to the applicant and need to apply for a Certificate of Appropriateness was explained. Upon submittal of this Certificate application, staff advised that different windows should be selected to be in compliance with the Downtown Standards, but given the windows have already been ordered and arrived, the applicant is requesting review by the Design Review Board and Historic Preservation Commission to overrule staff recommendation.

Staff recommends denial on basis of not complying with Sunshine Lamp District with respect to upper façade windows. Update: February 27, 2019, Design Review Board unanimously recommended denial. Update: March 19, 2019, Historic Preservation unanimously denied Certificate of Appropriateness.

Item 2:

Application for Certificate

Of Appropriateness

CITY OF JOPLIN, MISSOURI

HISTORIC PRESERVATION DETERMINATION FORM

REASONS FOR DETERMINATION

HP Case No.: 2019-02
Date of Action: 3/19/2019
Action: Denial

Submit Questions To: Thomas Walters
Planning & Community Development Manager
602 S. Main Street
Joplin, MO 64801
417-624-0820 Ext 539
twalters@joplinmo.org

On March 19, 2019, the City of Joplin Historic Preservation Commission at its regular meeting, recommended Denial (Action: Approval, Conditional Approval, Denial) located at 218 S Main St. Joplin, MO 64801.

In recommending Denial, the Historic Preservation Commission considered all standards and all other conditions listed in the Historic Preservation standards.

Conditions (if any): _____

_____

_____

_____

Thomas Walters
Planner
(417)624-0820 Ext. 539
twalters@joplinmo.org

HISTORIC JOPLIN PRESERVATION COMMISSION

602 S Main Street, Joplin, MO 64801 (417)624-0820

HPC Case No. 2019-02

Meeting Date 3-19-19

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

LOCATION

Address: 218 S. MAIN STREET

Property Name (historic or common): FROSTED CAKERY

OWNER INFORMATION

Name: ACL Holdings (Collin Williams) Phone: 816 716 2749

Address: _____

FORM PREPARED BY (If other than owner)

Name: TERRY R DONALDSON Phone: 417.434.2444

Address: PO Box 2425 | JOPLIN, MO 64803

Relationship to Owner: _____

*A notarized letter of consent from the legal owner is required.

What is this Certificate of Appropriateness for? (Check all that apply)

Construction (major)

- ___ New addition
- ___ Façade improvement (i.e. new materials, windows, doors, etc.)

Alterations (minor)

- ___ Painting
- ___ Lighting
- ___ Roofing
- ___ Signage
- ✓ Replacement of doors, windows, etc. with same or similar design

Demolition

- ✓ Partial demolition
- ___ Full demolition

DESIGN GUIDELINE CRITERIA

(*Any changes must meet the following criteria to be considered historically appropriate).
Note: please write N/A under the criteria that do not apply to your scope of work.

1. Height: The height of any proposed alteration or construction should be compatible with the style and character of the landmark and with surrounding structures in a historic district:
SAME

2. Proportions of windows and doors: The proportions and relationships between doors and windows should be compatible with the architectural style and character of the landmark and with surrounding structures within a historic district:
SAME

3. Relationship with building masses and spaces: The relationship of a structure within a historic district to be open space between it and adjoining structures should be compatible:
SAME

4. Roof shape: The design of the roof should be compatible with the architectural style and character of the landmark and surrounding structures in a historic district:
—

5. Landscaping: Landscaping should be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes in historic district:
—

6. Scale: The scale of the structure after alteration, construction, or partial demolition should be compatible with its architectural style and character and with surrounding structures in a historic district:
SAME

7. Directional expression: Facades in historic districts should blend with other structures with regard to directional expression. Structures in historic districts should be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition should be compatible with its original architectural style and character:

SAME

8. Architectural details: Architectural details including materials, colors, and textures should be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district *(Ord. No. 86-31, ' 1, 3-17-86)*:

BLACK (MATCHING EXISTING)

SUPPORTING DOCUMENTS

A. Detailed Project Description
    i. Scope of work
    ii. Material changes and colors for painting, lighting, doors, windows, roofing, etc. (please provide paint chips, brochures, images, etc. for support)
    iii. Contractor and/or Engineer information who plans on doing the work
    iv. Estimated timeline for construction
B. Drawings (for new additions and major façade changes only)
    i. Building elevations
    ii. Any other drawings requested by the Design Review Standards and Historic Preservation Commission to get a better understanding of proposed changes
C. Photographs (for new additions and major façade changes only)
    i. To ensure that the proposed changes are historically appropriate

***Applications must be received by the last Friday of the month to be included on the agenda of the regularly scheduled meeting for the following month. Historic Preservation Commission meets on the third Tuesday of each month.** (For example, if your project needs to be approved at the February meeting, your application should be submitted by the last Friday of January).

***If your project is located in the Sunshine Lamp Historic District (100-700 Block of S. Main; 500 Block of S. Joplin), your application must be presented to the Design Review Standards board before being sent to the Historic Preservation Commission for final approval. The Design Review Standards board meets on the second Thursday of each month.**

***All projects require the applicant, or someone who can represent the applicant, at all meetings related to their project to answer any questions and present their project plans.**

Please submit completed nomination forms to:

Planning & Community Development
Joplin City Hall
602 S. Main Street
Joplin, MO 64801

Please sign below once the nomination form is complete and ready for submittal:

Printed Name: TERRY R DONALDSON

Signature: _____ Date: 2/22/19

SUPPORTING DETAILS FOR

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

@ 218 S. MAIN STREET/JOPLIN, MO

SCOPE OF WORK

Remove & replace existing 2nd floor windows with pocket (drop in) replacement windows. Wrap all exposed trim with color match metal (black). Calk as necessary.

A manufacturers spec sheet is attached to this paperwork

MATERIAL CHANGES/COLORS

Colonial grids are for the top sashes & transoms to be historically cohesive with most commercial buildings of the era. No accurate original pictures can be located through a public search.

Black is the current trim color & has been chosen for the new windows

CONTRACTOR INFO

TR Donaldson is the installation contractor for the project. His work can be seen @ 212 S. Joplin, 506 S. Virginia, 215 S. Wall. Specializing in replacement windows & doors. Lead safe Certified & city licensed.

TIMELINE

3 days continuous construction. The windows are received & ready for install. We would like to start 2/26 or 26.

Respectfully submitted,

Terry R Donaldson

Rough Opening Allowance = 1/2 Inch Masonry Opening Allowance = 1/4 Inch SHOWN AT LIST PRICE

Line # 1



DH LINCOLN FIT
S.O. 32-3/8" x 72"

- DBLH-LINC-FIT-1; 26-5/8x32-5/32;
  Black Alum Clad AAMA.2605;
  LoE-366
  Sash Opening 32-3/8"x72"
  LoE-366/Neat
  1 Full Black Screen(s) Applied
  BETTERVUE Mesh
  Preserve Glass (Top)
  Silver Spacer
  1-1/8" SDL (Top) (4W3H) Profiled
  Interior - With Bronze Internal
  Grids
  Preserve Glass (Bot)
  Silver Spacer
  3-5/16" Jamb
  Black Hardware
  White Jambliners
  Black Sash Lift Handle
  Pre-Finished White Interior
  Divided Lite InteriorPre-Finished
  White
  O.A. Box Size 32"x71-3/4"
  Add Two Additional Weeks To
  Standard Lead Time For Pre-
  Finished White Interior

4 Each @ $1,256.50 $5,026.00

Line # 2



DH STUDIO LINCOLN FIT
S.O. 32-3/8" x 22"

- DHSTUD-LINC-FIT; 28x16; Black
  Alum Clad AAMA.2605; LoE-366
  Sash Opening 32-3/8"x22"
  Preserve Glass
  Silver Spacer
  LoE-366/Neat
  1-1/8" SDL (4W2H) Profiled
  Interior - With Bronze Internal
  Grids
  3-5/16" Jamb
  Pre-Finished White Interior
  Divided Lite InteriorPre-Finished
  White
  O.A. Box Size 32"x21-3/4"
  Add Two Additional Weeks To
  Standard Lead Time For Pre-
  Finished White Interior

4 Each @ $771.00 $3,084.00

Line # 3



DH LINCOLN FIT
S.O. 36-5/8" x 78"

- DBLH-LINC-FIT-1; 30-7/8x35-5/32;
  Black Alum Clad AAMA.2605;
  LoE-366
  Sash Opening 36-5/8"x78"
  LoE-366/Neat
  1 Full Black Screen(s) Applied
  BETTERVUE Mesh
  Preserve Glass (Top)
  Silver Spacer
  Preserve Glass (Bot)
  Silver Spacer
  3-5/16" Jamb
  Black Hardware
  White Jambliners
  Black Sash Lift Handle
  Pre-Finished White Interior
  O.A. Box Size 36-1/4"x77-3/4"
  Add Two Additional Weeks To
  Standard Lead Time For Pre-
  Finished White Interior

2 Each @ $1,041.50 $2,083.00

Line # 4



DH LINCOLN FIT
S.O. 42-5/8" x 78"

- DBLH-LINC-FIT-1; 36-7/8x35-5/32;
  Black Alum Clad AAMA.2605;
  LoE-366
  Sash Opening 42-5/8"x78"
  LoE-366/Neat
  1 Full Black Screen(s) Applied
  BETTERVUE Mesh
  Preserve Glass (Top)
  Silver Spacer
  Preserve Glass (Bot)
  Silver Spacer
  3-5/16" Jamb
  Black Hardware
  White Jambliners
  Black Sash Lift Handle
  Pre-Finished White Interior
  O.A. Box Size 42-1/4"x77-3/4"
  Add Two Additional Weeks To
  Standard Lead Time For Pre-
  Finished White Interior

1 Each @ $1,059.00 $1,059.00

Line # 5



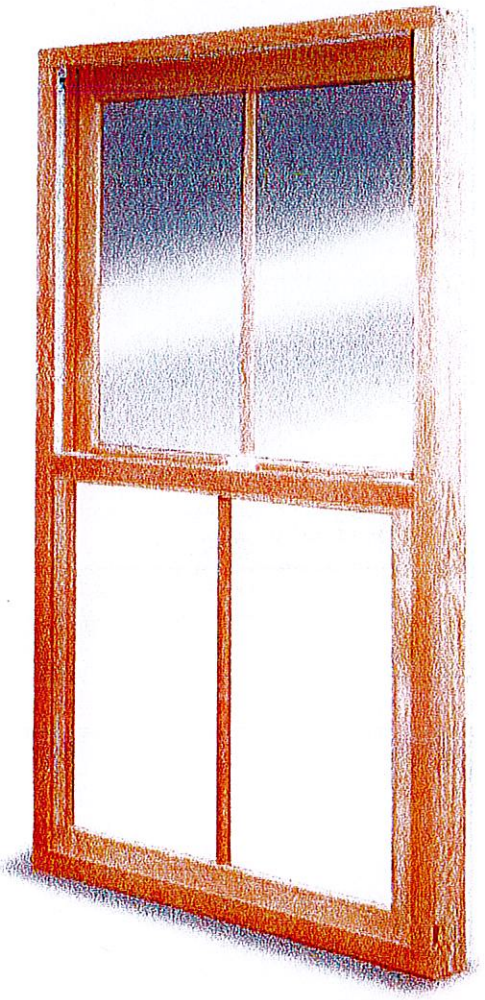
- DBLH-STUD-SASH; Black Alum
  Clad AAMA.2605; LoE-366
  Custom Width
  Custom Height
  Preserve Glass
  Silver Spacer
  LoE-366/Neat
  Pre-Finished White Interior
  Sash OSM 45x51
  Wide Rail Double Hung (Glass
  Size:42-3/8x46-3/8)
  Add Two Additional Weeks To
  Standard Lead Time For Pre-
  Finished White Interior

1 Each @ $644.00 $644.00

Lincoln Fit Double Hung Insert Window

Over the years, the sash, balance systems and hardware of a window take the brunt of wear from the elements, while the trim and frame can remain in good condition. Updating these windows just became easier with the Lincoln Fit pocket insert. Window replacement doesn't have to mean ripping out the old window, damaging drywall and turning a room into shambles. The Lincoln Fit is designed to be installed from the interior or exterior of the home with minimal disruption to the existing frame and trim. Every Lincoln Fit is custom sized to your exact specifications, ensuring a perfect fit for your opening. The units are manufactured 3/8" smaller in width and 1/4" in height from your ordered measurements (sash openings). This allows space for squaring, shimming, leveling and installing.

Features	Benefits
Concealed Jambliner	Wood covered jambliner for cleaner interior lines. Sash are equal size.
Heavy Duty Hardware	Hardware performs year after year.
Seven Sash Lock Finishes	Match your interior décor for a consistent look throughout the home.
Tilt-in Sash	Sash tilt to the interior for easier cleaning.
Block & Tackle Balance	Sash weight is compensated for and makes windows easy to operate.
Interlock with Weatherstrip	Double protection against air infiltration with multiple weatherstrips and interlocking sash.
3-1/4" Frame	Fits snugly into your opening after worn-out sash and balances are removed.
Continuity of Design	Lincoln Fit windows look just like our full-frame replacements.
Mulling Options	Units can be mulled in two and three-wide configurations.
Extruded Aluminum Clad Exterior	Eight standard colors, thirty-eight feature colors and custom color matching with AAMA 2605 paint specifications.
Fully Assembled	Units are packaged with installation hardware, sill expander and include color-matched screens.
Picture Windows	Large stationary openings can be made energy efficient.



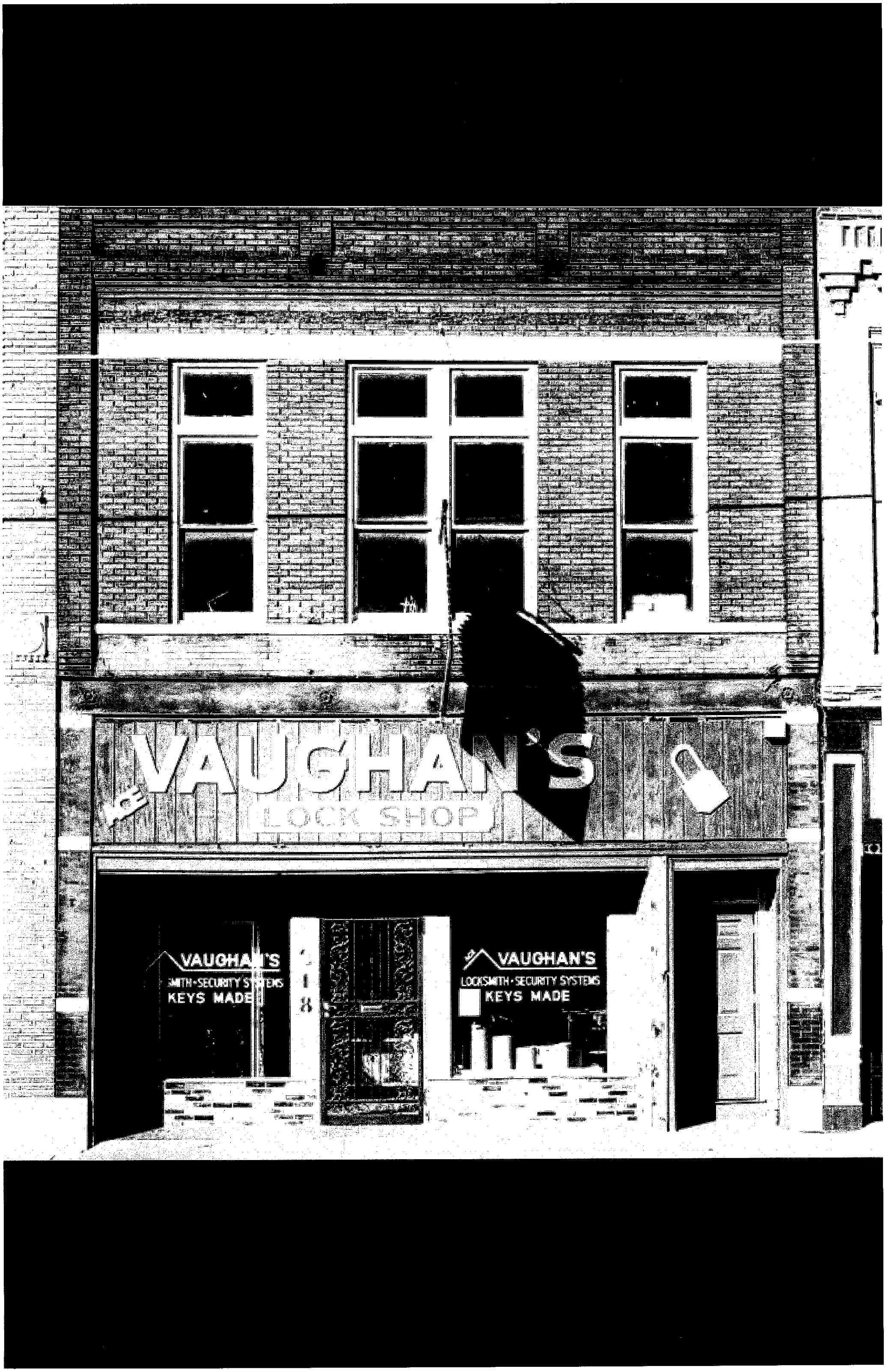


Available Enhancements

- Primed and Pre-Finished White Interiors
- Flat Sill Option
- Sill Expander
- Frame Expander
- High Performance Glass Options
- Multiple Grille Choices
- Endless Lite Configurations
- Sash Lift Handles
- Six Wood Species Available

CLICK: lincolnwindows.com

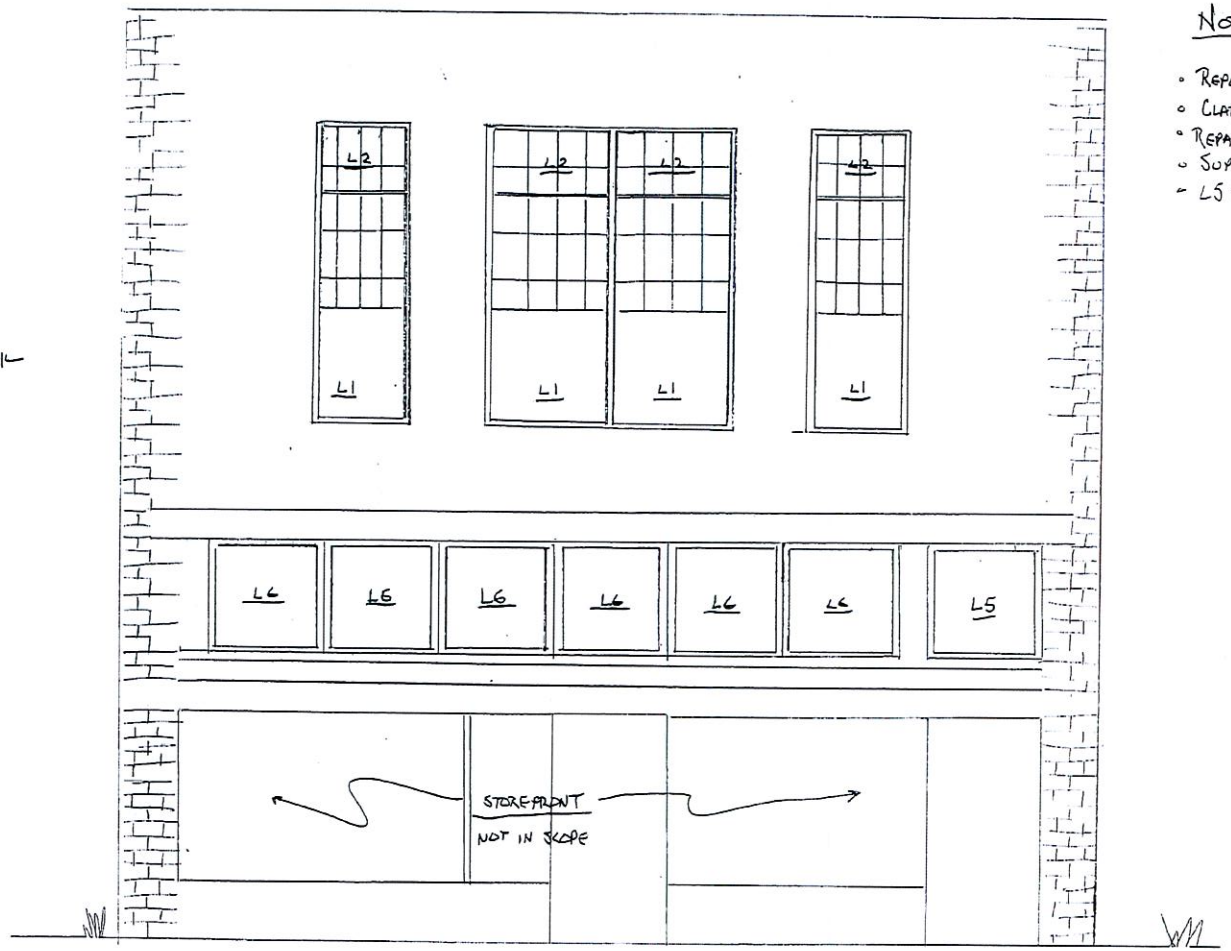

2:20
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Google
© 2019 Google
ALDONES
TELEPHONE
211 MO-43


VAUGHAN'S
LOCK SHOP
VAUGHAN'S
LOCKSMITH · SECURITY SYSTEMS
KEYS MADE
VAUGHAN'S
LOCKSMITH · SECURITY SYSTEMS
KEYS MADE

KEY -

L1 - DH
L2 - PW
L5 - PW
L6 - PW

SEE LINCOLN WINDOW DETAIL



NOTES

- REPLACE EXISTING UNITS
- CLAD EXTERIOR ADJACENT WOODWORK / EXTERIOR
- REPAIR / REPLACE INTERIOR TO ORIGINAL DETAIL
- SUPPLY ALL INSULATION / SEALANTS
- L5 & L6 NOT TO BE REPLACED @ THIS TIME

WINDOW DETAIL @ 218 S. MAIN ST. / JOPLIN, MO

NO SCALE

Item 3:

Correspondence with the Applicant

Walters, Thomas

From: Walters, Thomas
Sent: Friday, November 09, 2018 11:02 AM
To: 'Williams,Collin'
Subject: RE: Facade Grant
Attachments: DRS_2005.pdf

Collin,

I am a little concerned that your plans for the building will not get approval with the State Historic Preservation Office. As mentioned on our initial conversation, there are design review guild lines for work on facades on properties within the Downtown Sunshine Lamp Historic District. I have attached the guidelines.

They can also be found on the Historic Preservation Commission page on the City website.

Are you working with an architect?

All the best,

From: Williams,Collin <Collin.Williams@Cerner.com>
Sent: Friday, November 09, 2018 10:07 AM
To: Walters, Thomas <TWalters@Joplinmo.org>
Subject: Facade Grant

Hi Tom,
Thanks for helping me work through this.
I have attached 3 items.

1. Mockup of what the building will look like after the work.
2. The bid for the windows. I am still waiting for a bid on the tuckpointing
3. The application

Please let me know what else you would like me to provide in order to move forward.

I work with state RFP's on a regular basis for my job. Most of them are close to 100 pages and very complex.
Do you think you could send me an example of other RFP's released for the façade grant so I can use it as a template.
Regards,

Collin Williams
Client Executive | collin.williams@cerner.com | Office: 816.201.5658 | Mobile: 816.716.2749
www.cerner.com
Cerner

For more information about our offerings for state and local government please click:
https://www.cerner.com/solutions/state-local-government

Walters, Thomas

From: Walters, Thomas
Sent: Friday, November 09, 2018 3:20 PM
To: 'Williams,Collin'
Subject: RE: Facade Grant

Collin,

While your concept for the building looks nice, it appears to be a modernization of an historic building within a historic district. The State Historic Preservation Office (SHPO) and the Joplin Design Review Board would have trouble giving a Certificate of Appropriateness. Any concealment of architectural feature should be avoided. Windows should be of same type and configuration to the original (not necessarily the current), and where possible storefronts restored to the period of significance. I suggest that you reconsider the configuration of the windows and not cover the stone beltcourse and brick cornice in the upper façade.

I will take to the design review board and SHPO any design you wish, these are just some suggestions. SHPO uses the secretary of the interiors standards for historic preservation to judge work with federal funds and approve environmental clearance. The Joplin design review standards (DRS) are actually much more detailed. Therefore, if you can meet the DRS you will likely clear SHPO.

The DRS are not to be overly restrictive, but a strong guide. There are many considerations both practical and aesthetic that certificates are issued that do not comply with the DRS. However, preserving and maintaining original architectural features are a high priority. Obscuring or covering part of the upper fascade might be problematic.

I will do further do diligence on you application and will continue to advise. So far everything looks pretty good.

All the best,

From: Williams,Collin <Collin.Williams@Cerner.com>
Sent: Friday, November 09, 2018 12:19 PM
To: Walters, Thomas <TWalters@Joplinmo.org>
Subject: RE: Facade Grant

And no we are not working with an Architect. Our plan was not to mess with the building much other than replace the old rotting windows and the tuckpointing to clean up the brick.
If I need to work with someone, I am more than willing to do that.

Collin Williams
Client Executive | collin.williams@cerner.com | Office: 816.201.5658 | Mobile: 816.716.2749
www.cerner.com
Cerner

For more information about our offerings for state and local government please click:
https://www.cerner.com/solutions/state-local-government

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All the best,

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Subject: Facade Grant

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Regards,

Collin Williams
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Walters, Thomas

From: Jill Sullivan <jhsullivan@postartlibrary.org>
Sent: Tuesday, March 05, 2019 12:49 PM
To: Walters, Thomas
Subject: Fwd: 218 Main
Attachments: 1987 Photo-218 Main.jpg; Survey-218 Main.pdf

This is the email I sent them in Oct. 2018. As I mentioned, we did not speak about anything specific, but they were seeking historic photos of the building.

---------- Forwarded message ---------
From: **Jill Sullivan** <jhsullivan@postartlibrary.org>
Date: Tue, Oct 2, 2018 at 1:42 PM
Subject: 218 Main
To: <frostedjoplin@gmail.com>

Hello Luke and Kristen,

I'd like to touch base with you about the research we've been doing regarding your building, 218 Main. Unfortunately, at this time, the only photograph we have is from 1987. It was taken during an historic survey that the building was included in. I've attached a PDF of the survey, including the photograph, as well as a JPG of the photograph.

One of the assistants in our Local History Department has been and is continuing more extensive research. It's unlikely that we will find a photograph, but we will try. What we will be able to provide you with is a list of the people who have owned or operated businesses in the building, which, according to our records, was built circa 1899.

Once we have a list of previous owners/occupants, you might try contacting them or their relatives to see if any have old photographs of the building. I've made this suggestion to other owners of historic buildings/residences and it is sometimes successful.

I'm pretty busy over the next couple of weeks, but would like to meet sometime to bring you our research and discuss what we've found. Also, I can answer any questions you might have about the survey form. Are either or both of you able to meet sometime the week of October 22nd? We could meet at the library or I could meet you at the building.

Have a good day!

Best,

Jill

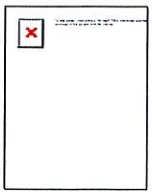
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Jill Halbach Sullivan

Executive Director
Post Art Library
(inside Joplin Public Library)
1901 East 20th Street
Joplin, MO 64804
417.623.7953 x1041

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Jill Halbach Sullivan
Executive Director
Post Art Library
(inside Joplin Public Library)
1901 East 20th Street
Joplin, MO 64804
417.623.7953 x1041

Item 4:

Proxy vote of the Design Review Board

Architect

Walters, Thomas

From: Jill Sullivan <jhsullivan@postartlibrary.org>
Sent: Tuesday, March 05, 2019 12:52 PM
To: Walters, Thomas
Subject: Fwd: 218 Main

Chad sent his email to all of us. So here's a copy.

---------- Forwarded message ---------
From: **Chad Greer** <chad@cornergreer.com>
Date: Tue, Feb 26, 2019 at 3:20 PM
Subject: 218 Main
To: <lori@downtownjoplin.com>, Jill Sullivan <jhsullivan@postartlibrary.org>, Nancy J Morton <bongo.joplin@gmail.com>

Lori:

Since I will be unable to attend tomorrow's meeting, I would like to offer you my proxy vote for this matter. I have reviewed the applicant's submission and can not vote in favor of allowing the proposed second story / transom windows to be installed. Based on the Design Review Standards, this window would be a significant variation to the existing windows and photographic evidence of past installations (from the period of significance).

This is not unlike the same requirements that we enforced for the window replacement at 719 S. Main and Rapha House storefront.

I offer no other proxy authority.

Thanks!
c.

Chad Greer, AIA
Principal Architect

Corner Greer & Associates, Inc.
Architecture Planning Design Interiors
o: 417.206.3134 | c: 417.483.1759
716 S. Main St. | Joplin, MO 64801
Facebook | Twitter | Pinterest

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Jill Halbach Sullivan
Executive Director
Post Art Library
(inside Joplin Public Library)
1901 East 20th Street
Joplin, MO 64804
417.623.7953 x1041

Item 5:

Copy of September 28th, 2018 Pre-Development Meeting Spreadsheet.

(hand written notes provided by the property owner)

City of Joplin

Attendence for Pre-Development

City of Joplin
Public Works Dept.
City Hall, 4th Floor
417-624-0820 X 521
Joplin, MO 64801

Date: 9-29-18
Location of Project: 218 S. Main
Owner: Luke & Kristen Sheafer
Arch/Engineer: NA
Contact Number:

INITIALS	NAME	REPRESENTING	PHONE NUMBER	E-MAIL
lcma	Kathy Austin	City of Joplin, Commercial Plan Reviewer	417-624-0820 X523	kaustin@joplinmo.org
db	Dale Brooks/Chief Ferguson Adam Grimes	City of Joplin, Fire Marshal	417-317-1022 x307	dbrooks@joplinmo.org/jfurgers@joplinmo.org
	Ed Whitmore	Planning and Zoning	417-624-0824 x511	ewhitmor@joplinmo.org
	Tom Walters	Planning and Zoning	417-624-0820 X539	twalters@joplinmo.org
	Troy Bolander	City of Joplin, Planning & Zoning Director	417-624-0820 X510	tbolande@joplinmo.org
	Dan Johnson	City of Joplin, Storm water	417-624-0820 X538	djohnso1@joplinmo.org
	Chris Parker	City of Joplin, Sewer	417-624-0820 X584	cparker@joplinmo.org
	Steven Martinez	City of Joplin, Storm water	417-624-0820 x531	smartine@joplinmo.org
	Chad Weller	City of Joplin, Land Surveyor	417-624-0820 X581	cweller@joplinmo.org
sm	~~Ryan Talken~~ Suzan Morang	Joplin Health Dept.	417-624-0820 x285 286	~~rtalken@joplinmo.org~~ smorang@joplinmo.org
	Branden Louderback	City of Joplin-Traffic	417-624-0820 x598	blounderb@joplinmo.org
	Bryan Wicklund	City of Joplin-Building Official	417-624-0820 x519	bwicklun@joplinmo.org
KS	Kristen Sheafer		417-622-3706	frostedjoplin@gmail.com
LS	Luke Sheafer		417 438 5973	same

Old Caldones Bldg
Existing Hood, grease trap in basement
Pull a permit for the back deck - its falling apart

9/28 Meeting With City

Suzan Morony - Health walkthrough 417 623 4122

Tile - Smooth / non-absorbant
self sealing grout / or seal

Schedule walkthrough w/ Dale

Windows - Pull Permit

Back Deck - Pull permit

Pre Open Inspection - Oct 2 10am

AC / ~~Locks~~

* Suzan Morony - Nov 2 Afternoon Pre-Open Check
* Hood Vent Cleaner
* Fire Safety Place - Exits
Ansul
* Dale Brooks - 624-0920 ext 307
Local -

Tuck point / windows facade grant?

7588
9214
13309

Item 6:

Precedence of windows being required to be removed.

Community Development
602 S. Main Street
Joplin, Missouri 64801
(417)624-0820
Fax (417)624-4620

MEMORANDUM

January 7, 2013

To: Whom It May Concern

From: Jonathan D. Raiche
Planning/Comm. Dev. Specialist

Subject: 520 S. Main Façade Glass Replacement

The original glass installed for this project was found to be in non-compliance with the City of Joplin's Design Review Standards due to the type of tint that was found on the windows. The windows have been replaced with an acceptable glass as of January 7, 2013. For this reason, the final reimbursement to Hackett's has been released.



Item 7:

Application for Certificate of Appropriateness from 2009 for same address. Windows were found to be inappropriate and property owner changed application to conform. Windows deemed appropriate in 2019 and 2009 by the Historic Preservation Commission are consistent.

HISTORIC JOPLIN PRESERVATION COMMISSION

602 S Main Street, Joplin, MO 64801 (417)624-0820

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1. Date of Application: August 25, 2009

Address of Property: 218 S. Main

Joplin, MO 64801

Owner's Name: Donnie Bennet+

Owner's Address: 218 S. Main St

Joplin, 64801

Owner's Telephone: 417 629-4684

Owner's Signature: Donnie Bennett

(Applicant's information must only be completed and signed if other than Owner.)

Applicant's Name: Ron Jones

Applicant's Address: 111 W 3rd

Joplin, Mo.

Applicant's Telephone: 417 529 9211

Applicant's Signature: Ron Jones

DEADLINE: To be included on the next Historic Preservation Commission agenda, this must be submitted no later than the first Friday of the month of the regularly scheduled meeting (the fourth Tuesday of each month). **If your project is located in the Sunshine Lamp Historic District, your application must also be presented to and approved by the Design Review Board at their regularly scheduled meeting (the third Thursday of each month).** Please submit the completed form, along with required exhibits to: Community Development Office, 602 S. Main, Joplin, MO 64801.

2. Detailed Project Description (Scope, materials, and appearance changes including colors.)

Entrance:
Remove Brick Veneer on the right entryway area to the second story and place with vertical bead board painted in Sherwin Williams Tree Top Green

Doors:

STORE FRONT - ALUMINUM - BRONZE.

Display/Storefront Windows:

I.G. clear - glass. -

Transoms:

LEAVE AS. IS. - OR AS APPROVED BY ANGIE

Bulkhead:

PAINT - BRONZE -

Signage:

GOLD LETTERS W/ DARK GREEN BACKGROUND.

Lighting for Sign

GOOSE NECKS -

3. Checklist for project attachments:

- ☐ Drawings – elevations, sections, details, etc.
- ☐ Photographs – historic and existing (minimum of 3"x5" color).
- ☐ Material Samples – may be presented at the DRB and/or HPC meeting(s).

I understand that these materials may be held by the Commission for up to three (3) years following the Public Hearing for my project, after which they will be discarded.

While not required to submit all the above exhibits, I have submitted those that are necessary to adequately describe my project.

Signed: 

Meeting Date : August 20, 2009

INTRODUCTION

The rehabilitation of the building located at 218 S. Main will be constructed in two phases. The subject request is just for the storefront phase. Mr. Bennett was originally planning of utilizing the City façade grant program and began working with Susan Richards Johnson to develop a conceptual plan that would accurately preserve the historic integrity of the building and be approved by the State Historic Preservation Office. Unfortunately, Mr. Bennett is dealing with some time constraints with the opening of his restaurant and cannot wait on a SHPO approval clearance. Therefore, he is not utilizing the façade program.

PROPOSALS/ DRS FINDINGS

Mrs. Johnson's proposal was to restore the building's existing contemporary style storefront with a traditional storefront. The proposed storefront would represent the original appearance of the building and therefore would be accepted by SHPO. Mr. Bennet made some alterations Mrs. Richard Johnson's plan. The black print below represents the architect's suggestions, the red represents the applicants new proposal and the green states the DRS compliance. The proposed changes included:

Windows/Transom

1. Replace cracked glazing units with new glazing to match original ribbed glazing.
2. Scrape and paint wood transom windows with on e coat of primer and two coats of paint. Replace deteriorated wood sections as required, in kind.
   Applicant proposed to tint the windows over the transom and the display windows opposed to using the glazed windows: Does not comply – Tinted Glass is against the Design Review Standards

Doors

1. Prime and paint existing door to match new storefront.
   The north door is solid door: Does not comply – Solid Doors are not allowable on front facades

Signage

1. The architect show no signage in her conceptual drawing
   Decrease the size of the storefront bottom windows and doors to include a sign that will be 18' long and 12" inches high. Proposed lettering is san serif. Does Not comply – The overall sign area (60" as letters stretched exceeds the recommended lettering

Brick Veneers

1. Remove false brick veneer from recessed entrance. Install new vertical beadboard, paint to match storefront. Applicant proposed to follow the architects suggestion and paint the vertical beadboard Sherwin Williams Tree Top Green – Complies with DRS Standards

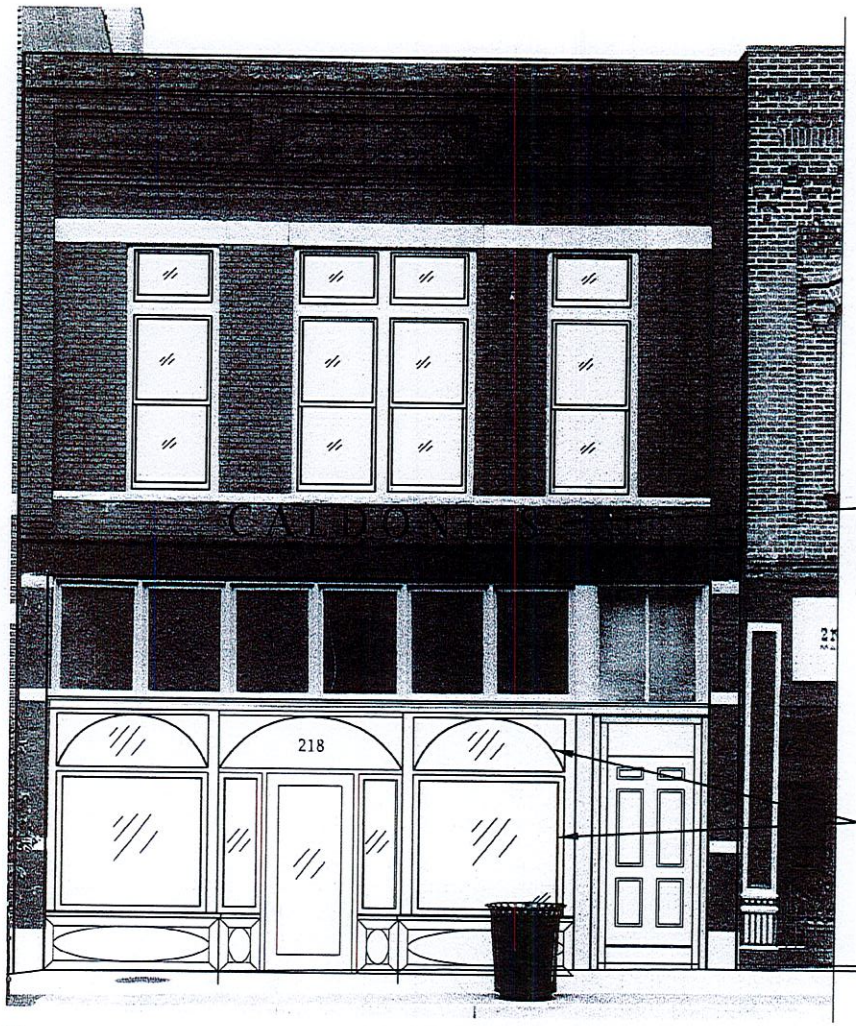
THE APPLICANT

Because of Mr. Bennet's time constraints, he decided to comply with the DRS Standards by adopting the conceptual plan as submitted by the architect. Susan Richard Johnson plan does comply with all the DRS standards.

RECOMMENDATION

Staff recommends the Historic Preservation Commission to approve the Certificate of Appropriateness for the conceptual plans submitted by Susan Richards Johnson for 218 S. Main

This is what the Architects Agreed ON.



1 EAST ELEVATION - PROPOSED SIGNAGE

SCALE: 1/4" = 1'-0"

SUSAN RICHARDS JOHNSON & ASSOCIATES, INC.
ARCHITECTURE
RENOVATION
PRESERVATION
816 Grand Boulevard Suite 1100
Kansas City, Missouri 64106
Phone: 816-474-0900
Facsimile: 816-474-0909

FACADE REHABILITATION
218 MAIN STREET
JOPLIN, MISSOURI

All drawings and written information appearing herein shall not be duplicated, disclosed or otherwise used without the written consent of the architect.

These Drawings are conceptual and are not intended to serve as Construction Documents

DATE: 09.01.09

DRAWING TITLE: SIGNAGE

SHEET NUMBER: SIGN

Item 8:

Current proposal to the property owner.

Walters, Thomas

From: Williams,Collin <Collin.Williams@Cerner.com>
Sent: Tuesday, March 26, 2019 11:37 AM
To: Walters, Thomas
Cc: frostedjoplin@gmail.com; Jill Sullivan
Subject: RE: Historic Preservation Commission

Thanks you Tom for the follow up.

Collin Williams
Client Executive | collin.williams@cerner.com | Office: 816.201.5658 | Mobile: 816.716.2749
www.cerner.com
Cerner

For more information about our offerings for state and local government please click:
https://www.cerner.com/solutions/state-local-government

From: Walters, Thomas [mailto:TWalters@Joplinmo.Org]
Sent: Tuesday, March 26, 2019 11:16 AM
To: Williams,Collin <Collin.Williams@Cerner.com>
Cc: frostedjoplin@gmail.com; Jill Sullivan <jhsullivan@postartlibrary.org>
Subject: RE: Historic Preservation Commission

Hello,

I just spoke to Luke. It appears that what is desired from ACL Holdings is to wait until after the Council Meeting on April 15 before deciding whether the windows will be potentially used in the rear façade.

Could I get confirmation that the proposal to put the windows in the rear façade is acceptable? I understand that you wish to wait for Council to see about placement in the front, I just want to confirm that we have a possible alternative.

All the best,

From: Walters, Thomas
Sent: Monday, March 25, 2019 10:43 AM
To: Williams,Collin <Collin.Williams@Cerner.com>
Cc: frostedjoplin@gmail.com; Jill Sullivan <jhsullivan@postartlibrary.org>
Subject: RE: Historic Preservation Commission

Collin,

The commission agrees. If you could send me a dated and signed memo reflecting changes to your previous application I will approve the certificate and send to building department so permits can be issued.

All the best,

From: Williams,Collin <Collin.Williams@Cerner.com>
Sent: Monday, March 25, 2019 10:40 AM
To: Walters, Thomas <TWalters@Joplinmo.Org>
Cc: frostedjoplin@gmail.com; Jill Sullivan <jhsullivan@postartlibrary.org>
Subject: RE: Historic Preservation Commission

No, but these are the ones in the worst shape. One of them is even broken and I thought if we could I would at least replace those windows in back with the windows we have already purchased we could get that work started if we could get a permit. Thanks for your consideration.

Collin Williams
Client Executive | collin.williams@cerner.com | Office: 816.201.5658 | Mobile: 816.716.2749
www.cerner.com
Cerner

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https://www.cerner.com/solutions/state-local-government

From: Walters, Thomas [mailto:TWalters@Joplinmo.Org]
Sent: Monday, March 25, 2019 9:34 AM
To: Williams,Collin <Collin.Williams@Cerner.com>
Cc: frostedjoplin@gmail.com; Jill Sullivan <jhsullivan@postartlibrary.org>
Subject: RE: Historic Preservation Commission

Collin,

I like this proposal. I will get input from the commission and see if there is any objection. We will be splitting hairs with previous precedents but since there is a building directly opposite the alley your rear façade is "not visible" and we have given leeway on rear facades in the past.

Are the condition of the rear windows good enough to be used in the front?

All the best,

From: Williams,Collin <Collin.Williams@Cerner.com>
Sent: Monday, March 25, 2019 9:14 AM
To: Walters, Thomas <TWalters@Joplinmo.Org>; frostedjoplin@gmail.com
Cc: Jill Sullivan <jhsullivan@postartlibrary.org>
Subject: RE: Historic Preservation Commission

Tom can we put the windows in on the side that does not face the main street?

Collin Williams
Client Executive | collin.williams@cerner.com | Office: 816.201.5658 | Mobile: 816.716.2749
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https://www.cerner.com/solutions/state-local-government

From: Walters, Thomas [mailto:TWalters@Joplinmo.Org]
Sent: Tuesday, March 19, 2019 6:42 PM
To: frostedjoplin@gmail.com; Williams,Collin <Collin.Williams@Cerner.com>
Cc: Jill Sullivan <jhsullivan@postartlibrary.org>
Subject: Historic Preservation Commission

Hello,

Please find attached the letter of determination following the public hearing for the certificate of appropriateness.

All the best,

Thomas Walters
Planner
City of Joplin
602 S. Main St.
Joplin, MO
twalters@joplinmo.org
417-624-0820 Ext. 539

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