DESIGN REVIEW STANDARDS COMMISSION
602 S. MAIN ST., CITY OF JOPLIN
5TH FLOOR, COUNCIL CHAMBERS
REGULAR MEETING
TUESDAY, MAY 21, 2019

The Design Review Standards Commission of the City of Joplin met on Tuesday, May 21, 2019 at 3:30 P.M. in the 5th Floor Council Chambers at the Joplin City Hall at 602 South Main Street, Joplin, Missouri.

MEMBERS PRESENT:	Ms. Lori Haun, Ms. Nancy Morton, Ms. Jill Sullivan, Mr. Chad Greer, and Mr. Bryan Wicklund.
CITY STAFF PRESENT:	Mr. Thomas Walters, Planning/Community Development Specialist Lindsay Dunn, Notary Public Patty Heagel, Assistant Director
VISITOR:	Mr. Burt Patton

Meeting called to Order:

Mrs. Nancy Morton called the meeting to order and called the roll. Dr. Michael Joseph was absent.

MS. HAUN MADE THE MOTION AND SECONDED BY MR. CHAD GREER TO EXCUSE DR. JOSEPH. MOTION CARRIED, WITH ALL VOTING "AYE" (5 IN FAVOR, 0 OPPOSED, 1 ABSENT) MOTION CARRIES.

Approval of Minutes of Last Meeting: - Tabled until the next meeting.

New Business:

Certificate of Appropriateness-713 S Main St., Joplin, MO – Request for review of new façade.

Ms. Nancy Morton stated that Mr. Greer will answer questions but will abstain from voting on the address is 713 S. Main Street.

Mr. Thomas Walters stated the application by Mid-West Interactive for 713 S. Main Street is a major work and not be able to be approved by staff and must come before the Design Review Board. It is for storefront and door replacement, façade improvements on the façade above canopy. He stated that he is adding to all future staff reports the Discussion and Recommendation on how we came to the process of determination.

Prior to stating staff recommendation, to firmly establish the process and professional procedure in reaching determination for appropriateness, I will begin with the steps for review as outlined in the Secretary of the Interiors Standards for Historic Rehabilitation. Rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to it historical, architectural and cultural values.

The Secretary of the Interiors Standards are not meant to give case-specific advice or address exceptions or rare instances. That is the intent of locally adopted Design Review Standards which are tailored to periods of significance and specific areas or districts. However, the Federal Standards are instrumental in outlining the process steps for review and determination.

Steps for determination:

Identify, Retain, and Preserve

Examining the building in the current state is necessary as the first step for all review. Historical features to be preserved can be identified, but also alterations that have become historic, cannot be reviewed using historical and archival research. Careful review of the building as it currently exists is also critical in identifying missing historical features upon review of the documentation of the building at the time of historical significance.

Protect and Maintain

After identifying important historic features, narrow acceptable scope of work to those that do not compromise the character defining historic features, and work required to repair at risk historic features.

Repair

Review guidance on appropriate methods for repairs recommended based on existing historic features.

Replace

Review historic features identified for repair that due to deterioration can only be preserved through replacement.

Design for Missing Historic Features

When an entire feature is missing, it no longer plays a role in physically defining historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Features cannot be recovered or replaced in part, and an acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. False historic appearance is not to be created.

These steps narrow acceptable works and generate preferred, allowable and not allowed alternatives. At this time, the scope of work detailed in the property owner's application is compared to the alternatives generated through review of the property and historic documentation available or provided by the property owner. The local Design Review Standards are used to make determination on the case/building specific features being affected or new designs being proposed. New designs that would otherwise be allowable must first not exceed the narrowed scope of work intended to prevent character defining features from being compromised.

Upon review of the existing façade there appears to be little to no historic features remaining on 713 S. Main. The property has certainly undergone significant alteration. The existing façade is a storefront of appropriate size, scale and configuration for the downtown storefronts. There are no visible defining features identified to retain or protect.

Upon review of the historic photo, significant alteration is confirmed. The property was previously the Cuban Cigar Company, and once a three-story building. The downtown survey

form for the address notes that the building underwent a fire where the top two stories were lost. While the original façade is known, since two stories of the three are lost, restoring the first-floor façade in the absence of the upper façade would only be restoring the façade in part. Therefore, a new design that is compatible with the remaining character-defining features of the existing building is the available alternative.

The applicant proposes retaining the non-historic canopy and replacing the metal with anodized aluminum. The façade above the canopy will be replaced with pre-finished metal panels of appropriate color, replacing the non-historic and inappropriate existing tile. On these panels will be place the sign of appropriate materials and appropriate scale. Storefront and entrance location is unchanged. Configuration of the door to existing is unchanged. Non- historic storefront windows will be replaced and finishes for windows and doors will be updated to more appropriate dark bronze. While configuration for proposed storefront windows is different than existing, the proposed windows would not be any less appropriate for the district than the existing.

However, storefront window configuration, four horizontal windows per panel, is the most significant feature of the façade and consideration of compatibility with the rest of the district should be considered. The 700 block of Main, and the 7th and Main intersection, has relatively recent new construction compared to the rest of the district. In consideration of the relatively modern alteration proposed while maintaining the configuration of a traditional storefront, staff has deemed the storefront windows appropriate as a contemporary design of a traditional storefront compatible with the surrounding portion of the district.

General Standards

1.1 Preserve (maintain or restore, not removed or alter) **existing original storefronts** and storefront details. **Finding: Does Comply.**

1.7 When planning a storefront rehabilitation, always remember that the storefront is part of a larger structure and its design should be related to the building's overall character. **Finding: Does Comply.**

Doors

1.4 For replacement doors, generally use glazing proportionate to display window glass and kick plate panels proportionate to bulkhead panels. Although wood is preferable, metal with a dark or bronze anodized finish and with a wide stile may be substituted. Raw (silver-colored metal is never appropriate. **Finding: Does Comply.**

1.5 Do not use solid doors on front facades. **Finding: Does Comply.**

Entrances

1.2 New entrance openings on storefronts should not be added. If an additional entrance is required by codes, it should be placed on the rear or side façade. New entrance openings should be simple in design and match the design of the original door. **Finding: Does Comply.**

Signs

1.2 Use signs in historically traditional locations: On storefront belt courses or on flat surfaces on building (attached or pained on walls, not to exceed 20% of surface affixed to) or painted on glass elements. **Finding: Does Comply.**

1.3 Use historic sign materials including: Finished, carved or sandblasted wood, glass, aluminum, gold-leaf, brass, or copper lettering. The lettering is going to be aluminum.

Following the process and codes Staff finds that this is an appropriate contemporary design in a transition zone of our district in a non-contributing property. As long as we are maintaining configuration of this store front that is appropriate for downtown for contemporary uses are permitted. Staff recommends approval, however there maybe further questions.

MS. SULLIVAN MADE THE MOTION AND SECONDED BY MS. HAUN TO OPEN FOR DISCUSSION FOR 713 S. MAIN STREET. MOTION CARRIED, WITH ALL VOTING "AYE" (5 IN FAVOR, 1 ABSENT) MOTION CARRIES

Ms. Morton asked for questions for Mr. Walters or Mr. Greer.

Ms. Haun stated that this was just for verification that the façade, if I recall, is closer on the left side and it angles back on the right side? Is it staying that way?

Mr. Walters stated it was.

Mr. Greer stated that it is hard to convey in the rendering, but you can see from the angle perspective that it does step back in on the right side.

Ms. Morton asked Mr. Greer what the specification the horizontal glass is that…can you explain the store front to us? How many pieces, what the color will be, what the glass will be?

Mr. Greer stated that the storefront system itself will be as shown in the rendering. The aluminum sections that separate the pieces of glass will act to further break those up. Dark anodized represents well it looks like black in appearance, but it is brown in nature. There is no tinting for the glass, it will be clear glazing. The owners have express interest in installing roller shades on the interior of the windows.

Ms. Morton asked if all the black we see is really the anodized bronze aluminum?

Mr. Greer stated that was correct.

Ms. Morton and when I asked about the store front, out of curiosity, is this one piece, how does come from the vendor?

Mr. Greer stated they build it in sticks, in sections, so they will be cutting the vertical as well as horizontals.

Ms. Morton asked if they do it on sight?

Mr. Greer stated typically yes.

Ms. Morton stated that she knows ascetics are not usually discussed, but this a beautiful rendering. Also, she asked if anyone else had any questions about the specifics of this storefront?

Ms. Haun stated that silver metal is never appropriate, but that is door specific. Does that matter with that strip of silver?

Mr. Greer stated typically no, that is under awnings under a separate section. They can be metal in nature, but in this scenario the intent was replacing the metal that is already existing.

Ms. Morton asked if there were anymore questions for Mr. Greer?

Mr. Wicklund had one but it is not directly for this storefront, but are there exterior doors in the rear of the building?

Mr. Greer stated there was. The plans have been submitted to the city.

Ms. Morton stated we have someone here that would like to speak for or against this case?

Mr. Burt Hadden one of the owners of Midwest Interactive. We have agreed on what Chad has produced and Thomas has spoken about. We are excited about being downtown.

Ms. Morton asked for a motion.

Mr. Chad Greer abstained himself from the voting portion of this Certificate of Appropriateness for 713 S. Main Street.

MS. HAUN MADE THE MOTION AND SECONDED BY MS. SULLIVAN TO APPROVE THE CERTIFICATE OF APPRORPRIATENESS FOR 713 S. MAIN STREET FAÇADE IMPROVEMENT CHANGES FOR MIDWEST INTERAVTIVE. MOTION CARRIED, WITH ALL VOTING "AYE" (4 IN FAVOR, 1 ABSENT, 1 ABSTAIN) MOTION CARRIES.

MS. HAUN MADE THE MOTION AND SECONDED BY MS. SULLIVAN TO ADJOURN. MOTION CARRIED, WITH ALL VOTING "AYE" (5 IN FAVOR, 1 APBSENT) MOTION CARRIES

There being no further business to come before the Commission, the meeting stood adjourned.

Approved: Jim Sullivan for
Nancy Morton, Chairperson

Approved: Lindsay Dunn
Lindsay Dunn, Clerk