JOPLIN | HISTORIC PRESERVATION COMMISSION

MINUTES
REGULAR SESSION
MAY 16, 2023

The Historic Preservation Commission of the City of Joplin met on Tuesday, May 16, 2023, at 5:00 p.m. in the Council Chambers at Joplin City Hall at 602 South Main Street, Joplin, Missouri.

MEMBERS PRESENT: Ms. Jill Halbach, Ms. Emily Frankoski, Dr. William Mountz, Dr. William Fischer, Mr. Robert Brueckner, Ms. Lori Haun and Mr. Greg Huff.

MEMBERS NOT PRESENT: Ms. Kate DeTar.

CITY STAFF PRESENT: Thomas Walters and Vicky Copeland represented the City of Joplin.

Items 1. & 2. Meeting Called to Order and Roll Call
Ms. Jill Halbach opened the meeting and Vicky Copeland called the roll.

MS. LORI HAUN MOVED, SECONDED BY DR. WILLIAM FISCHER TO EXCUSE MS. KATE DETAR. MOTION CARRIED, WITH MS. JILL HALBACH, MS. LORI HAUN, DR. WILLIAM MOUNTZ, DR. WILLIAM FISCHER, MR. GREG HUFF, MR. ROBERT BRUECKNER AND MS. EMILY FRANKOSKI, VOTING "AYE". MOTION CARRIED. (7 IN FAVOR, 1 ABSENT).

Item 3. Approval of Minutes

DR. WILLIAM FISCHER MOVED, SECONDED BY MR. ROBERT BRUECKNER TO APPROVE THE CORRECTED MINUTES OF APRIL 18, 2023, WITH MS. JILL HALBACH, MS. LORI HAUN, DR. WILLIAM MOUNTZ, DR. WILLIAM FISCHER, MR. GREG HUFF, MR. ROBERT BRUECKNER AND MS. EMILY FRANKOSKI VOTING, "AYE". MOTION CARRIED. (7 IN FAVOR, 1 ABSENT).

Item 4. Budget

Mr. Walters stated the only expended funds were for HPC conference registrations. There were no questions from the Commission.

Item 5. Public Hearings

Ms. Jill Halbach read the Public Hearing Procedures.

Case Number 23-05: Rear Façade Improvements, 528 S. Main St., Joplin, Missouri.

Mr. Thomas Walters presented the City Staff Report. He stated this case was similar to a case we had last year adding a patio to the second story recessed roof. As a matter of fact, it is the building next door to the similar case last year. Mr. Walters referred to the diagrams provided to the Commission. He stated one substantial difference with this building was the location of the patio they are wanting to install was that the wall to the east are not masonry walls. They are framed. While normally a masonry wall would be the most appropriate thing. Mr. Walters stated he had conversations with the Building Department prior to proceeding any further even exploring the route of putting in a masonry wall where there was currently not one. It would require an investigation down to the footings of the building. So, that seemed like an undue and unnecessary direction to go. We could still make improvements to the façade that can be appropriate. Mr. Walters said he consulted with the architect, Chad Greer, and he does have those comments. Mr. Walters had listed out some of his concerns. First, the recommendation was not to do a masonry wall for the exterior. What is most appropriate and as far as the secretary of interior guidelines if we could not put in the most appropriate if we are doing an alternate material, we want to make sure we hit other standards such as durability and how long they last. The applicant was suggesting or requesting a lap six-inch siding so whenever you think of that don't necessarily think of concrete on a sidewalk it is a fiber concrete material that you would make a siding product. It is used more for a residential construction it does not look like concrete itself. It would be a smooth finish. The reason for that is the life expectancy of the material. He stated they are supposed to attempt to meet the same or better of the traditional materials. Nothing can last as long as a well-maintained masonry wall. The recommendation was not to go in that direction. The other guidance that would be the most important was because they would be adding a necessary railing for health and safety, they do not want it to detract from the rest of the appearance of the façade. They want to keep it a relatively simple design. One that doesn't stand out. Entrances and windows over time we do that are of high importance. The door they would be putting in is the exact same location as the existing inappropriate door. They are requesting a glass door similar to the one already on the first floor as well as a window assembly similar to the first. He stated he did have some concern about what was most

appropriate whether having something similar to a window assembly typically found for a ground floor entrance or whether or not there should be a door and windows of similar size and scale to incorporate that into the façade as we find an upper façade elsewhere in the building. However, Chad Greer does not think it is necessarily appropriate. Mr. Walters stated he concurred after Mr. Greer's explanation as far as distinguishing old and new. He said they do not need to replicate windows on the masonry upper façade for a non-masonry façade patio that was not very visible from the street level. Mr. Walters stated Mr. Greer had a good point. He said as he was going through the rest of the standards, he did not find any other means for non-compliance. Mr. Walters stated they do have a representative from the applicant.

Ms. Halbach asked if anyone wished to speak in favor of Case 23-05.

LeeRoy Donham, 214 E. 4th Street, Loft 204, Joplin, Missouri. Mr. Donham stated he was the project manager for the improvements at 528 S. Main St., Joplin, Missouri. Mr. Donham stated they put in the lofts in 2005 and finished them over there in 2007. He asked for questions.

Mr. Huff asked about the railing and if it was just going to be a wire.

Mr. Donham stated no, it would be glass. Steel with glass panels. It will offer protection from the wind if the west wind is blowing.

Dr. Fischer asked if the door currently exists there does that door lead into an existing apartment.

Mr. Donham stated no, that goes into the upstairs. That whole area is wide open and there is nothing there. He stated they are going to be doing an office right outside that.

Dr. Fischer stated so there would be an outside space for an office.

Mr. Donham stated yes.

Mr. Huff asked if there was any egress point. He asked if it was designed for a fire escape. He stated it was self-contained and there was no way to get down to the lower floor.

Mr. Donham stated yes and there is another stairway if they need to get out. There are two ways to get out.

Mr. Huff stated he understood why they want to put up parti board. He stated he had just seen the ramifications after years; it loses its paint just as well as the other stuff. He stated he understood what they were thinking.

Mr. Donham stated the cement fiber holds up really good. He stated he thought it held up 15 years. The warranty was 15 years.

Mr. Huff asked how long the sections were. The length of the sections.

Ms. Halbach stated they were six inches wide.

Mr. Donham stated the length of the deck was 30 foot 4 inches coming out and it was 20 foot 10 inches wide.

Mr. Brueckner asked about the ladder in the photograph which leads to the upper roof and whether the ladder would be removed.

Mr. Donham stated that ladder goes up to the roof part in case they need to do any repairs.

Mr. Brueckner stated so that ladder is going to stay.

Mr. Donhan stated yes.

MR. GREG HUFF MOVED, SECONDED BY DR. WILLIAM FISCHER TO APPROVE CASE 23-05, WITH MS. JILL HALBACH, MS. LORI HAUN, DR. WILLIAM MOUNTZ, DR. WILLIAM FISCHER, MR. GREG HUFF, MR. ROBERT BRUECKNER AND MS. EMILY FRANKOSKI VOTING, "AYE". MOTION CARRIED. (7 IN FAVOR, 1 ABSENT).

Item 6. Discussion Items

a. 2023 Missouri Preservation Conference – Ms. Halbach stated the planning was moving along.

Item 7. Old Business

None

Item 8. New Business

None

ITEM 9. Announcements

Ms. Lori Haun wanted to commend and thank the Awards Committee for a job well done on the award ceremony.

Dr. William Fischer promoted a summer event for young people at Book House Cinema. It is called Banned Camp which is a bi-weekly series of movie screenings that accompany books that have been banned. It is free for teenagers to sign up and they will get provided a copy of the book, lunch and perhaps some other activities. It will take place on Saturdays all summer long. He advised that you could go to Book House Cinema's website for more information and registration. More details will be forthcoming on a fundraiser to offset costs.

Dr. William Mountz promoted an event at the Heartland Opera Theater.

MS. EMILY FRANKOSKI MOVED, SECONDED BY MS. LORI HAUN TO ADJOURN WITH MS. JILL HALBACH, MS. LORI HAUN, DR. WILLIAM MOUNTZ, DR. WILLIAM FISCHER, MR. GREG HUFF, MR. ROBERT BRUECKNER AND MS. EMILY FRANKOSKI VOTING, "AYE". MOTION CARRIED. (7 IN FAVOR, 1 ABSENT).

Approved _____
Jill Halbach, Chairperson

Approved _____
Vicky Copeland, Recording Secretary