MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION
MAY 17, 2016

The Historic Preservation Commission of the City of Joplin met in regular session on Tuesday, May 17, 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, Paula Callihan, William Fischer, Emily Frankoski, Nancy Morton, Sandra Pommert, Peter Ramsour, Jill Sullivan, and Georgia Turner

CITY STAFF PRESENT: Tyler Overstreet, Planner
Susan Champlin, Senior Clerk

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

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

Item 3 – Approval of Meeting Minutes from April 19, 2016:

Mrs. Morton stated approval of the April meeting minutes is not included on the agenda. She asked for a motion to amend the agenda to add that item.

MR. RAMSOUR MOVED, SECONDED BY MS. BRUNNER-LEWIS, THAT APPROVAL OF THE APRIL 19, 2016 MEETING MINUTES BE INCLUDED ON THE AGENDA. THE MOTION CARRIED, WITH MS. BRUNNER-LEWIS, MRS. CALLIHAN, MR. FISCHER, MS. FRANKOSKI, MRS. MORTON, MRS. POMMERT, MR. RAMSOUR, MS. SULLIVAN, AND MS. TURNER VOTING "AYE" (9 IN FAVOR, 0 ABSENT).

Mrs. Morton asked for additions or corrections to the minutes from the meeting of April 19, 2016, and none were received.

MRS. CALLIHAN MOVED, SECONDED BY MS. SULLIVAN, THAT THE MINUTES FROM THE MEETING OF APRIL 19, 2016 BE APPROVED. THE MOTION CARRIED, WITH MS. BRUNNER-LEWIS, MRS. CALLIHAN, MR. FISCHER, MS. FRANKOSKI, MRS. MORTON, MRS. POMMERT, MR. RAMSOUR, MS. SULLIVAN, AND MS. TURNER VOTING "AYE" (9 IN FAVOR, 0 ABSENT).

Item 4 – Budget:

Mr. Overstreet stated there have been no changes to the budget since the April meeting. The reason the Missouri Preservation Conference was appearing on the FY 2016 budget, even though it did occur before the fiscal year began, is a matter of when those funds are actually reimbursed.

Mr. Overstreet thought the commissioners paid their own hotel expenses with reimbursement by the City following, but Mrs. Morton stated the City paid the hotel expenses before the conference took place. She stated Lindsay Dunn makes sure the hotel has received payment before the commissioners leave Joplin.

Mr. Overstreet stated the only change not reflected on his report is the registration fees for the Certified Local Government (CLG) forum. The fee was $25.00 per commissioner or staff member. Five attended the conference, so there will be $125.00 less under travel/conferences and seminars. The current balance in that account is $75.00 for this fiscal year.

Item 5 – Old Business:

There was no old business to discuss.

Item 6 – New Business:

A. CLG Forum Recap.

Mr. Overstreet attended the conference along with Mrs. Callihan, Ms. Frankoski, Mrs. Morton, and Ms. Sullivan. Taylor Cunningham gave a presentation during the forum. Mr. Overstreet thought the forum went very well and picked up some useful information. Ms. Cunningham's presentation went great.

Ms. Frankoski learned the most from Ms. Cunningham's presentation and the discussion during lunch about strategies used to accomplish increasing historic preservation amongst a community.

Ms. Sullivan thought the discussion during lunch was her favorite part of the forum. Mrs. Morton learned Missouri Preservation is preparing a state-wide preservation plan. Mrs. Callihan enjoyed networking with others during the forum.

Mr. Overstreet thought Joplin was the best represented CLG, with most communities having only one staff member and one commissioner present. Joplin had two staff members and four commissioners present at the forum. Participation in the forum is very important for receiving grant funding.

Ms. Sullivan stated the attendees received the CLG budget and information about every CLG in Missouri.

Mrs. Morton has asked Missouri's new training advocate to provide local training for those commissioners who are unable to attend the historic preservation conference in October. Mrs. Morton asked about creating an opportunity to provide training for Webb City, Carthage, and other area CLG's since those communities were not represented at the forum.

Mrs. Callihan and Mrs. Morton visited with former Joplin Police Chief Lane Roberts, currently the Missouri Director of Public Safety. Bill Hart from the State Historic Preservation Office (SHPO) gave Mrs. Morton a website for the "sacred places" partners so the commissioners can discuss re-use of sacred places that face demolition because they are no longer places of worship.

Mr. Overstreet stated the City of Independence, Missouri, developed a pamphlet showing all their different local landmarks and districts, along with a walking tour. This would be excellent for Joplin to do, since it is very confusing to figure out what all of Joplin's local landmarks are.

Mrs. Morton asked if this should be handled by the Convention & Visitors Bureau (CVB), and Mr. Overstreet replied it would be a partnership between the Historic Preservation Commission and the CVB. Ms. Sullivan stated the CVB is currently developing a new historic guide, but she doesn't know if it contains a walking tour.

Mrs. Callihan stated all the houses in Murphysburg are on a virtual map on their website. Ms. Sullivan stated Murphysburg is well covered, but the areas outside are not covered.

Ms. Frankoski thought it would be good to include all the locally designated landmarks. Ms. Sullivan stated the current guide has always been published by the CVB that discusses the history of Joplin and historic sites in Joplin in general, which also includes local landmarks.

Mr. Overstreet stated Independence's historic preservation commission developed their pamphlet, which includes a map with corresponding numbers, along with the names of the landmarks and the narratives.

Item 7 – Other Business/Discussion:

A. Short and Long-Term Goals.

Mrs. Morton asked about a work session to develop short-term and long-term goals. Mr. Overstreet stated the historic preservation plan is still in progress, with the consultant providing a number of recommendations. The main issue is that the application period for the CLG grant funding opens on June 1, 2016. The commissioners need to develop a list of projects and prioritize those projects.

Mrs. Morton and Mr. Overstreet recommended a workshop to discuss and prioritize goals. Mrs. Morton stated a new pamphlet may not be developed at this time but suggested involving both this commission and the CVB in developing pamphlets in the future.

Mrs. Morton asked how frequently the CVB develops a new pamphlet. Ms. Sullivan stated Patrick Tuttle and Leslie Simpson developed the last pamphlet during the early 2000's. A new pamphlet would be developed within the next several years due to changes with the Joplin Public Library. Mrs. Morton discussed securing funding for the pamphlet through the CLG or the CVB funding, or specifically asking the City Council for funding.

Mr. Overstreet stated the preservation plan includes some macro level goals. He discussed four major categories, being education, identification, planning, and preservation. Education involves pamphlets, Bob Yapp workshops, and doing some outreach. Identification involves developing a survey program to determine what properties are important. Planning involves a downtown preservation plan and an interpretation plan. Preservation includes national register nominations. Mr. Overstreet suggested a longer work session and not just a one-hour commission meeting. Mrs. Morton asked about a Saturday morning session. Ms. Sullivan stated she would not be available during June or part of July.

Mr. Overstreet suggested holding the work session following the adoption of the preservation plan by the City Council. Ms. Sullivan thought this is a good idea if the commissioners decide to seek funding through the City Council. Mrs. Morton stated the City of Joplin provides matching funding along with the CLG funding. Mr. Overstreet anticipates holding the work session during late summer or early fall.

Mrs. Morton stated the commissioners cannot wait until August 1, 2016, to decide which projects to proceed with since that is the closing date for filing applications for CLG grant funding. She would like to prioritize some projects during the June commission meeting. Mr. Overstreet has developed a list of potential projects and will begin preparing applications for those items.

B. "Historic" Landmark Official Designation and Signage Update.

In the agenda packet, developed by Ms. Sullivan, are a sample letter to a property owner, a historic marker application, display guidelines, sample markers, and a working list of where all the markers are and when they were established as local landmarks.

Ms. Sullivan stated that Items B and C on the agenda go together. When discussing the signage, three different things are happening. Some properties that are local landmarks need replacement signs. Some City properties do not have signage or need replacement signage. Some homeowners have signs in their yards that say "historic landmark" but their home is not recognized as a local landmark.

Some property owners received signage since the historic preservation commission at that time sent them a letter encouraging them to get historic landmark signs. The signage subcommittee is recommending that the City of Joplin no longer have "historic" landmark as a designation or a "historic" landmark sign and to move forward with only the national landmark markers and the local landmark markers.

The letter is to encourage the property owners to apply for local landmark status; however, after Ms. Sullivan prepared this letter, she reviewed all of the City's forms and applications and different items on the City's website, with the markers being referred to as historic markers. She thought if the City tells the property owners they are no longer having historic landmark markers, everything needs to be changed to read "local landmark marker."

Ms. Sullivan stated the application forms would be sent along with the letters but asked if there is any way to streamline the process for homeowners so they only have to complete one application to become a local landmark and to receive the sign. The current process requires one application for becoming a landmark, with another application being required to obtain the signage. The commissioners are making sure the information is correct on the local landmark nomination, but then they're going back and looking at the same properties to make sure it's correct every time they receive the local landmark marker form.

Mr. Overstreet stated if property owners receive local landmark status, it doesn't make sense to require them to appear before this commission on two separate occasions to obtain the marker that was referenced in a letter they received. Mrs. Morton stated that is assuming the Planning and Zoning Commission approves the local landmark status.

Ms. Sullivan discussed the current process and stated a property owner must complete the local landmark nomination form and submit the completed local landmark nomination form to this commission with supporting documentation. The commissioners accept and evaluate the nomination form. If this commission approves the application, it is forwarded to the Planning and Zoning Commission within 45 days. The application is forwarded to the City Council following approval by the Planning and Zoning Commission.

Ms. Sullivan asked if the property owners could give this commission their application for the signage at the same time. Mrs. Morton thought the marker should be approved at the same time, but that Mr. Overstreet doesn't obtain quotes for the signage until the application for local landmark status is approved by the City Council.

Mrs. Pommert stated the property owners must decide if they want the free post supplied by the City staff for their sign holder. If they want to purchase their own sign holder, they must submit it to this commission to make sure it's appropriate for the style of their home. Ms. Sullivan is suggesting the property owners handle all of that at the same time, so once the application for the landmark nomination is approved, the item doesn't need to come back before this commission.

Ms. Frankoski asked if property owners must find their own post, and Mrs. Morton replied the City will provide a free post. Ms. Sullivan stated property owners have the option of using their own post selected as "period appropriate" for the style of their home.

Mrs. Callihan asked if a motion is required to change the wording on the application, and Mrs. Morton did not believe so at this point. Once Ms. Sullivan has the final version of everything, she will forward it to Mr. Overstreet. She asked him if he has these documents in a Word format, and he replied yes.

Ms. Sullivan has visited with Josh from Sign Design regarding the markers. Each marker features the name of the original owner of the home, the year the house was built, and the seal of the historic neighborhood or district in the bottom right corner if applicable.

Mrs. Morton discussed the list of locally designated properties included in the agenda packet. The Simon Schwartz House is currently owned by Lori Haun, with her signage needing to be replaced.

(Mr. Ramsour left the meeting at 5:35 p.m. due to another commitment)

Mr. Overstreet had a large Excel spreadsheet of all the markers currently in existence, some of which were a part of Murphysburg, and some of which were stand-alone local markers. All of the properties that received their designation in 1983 are all pre-official City ordinance. They are not official local landmarks.

Mrs. Morton stated 716 Sergeant Avenue has been approved as a local landmark by ordinance. That property belonged to Blanche McKee, a former member of the Historic Preservation Commission. Mr. Overstreet asked if the property has an updated marker, and Mrs. Morton does not know if it has a marker.

Mr. Overstreet has four different lists that containing different markers, with some markers being official and some not. Some markers needs to be updated.

Mrs. Morton stated the Old Masonic Lodge has been approved by ordinance. Mr. Overstreet asked why it never received signage, and Mrs. Callihan replied it has old signage.

Mrs. Morton asked if Joe Becker Stadium does not have local designation, and Mr. Overstreet replied it does have local designation. Mrs. Morton stated it has one new sign and just needs another one.

Mrs. Morton stated the First Lead Strike has been approved by ordinance, and Mrs. Callihan thought it had signage. Mr. Overstreet stated this property is along the west side of Murphy Boulevard north of Fourth Street, and a picture of it was included in the commissioners' packets.

Ms. Sullivan stated that many of the property owners are heavily involved in historic preservation but may not have any idea that their home is not a local landmark.

Mrs. Morton discussed a variety of circumstances and expressed the need to be specific to each property owner. Mrs. Callihan asked how to find the ordinance number, and Mrs. Morton replied the City Clerk's office has them on file. Mr. Overstreet asked Mrs. Morton for a list of all the properties that have ordinance numbers. He has four different lists that are not consistent with one another, so it will be helpful to know what landmarks have actually been approved.

Mrs. Callihan asked if the First Lead Strike is on City-owned property, and Mr. Overstreet replied yes. Mrs. Callihan thought that might be the only good application for an actual historic marker that says "historic landmark" since it is a location or an event and not a house.

Ms. Sullivan stated the signage could say "historic landmark" if the property was a location or a park or the site of an event. She asked about placing "local landmark" on the signage without the word "historic." Mrs. Morton stated it is a local landmark by the fact that it was the first lead strike.

Ms. Sullivan stated if property owners don't want to forfeit their landmark signs, this commission cannot make them. Mrs. Morton would encourage the owners to keep them but to place them somewhere else. The signs do belong to the Historic Preservation Commission.

Mr. Overstreet stated instead of sending this letter to the property owners and letting them decipher it, the commissioners schedule a meeting with the owners to explain the process. Ms. Sullivan can prepare a Power Point presentation and asked when to schedule a meeting with the property owners to explain the process. Mrs. Morton asked about presenting the final verbiage for the application and signage to the commissioners for approval during their regular June meeting. Following approval, a meeting can be scheduled to educate the property owners. Ms. Sullivan can revise the program to invite anyone who is interested.

Mr. Overstreet stated a neighborhood meeting with the East Town residents was held on Thursday, May 12. One of the residents' primary themes has consistently been historic preservation. He provided some education on Joplin's historic districts and explained historic preservation, as to why they should or shouldn't proceed obtaining a local designation.

Mr. Overstreet and Stephen Grindle developed several different focus areas from historic preservation to infrastructure and holding work group meetings with the City staff and

stakeholders from the community. Mr. Overstreet asked the commissioners to become involved. If Broadway or the Route 66 corridor is historically recognized, a meeting may be hosted to solicit comments. Residents may want the historic designation, but the property owners may not.

Ms. Sullivan asked Mrs. Morton if she should send her presentation to Mr. Overstreet, who can send it to the commissioners. Mrs. Morton thought it should be placed on the June meeting agenda for finalization. Ms. Sullivan asked about making the presentation to the property owners during July. Mr. Overstreet can obtain the parcel contact information through the City's GIS system or can obtain their water records if they have water service.

Ms. Sullivan asked about sending them an invitation through the mail as well as sending them an e-mail. Mrs. Morton stated this needs to be done after the commissioners finalize and approve the letter and the application. A date for the meeting will be determined at that point.

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

Mr. Overstreet presented a document containing the names of all the City parks, City cemeteries, and a few City-owned properties he thought were of note. There are actually 22 parks, with Mercy Park not being reflected on his list as of yet. It is another park that should be recognized. Some of the more significant parks are Cunningham Park, Campbell Parkway, Ewert Park, and Landreth Park. He recommended either nominating these individually as local landmarks or doing them all as one large landmark.

Mrs. Morton stated these parks and properties will be discussed with the short-term and long-term goals during the work session. The commissioners will decide whether to nominate them individually or to place them all on one landmark like Kansas City has done.

Ms. Sullivan asked about the signage, and Mrs. Morton replied the parks will have storyboard signs that will tell the stories of those parks. They need to be part of this commission's short-term and long-term goals since several subcommittees will be involved.

Mr. Overstreet sees the advantage of nominating all the parks together, but at the same time, the City staff is very involved with the East Town neighborhood at this time. Mrs. Morton stated they could receive the signage first, but Mr. Overstreet did not want the neighborhoods to feel like they're just be tacked on to a larger district.

Mrs. Morton asked about looking at the big picture and asked about obtaining signage for some of the parks. Ms. Frankoski asked if the signs would be personalized, and Ms. Sullivan replied they would tell the story of each park specifically. The disadvantage of not nominating all the parks at once is someone asking why one park was nominated first. Mrs. Morton though the process should be handled like Kansas City did, with all the parks being nominated at the same time. The markers do not all need to be completed at the same time due to budget constraints.

Mr. Overstreet stated a special logo can be developed for the signage if all the parks are nominated as a district at one time.

Mrs. Callihan asked where Goose Egg Park is located, and Mr. Overstreet replied at Sergeant Avenue and Islington Place. Mrs. Callihan asked if it contains playground equipment, and Ms.

Sullivan replied no. It's a goose egg shaped patch of grass with three trees.
Ms. Frankoski asked how much each of these signs usually costs, and Mrs. Callihan replied $26.00 to $60.00.

Mr. Fischer asked what the storyboard will contain, and Mrs. Morton replied the history of each park. Goose Egg Park will have a funny narrative since it has a lot of great history.

Mrs. Callihan did not realize Goose Egg Park was a City park. Mrs. Morton thought some of the neighboring property owners have some great stories about the park. Mr. Overstreet stated Goose Egg Park is City-maintained but not necessarily City-owned. That park is owned by the neighboring property owners. Mr. Fischer asked about soliciting people residing near Goose Egg Park to request the nomination of that park.

Ms. Sullivan wants to place factual information on the storyboard signs.

D. Other Discussion.

Mr. Overstreet discussed potential projects for CLG funding. These include funding for a Bob Yapp Workshop, a National Register nomination for Memorial Hall, an architectural survey of the East Town neighborhood, and an update of the 2002 Downtown Preservation Plan.

Mr. Overstreet asked about projects that have been discussed in the past or other things that for CLG funding, or anything viable enough to add to this discussion.

Ms. Sullivan thought the East Town survey is really important. She knows the downtown preservation plan needs to be updated, but a downtown plan currently exists, along with a City-wide preservation plan.

Mr. Fischer asked what a Bob Yapp Workshop is. Mrs. Morton replied Bob Yapp resides in Hannibal, Missouri, and is an excellent speaker. He teaches you how to take out your wooden windows and to rehabilitate them. If a home has its original window screens and storm windows, he teaches you how to rehab them. He conducts workshops for "at risk" high-school level students where they learn a trade. The fees for Mr. Yapp's workshops begin around $2,000.

Ms. Sullivan asked if this workshop would be open to the public, and Mrs. Morton replied yes. Mr. Overstreet stated the main thrust of Mr. Yapp's workshops is building local capacity, which has been one of Joplin's issues for a very long time. Jeff Neal is the only local contractor who has any real technical expertise in appropriate construction.

Ms. Frankoski asked what the East Town neighborhood survey would cover. Mrs. Morton stated an inventory form is completed for each property. Information included on the form tells when buildings were constructed, provides architectural details, and includes taking photographs. Those conducting the surveys would visit each individual property. Mr. Overstreet stated the survey will let everyone know what is actually significant and can be contributing to a prospective historic district.

Mrs. Morton thought the commissioners should be working on two neighborhoods or two projects at the same time. She asked Ms. Frankoski about pursuing the National Register nomination for Memorial Hall since the City of Joplin will be working with Connect2Culture.

Mrs. Morton asked about making the East Town neighborhood survey and the National Register nomination for Memorial Hall priorities. Mr. Overstreet stated the commissioners can apply for grant funding for more than one project at the same time.

Mr. Overstreet asked about any other projects the commissioners would like to add or discuss. Mrs. Pommert would like a survey of the North Heights neighborhood, where she resides.

Mrs. Morton thought this should be part of the discussion regarding short-term and long-term goals. Mrs. Pommert mentioned a similar meeting in East Town five years ago, with the tornado occurring that following Sunday.

Mrs. Morton asked Mrs. Pommert if North Heights has a group who may be interested in a survey, and she replied very possibly. North Heights is basically the area between Murphysburg and Roanoke. Mrs. Morton stated Murphysburg stops at First Street. Ms. Sullivan stated a homeowner at "C" Street and Moffet Avenue says his tax records show his property as being located in Wilson-Hutton. Mrs. Morton stated the historic preservation plan should show those boundaries.

Ms. Sullivan stated Mr. Grindle is using the City's old plat maps to determine the neighborhoods and what they are called. Mrs. Callihan asked about redefining the boundaries with Mr. Grindle.

Mr. Overstreet stated there are a lot of names and a lot of boundaries that are in the public vernacular that someone cannot just say, "these are the boundaries of the neighborhoods," without actually visiting with the people who live there. Mrs. Morton stated a historic district may contain several neighborhoods. Mr. Grindle defined 32 different neighborhoods in Joplin.

Mrs. Morton stated the Roanoke area would be called the Roanoke Local Historic District.

Mr. Overstreet stated a previous plan identified Roanoke, North Heights, Freeman Grove, and East Town as being areas that should be surveyed since they could be local historic districts. He will obtain estimates on what the surveys will cost before applying for the grant funding.

(Ms. Frankoski left the meeting at 6:05 p.m. due to another commitment)

Mrs. Callihan asked if the two neighborhood surveys can be combined, and Mrs. Morton replied yes. Ms. Sullivan thought the East Town and North Heights surveys will be more challenging than Murphysburg. Many of the residents are not homeowners, with many of the properties being rentals.

Mrs. Pommert expressed the need to stop the blight. She stated there are currently seven vacant properties on her block, with three more residents behind her home moving out. She expressed the need to increase property values so the slumlords cannot afford to come in and divide the beautiful homes into multi-family dwellings and make them cheap to lease

Mrs. Morton thought the National Register nomination for Memorial Hall should be easy to pursue. Mr. Overstreet asked about the cost for a Bob Yapp Workshop, and Mrs. Morton thought they start at about $2,000.

Mrs. Callihan discussed the upcoming 2016 Weekend of History scheduled for June 10-12, 2016. On Friday, June 10, the Joplin Mineral & Historical Museum is hosting a Chautauqua production. Dr. Doug Mishler's living history portrays Teddy Roosevelt, one of our greatest presidents. He was an American statesman, author, explorer, soldier, naturalist, and reformer who served as the 26th President of the United States from 1901 to 1909.

A Saturday matinee is planned for June 11 at the Joplin Mineral & Historical Museum. Dr. Bill Worley will portray one of Missouri's sons, Harry S. Truman. He was a man of the common people for the common people, but there was a great deal about him that was quite uncommon. He was the only president in the 20th century with extensive frontline military experience, and he was also the only president in recent history without a college degree.

Historic Murphysburg Preservation, Inc. will partner with the United Hebrew Congregation of Joplin where the doors of the iconic Jewish temple at 702 South Sergeant Avenue will be open to the public on Sunday, June 12. This event is in commemoration of the 100-year anniversary of Joplin's most unique building of its kind and the area's only Jewish temple, also known to some as s synagogue.

Mrs. Morton asked about including re-use of sacred places in the short-term and long-term goals. She stated the Jasper County Commission has recently purchased the First Baptist Church building at Seventh Street and Pearl Avenue, and their long-term plans may involve demolition.

Item 7 - Adjournment:

Mrs. Morton asked for additional business to come before the Historic Preservation Commission, and none was received. The meeting stood adjourned at 6:10 p.m.

Approved _____
Nancy Morton, Chairperson

Approved _____
Susan Champlin, Senior Clerk