MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION
APRIL 19, 2016

The Historic Preservation Commission of the City of Joplin met in regular session on Tuesday, April 19, 2016, at 5:00 P.M. in the Fifth Floor Study at the Joplin City Hall at 602 South Main Street, Joplin, Missouri.

MEMBERS PRESENT:	Wendy Brunner-Lewis, William Fischer, Emily Frankoski, Nancy Morton, Sandra Pommert, Peter Ramsour, Jill Sullivan, and Georgia Turner
MEMBERS ABSENT:	Paula Callihan
CITY STAFF PRESENT:	Troy Bolander, Director of Planning, Development, and Neighborhood Services Taylor Cunningham, Planner Tyler Overstreet, Planner Susan Champlin, Senior Clerk
OTHERS PRESENT:	Jacqueline Hackett, Hackett's Hot Wings

Items 1 & 2 – Meeting called to order and Roll Call.

Mrs. Morton opened the meeting, and Ms. Champlin called the roll.

Item 3 – Budget:

Mr. Overstreet discussed the current expenditures and fund balances for the historic preservation activities. This budget includes the consulting contract with Heritage Strategies, travel expenses, and conferences or seminars. If additional Certified Local Government (CLG) grants are pursued in the future, the budget would include more line items.

Mr. Overstreet discussed markers and signage with Convention & Visitors Bureau Director Patrick Tuttle since that line item is actually in his budget. They have $10,000 allocated for markers and signage. Mr. Tuttle would like to see a larger vision and plan in place. Mrs. Morton stated this commission has a subcommittee in place to review markers and signage.

Mrs. Morton stated several commissioners will be attending the CLG forum in Jefferson City on Friday, May 13, and asked if sufficient funding is available. Mr. Overstreet replied funding is available.

Mrs. Morton asked about the amount spent per person last year for the annual state historic preservation conference. This year's conference will be in Hannibal, Missouri. She asked about the City's fiscal year for the budget. Mr. Overstreet replied $1,700 remains in the travel expense budget, with the current fiscal year ending on October 31.

Ms. Sullivan stated the cost for each hotel room per person was $250.00, with registration being $285.00. Mr. Overstreet stated this depends on how many commissioners and staff will be attending again. Mrs. Morton asked to place the conference on the May meeting agenda.

Ms. Frankoski asked about the dates for this year's conference, and Ms. Sullivan replied October 19-21, 2016. Mrs. Morton stated that since the conference is in Hannibal, those attending will drive there on Tuesday, October 18.

Ms. Frankoski stated the regular commission meeting date is Tuesday, October 18, and asked if a meeting would be held that day. Mrs. Morton thought the meeting would probably be cancelled.

Item 4 – Old Business:

A. Applications for Historic Landmark status.

a) Jesse F. Osborne House – 721 North Sergeant Avenue.

Ms. Sullivan must abstain from voting on this application since she owns this property. Mrs. Morton asked for a motion to open the application for historic landmark status for the Jesse F. Osborne House for discussion.

MR. RAMSOUR MADE A MOTION TO OPEN THIS APPLICATION FOR DISCUSSION.

Ms. Sullivan made a short presentation about her house. She stated Jesse F. Osborne was elected Mayor of Joplin five times when the voters elected the Mayor. The house is located at 721 North Sergeant Avenue and was one of the first homes built in the Roanoke area. It was built in 1910 in the American Four Square style.

Mr. Osborne died in 1926, with the Joplin Globe reporting his death brought to the end one of the most colorful and successful local careers in the history of Joplin and Jasper County. He was for more than 25 years an outstanding leader in democratic politics and for nearly as many years in the political and official life of the city.

The house was among the first homes built in Roanoke, with Roanoke being Joplin's first planned subdivision. Attached to the application are photographs of how the house looks now, along with a newspaper article advertising Roanoke that contained a drawing of this house. The house was not built to the specifications stated in this article. The Jesse F. Osborne Memorial Cemetery was named after him.

Mrs. Morton stated anything that is nominated for historic landmark status must be one or more of the code criteria as outlined in the City's appendix. This property needs two of the criteria.

Mrs. Morton asked for a motion to approve this historic landmark nomination.

MRS. POMMERT MOVED, SECONDED BY MS. BRUNNER-LEWIS, THAT THE HISTORIC LANDMARK NOMINATION FOR THE JESSE F. OSBORNE HOUSE AT 721 NORTH SERGEANT AVENUE BE FORWARDED TO THE PLANNING AND

ZONING COMMISSION WITH RECOMMENDATION FOR APPROVAL AS A HISTORIC DISTRICT. THE MOTION CARRIED, WITH MS. BRUNNER-LEWIS, MR. FISCHER, MS. FRANKOSKI, MRS. MORTON, MRS. POMMERT, MR. RAMSOUR, AND MS. TURNER VOTING "AYE"; WITH MS. SULLIVAN ABSTAINING; AND WITH MRS. CALLIHAN BEING ABSENT (7 IN FAVOR, 1 ABSTENTION, AND 1 ABSENT).

b) D. A. Gault House – 220 North Pearl Avenue.

Mrs. Pommert must abstain from voting on this application since she owns this property. She stated this property is one of many properties featured in the 1902 booklet, "The House that Jack Built." Inside, the house is relatively unchanged. The woodwork has its original look. No major remodeling has taken place. A few changes have been made to the exterior over the years, but overall the property retains the historic look.

The house was built by D. A. Gault and his wife Fannie, who resided there between 1895 and 1903. Mrs. Pommert found some references of Mr. Gault being a mine owner or a broker.

Mrs. Morton stated the criteria for the architecture is met, along with Mr. Gault's contributions to Joplin and Jasper County.

Mrs. Pommert stated some changes were made to the porch columns around 1922, but she has received some photographs of how the property looked prior to that time.

MR. RAMSOUR MOVED, SECONDED BY MS. TURNER, THAT THE HISTORIC LANDMARK NOMINATION FOR THE D. A. GAULT HOUSE AT 220 NORTH PEARL AVENUE BE FORWARDED TO THE PLANNING AND ZONING COMMISSION WITH RECOMMENDATION FOR APPROVAL AS A HISTORIC DISTRICT. THE MOTION CARRIED, WITH MS. BRUNNER-LEWIS, MR. FISCHER, MS. FRANKOSKI, MRS. MORTON, MR. RAMSOUR, MS. SULLIVAN, AND MS. TURNER VOTING "AYE"; WITH MRS. POMMERT ABSTAINING, AND WITH MRS. CALLIHAN BEING ABSENT (7 IN FAVOR, 1 ABSTENTION, AND 1 ABSENT).

B. Applications for Historic Markers.

a) A. L. James House – 619 West Second Street.

Mrs. Morton asked Ms. Sullivan to comment on this item. She understood she was to research the D. A. Gault House (Mrs. Pommert's home) but was not asked to research this property.

Mrs. Morton will table this item to the May meeting agenda.

b) George Lavery House – 608 South Sergeant Avenue.

Mrs. Morton stated this property has previously been approved as a local landmark. The signage subcommittee will tell Mr. Overstreet what narrative needs to be placed on the sign and will forward him that information before next month's meeting.

Item 5 – New Business:

A. National Register Application for Luis P. Buchanan House.

The Luis P. Buchanan House currently serves as the alumni house at Missouri Southern State University (MSSU). It is currently called the Ralph Gray house since he provided funding to restore the house. Brad Belk from the Joplin Museum Complex has prepared the National Register nomination form, with the official name being the Luis P. Buchanan Residence.

Mrs. Morton will sign the application as chairperson of the Historic Preservation Commission. The application will go to City Manager Sam Anselm before being forwarded back to the historic preservation office.

Mr. Fischer asked where this house is located, and Mrs. Morton replied the alumni center at MSSU. He has been inside it a number of times.

Mrs. Morton introduced Mr. Fischer as a new member of the commission. He is a professor of history at MSSU and teaches Latin American history and United States history. He is originally from Michigan and attended college in Minnesota and Florida. He has no particular expertise in architecture or historic preservation, but he has been interested in it for a long time. He thought one of the most important factors that leads to the character of a city is its architecture and the quality of the preservation of its beautiful homes and buildings.

B. Hackett's Hot Wings Certificate of Appropriateness.

Ms. Jacqueline Hackett requested a certificate of appropriateness for façade improvements for her business located at 514 South Main Street.

Mr. Overstreet presented an updated planning report that includes his updates from Ms. Cunningham's original report, along with his updates following the Design Review Standards Commission (DRS) meeting of Thursday, April 14. For the top part of the structure, Ms. Hackett submitted a paint chip known as Homestead Ballroom Gold, which matches their existing façade to the south. The closest comparable Benjamin Moore chip was known as Richmond Gold (HC41). The paint chip was recommended by the DRS on April 14.

The other primary issue that was discussed were the upper level windows. In the original proposal, the windows were set to be replaced. Due to rain damage, the frames also need to be replaced, as they are in extensive disrepair. The agenda packet includes the specifications and a visual showing the damage to the window frames.

The DRS approved the windows with one condition that Ms. Hackett provide a price quote on mimicking a sashed look with the use of mullions. Oklahoma Glass submitted a quote of $862.00 for adding the mullion divider to all eight windows, mimicking the sashed look of the second-floor windows of Club 609. Mr. Overstreet presented copies of the quote to the commissioners.

The other primary improvements being done were to the sign and the awning. The coloring of the sign and awning matches the façade improvements, which would be Homestead Ballroom Gold and the burgundy color that is on Hackett's existing façade.

Below the price quotes is a visual of what the signage will look like. There is an existing mounting in the upper façade, so this is merely maintenance to the existing façade. The signage contains 12 square feet, measuring four feet by three feet. The lettering must be less than 18 inches in height. The lettering of Hackett's Hot Wings is four inches, and the Sports Room lettering is six inches. This information was provided by Eli from the Sign Smith.

Mrs. Morton asked for separate motions for the three individual items (the historic windows, the signage, and the color). She entertained a motion to open the discussion regarding the windows.

MR. FISCHER MADE A MOTION TO OPEN THE DISCUSSION FOR THE HISTORIC WINDOWS.

Mrs. Morton asked for comments for the City staff or Ms. Hackett regarding the windows, and none were received. She entertained a motion to approve the certificate of appropriateness for the windows.

MS. SULLIVAN MOVED, SECONDED BY MR. RAMSOUR, THAT A CERTIFICATE OF APPROPRIATENESS BE GRANTED TO HACKETT'S HOT WINGS FOR HISTORIC WINDOWS FOR 514 SOUTH MAIN STREET. THE MOTION CARRIED, WITH MS. BRUNNER-LEWIS, MR. FISCHER, MS. FRANKOSKI, MRS. MORTON, MRS. POMMERT, MR. RAMSOUR, MS. SULLIVAN, AND MS. TURNER VOTING "AYE"; AND WITH MRS. CALLIHAN BEING ABSENT (8 IN FAVOR, 1 ABSENT).

Mrs. Morton entertained a motion to open the discussion regarding the signage.

MR. RAMSOUR MADE A MOTION TO OPEN THE DISCUSSION FOR THE SIGNAGE.

Mrs. Morton asked for comments for the City staff or Ms. Hackett regarding the signage and presented a rendering of the proposed signage. No comments were received, so she entertained a motion to approve the certificate of appropriateness for the signage.

MS. FRANKOSKI MOVED, SECONDED BY MS. SULLIVAN, THAT A CERTIFICATE OF APPROPRIATENESS BE GRANTED TO HACKETT'S HOT WINGS FOR SIGNAGE FOR 514 SOUTH MAIN STREET. THE MOTION CARRIED, WITH MS. BRUNNER-LEWIS, MR. FISCHER, MS. FRANKOSKI, MRS. MORTON, MRS. POMMERT, MR. RAMSOUR, MS. SULLIVAN, AND MS. TURNER VOTING "AYE"; AND WITH MRS. CALLIHAN BEING ABSENT (8 IN FAVOR, 1 ABSENT).

Mrs. Morton entertained a motion to open the discussion regarding the paint color.

MR. FISCHER MADE A MOTION TO OPEN THE DISCUSSION FOR THE PAINT COLOR.

Mrs. Morton asked for comments for the City staff or Ms. Hackett regarding the paint color.

Ms. Sullivan asked if the property at 514 South Main Street contains three storefronts altogether. Mrs. Morton replied it will contain three storefronts on the upper level and four storefronts on the

lower level. Mr. Overstreet stated the color meets the requirements because Ms. Hackett's existing façade to the south is already painted the same color. Ms. Hackett is painting over the existing brick.

Mr. Ramsour asked how far Homestead Ballroom Gold varies from Richmond Gold, and Mr. Overstreet replied not much. The colors are roughly equivalent. Mrs. Morton asked if Homestead Ballroom Gold contains more orange-red color, and Mr. Overstreet stated it is closer to the hue of Hackett's existing façade that they have already improved. They are matching that color.

Mrs. Morton asked for questions or comments, and none were received. She entertained a motion to approve the certificate of appropriateness for the paint color.

MR. RAMSOUR MOVED, SECONDED BY MRS. POMMERT, THAT A CERTIFICATE OF APPROPRIATENESS BE GRANTED TO HACKETT'S HOT WINGS FOR THE PAINT COLOR KNOWN AS HOMESTEAD BALLROOM GOLD (VALSPAR 3003-7C) FOR 514 SOUTH MAIN STREET. THE MOTION CARRIED, WITH MS. BRUNNER-LEWIS, MR. FISCHER, MS. FRANKOSKI, MRS. MORTON, MRS. POMMERT, MR. RAMSOUR, MS. SULLIVAN, AND MS. TURNER VOTING "AYE"; AND WITH MRS. CALLIHAN BEING ABSENT (8 IN FAVOR, 1 ABSENT).

Mrs. Morton asked the commissioners to review the new roster that Mr. Overstreet just gave them and to give him any changes that need to be made.

Mr. Ramsour has joined the Joplin Blasters doing group sales and selling season tickets and advertising. Opening night is Thursday, May 19. Mrs. Morton asked Mr. Overstreet about completing the second marker for that date since the Historic Preservation Commission wants to be a part of the opening ceremonies.

Item 6 – Other Business/Discussion:

A. CLG Forum.

Mr. Overstreet stated the CLG forum is scheduled for Friday, May 13. The commissioners should have the tentative program and a registration form. The State Historic Preservation Office (SHPO) was asking for a head count for the forum. Our commission has always been present at the forum in the past. Ms. Cunningham is speaking at the forum as well.

Mrs. Morton and several of the commissioners usually drive up to Jefferson City the night before. The City staff usually drive up the day of the forum, so commissioners can also ride up with them.

Mrs. Morton stated that Bill Hart, the executive director of Missouri Preservation, is being honored on Thursday, May 12, for his publication entitled "Missouri Roadsides" highlighting Missouri's preservation. Senator Ron Richard is preparing a resolution from the City of Joplin for presentation to Mr. Hart.

(Mr. Ramsour left the meeting at 5:40 p.m. for another obligation)

Mr. Overstreet asked the commissioners to forward him their registration forms.

B. March Visit from Heritage Strategies.

Ms. Cunningham discussed the visit from Heritage Strategies and stated all three focus groups met again. The consultants met with Connect2Culture to discuss their capital projects. A public meeting was also held.

Heritage Strategies presented an outline of the draft preservation plan with recommendation. The consultants had completed five or six chapters out of the nine chapters that were proposed. The draft plan was discussed with Mr. Bolander and City Manager Sam Anselm. The final draft is due by June 1, 2016.

Mrs. Morton asked if the consultants will return to Joplin before that time, and Ms. Cunningham replied there are no more scheduled visits. She will present the final draft to the commissioners, with the plan then being presented to the City Council.

Mr. Fischer asked what this plan is, and Ms. Cunningham replied it is the historic preservation plan for the City of Joplin. The plan hasn't been updated since 1991, so grant funding was received last year to update the plan. Heritage Strategies was hired to update the plan. The updated plan will have a much broader approach to what preservation is. The plan has three focus areas—the downtown revitalization component, old commercial corridors such as Seventh Street and Broadway, and neighborhood preservation. The main goal is how to tell Joplin's story, and how to preserve that story and how to communicate the community's character.

Mr. Fischer asked if this plan will be presented to the City Council, and they will decide whether this becomes the official historic preservation plan. Mrs. Morton stated this commission will forward its recommendation to the City Council.

Mr. Fischer asked when the plan will be presented to the City Council, and Ms. Cunningham replied later in the summer.

C. Need to Update Short-Term and Long-Term Goals.

Mrs. Morton stated many of the goals have been completed. Mr. Overstreet stated many of the long-term goals will really be set by what is adopted in the historic preservation plan. He asked Mrs. Morton when these goals were adopted, but she wasn't sure.

Mr. Overstreet stated there are a few goals that still haven't been completed. Mrs. Morton stated the old city market should be removed from the list since it no longer exists. The commissioners have been waiting for the Maiden Lane improvements to be complete to actually finish addressing Fairview Cemetery.

Mr. Overstreet asked the commissioners to being thinking about what direction they would like to move next. Much of that will be guided by the historic preservation plan, but he would like to make the future goals a little more actionable. Mrs. Morton asked Mr. Overstreet about presenting a list of goals he would like to begin with to next month's meeting.

Mrs. Morton discussed the development of new goals. Mr. Overstreet replied maybe not so much what goals the commissioners want to see yet, but how they want to approach their goals.

Mrs. Morton discussed National Register landmark nominations as far as action is concerned. The commissioners can encourage a property owner, but that's all they can do. Ms. Sullivan asked about going through the list of goals and quickly marking off what's no longer an issue.

Mrs. Morton stated Joe Becker Stadium can be deleted from the list of suggestions for the National Register landmark nomination. This commission's goals are for local nominations.

Mr. Fischer asked if the process for local nominations allows for a greater deal of what the City can do with the property, with national nominations being more symbolic. Mrs. Morton replied that is correct, in that this commission has more teeth at the local level.

Mrs. Morton stated the Robertson Apartments are in flux in at this time. She does not know who owns the old Masonic Lodge. She does not know what the Model Building's property owner's interest is. The Shamrock Filling Station has a marker. The YMCA is contemplating placing the historic YMCA property on the market because they would like to be a little further north to attract the growth in Carl Junction and Webb City. This commission could designate the First Lead Strike as a local landmark.

Mrs. Morton asked what the action on the First Lead Strike would be. Mr. Overstreet asked who owns the area, as far as getting it locally nominated. Mrs. Morton replied the City of Joplin owns that area. Mr. Overstreet can complete the paperwork requesting the nomination. Ms. Sullivan can assist him with the verbiage by using her resources at the library to help him develop that.

Mrs. Morton stated the First Lead Strike would have a narrative marker or story board similar to what Joe Becker Stadium has. That narrative would be presented to this commission for approval. Following approval, Mr. Overstreet would obtain quotes for the marker, with the City staff installing the marker.

Mrs. Morton stated the Independent Building does not have a marker. The owner of the Solomon Rothanbarger house is not interested in obtaining a local designation. The Joplin Little Theater has not made a decision on obtaining a local designation. Morgan Grocery has a local designation and has a marker. The Women's Club has a local designation and has a marker.

Mrs. Morton discussed funding and stated design guidelines have not been prepared for the residential districts. The historic preservation plan will provide a direction on funding projects and establish historic district boundaries and neighborhoods. Mr. Overstreet stated the plan will contain numerous recommendations, of which many will obviously cost money. The commissioners can then prioritize which projects they want to undertake first.

Mrs. Morton asked if there is a cost for establishment of historic district boundaries, and Ms. Cunningham replied it depends on whether survey work is being conducted. It depends on whether the commissioners are discussing one historic district or all historic districts.

Mrs. Morton stated a web page has been added to the City of Joplin's website, but she asked for a subcommittee to review that web page two or three times annually to make sure everything the commissioners and staff want on the web page is on there, and that it is correct.

Mrs. Morton discussed the citizen brochure, and Ms. Cunningham thought the Convention & Visitors had a brochure for the historic properties.

Mrs. Morton discussed the display case for the library, and Ms. Sullivan suggested waiting until after the Joplin Public Library moves. Mrs. Morton was not sure of the status on this since Mrs. Callihan was working on that.

Ms. Frankoski asked about including another column listing the subcommittees and which persons are serving on each subcommittee when the list of goals is revised. Mr. Overstreet discusses the subcommittees with Mrs. Morton every time they meet.

D. Designation of City Property as Local Landmarks (Parks, Buildings, etc.).

Mrs. Morton stated Kansas City, Missouri, placed all of their parks and boulevards in a local historic district and then nominated them nationally. Mrs. Morton asked Mr. Overstreet to develop a list of all of Joplin's City parks so the commissioners can discuss the process of getting them nominated since they belong to the City of Joplin. Mrs. Morton thought the cemeteries should also be included. She would like to have a list of all the parks and City-owned cemeteries for the May meeting.

Mr. Fischer asked what Kansas City gains from having done that. Mrs. Morton visited the website for the National Register nominations, which tells the story of all those parks. It discusses the families who donated these parks, and the story of how those parks were acquired.

Ms. Sullivan stated a neighborhood group from Joplin's East Town is interested in having a story board at Ewert Park.

E. Other Discussion.

Ms. Sullivan submitted the "Places in Peril" nomination for the Robertson Apartments.

Mr. Overstreet asked if the direction is to move forward on all City parks, and Mrs. Morton replied yes. He also asked about designating individual City-owned structures or buildings as local landmarks, and Mrs. Morton asked him to move forward on that as well.

Mrs. Pommert received a banner saying "This Place Matters" from the National Trust for Historic Preservation. She encouraged each of the commissioners and everyone in the city to go around and pick out places where they can hold up this banner and take pictures. Mrs. Morton stated this has been used for the last five years, and it really works.

Mrs. Morton stated May is Historic Preservation Month and asked for a subcommittee to work on this. Mrs. Pommert asked the commissioners to engage people in this program.

Mrs. Pommert stated a kit can be downloaded at savingplaces.org/this-place-matters. Mrs. Morton asked what the kit contains, and Mrs. Pommert replied the kit contains a sign and directions on what to do. She would like to see some City employees posing in front of Joplin City Hall or at other City buildings and parks.

Ms. Sullivan asked about residents posing in front of their homes, especially those historic homes that were not built by Joplin's forefathers. Mrs. Morton asked about residents in the mid-century modern homes in the Eastmorland area.

Mrs. Morton asked about setting an action plan and asked for a timeframe to complete this activity. Ms. Frankoski asked about assigning commissioners to certain locations. Mr. Fischer discussed encouraging other community organizations to participate.

Ms. Sullivan thought it would be nice to make post cards saying "This Place Matters" and encourage people to participate through their personal web pages.

Item 7 - Adjournment:

Mrs. Morton asked for additional business to come before the Historic Preservation Commission, and none was received. She asked for a motion to adjourn.

MS. SULLIVAN MOVED, SECONDED BY MRS. POMMERT, THAT THE MEETING BE ADJOURNED. THE MOTION CARRIED, WITH MS. BRUNNER-LEWIS, MR. FISCHER, MS. FRANKOSKI, MRS. MORTON, MRS. POMMERT, MR. RAMSOUR, MS. SULLIVAN, AND MS. TURNER VOTING "AYE"; AND WITH MRS. CALLIHAN BEING ABSENT (8 IN FAVOR, 1 ABSENT).

The meeting stood adjourned at 6:15 p.m.

Approved _____
Nancy Morton, Chairperson

Approved _____
Susan Champlin, Senior Clerk