MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION
JUNE 21, 2016

The Historic Preservation Commission of the City of Joplin met in regular session on Tuesday, June 21, 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, Emily Frankoski, Nancy Morton, Sandra Pommert, Peter Ramsour, and Jill Sullivan
MEMBERS ABSENT:	William Fischer and Georgia Turner
CITY STAFF PRESENT:	Taylor Cunningham, Planner Tyler Overstreet, Planner Tony Robyn, Asst. Director of Planning, Development, and Neighborhood Services Susan Champlin, Senior Clerk
OTHERS PRESENT:	Debby Woodin, Joplin Globe Trey Dawson, KOAM-TV

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 the Minutes:

Mrs. Morton asked for additions or corrections to the minutes from the meeting of May 17, 2016, and none were received.

MS. FRANKOSKI MOVED, SECONDED BY MRS. CALLIHAN, THAT THE MINUTES FROM THE MEETING OF MAY 17, 2016 BE APPROVED. THE MOTION CARRIED, WITH MS. BRUNNER-LEWIS, MRS. CALLIHAN, MS. FRANKOSKI, MRS. MORTON, MRS. POMMERT, MR. RAMSOUR, AND MS. SULLIVAN VOTING "AYE"; AND WITH MR. FISCHER AND MS. TURNER BEING ABSENT (7 IN FAVOR, 2 ABSENT).

Item 4 – Budget:

Mr. Overstreet stated the account balances reflect his most recent trip to the historic preservation training in Saline County who, along with the City of Sedalia, are just starting historic preservation commissions.

Mrs. Morton asked if this figure includes the $10,000 of the marker budget. Mr. Overstreet replied that is part of the Convention & Visitors Bureau (CVB) budget, but he can include that in the future. Mrs. Morton would like that figure to be reflected in the budget.

Ms. Cunningham asked if that figure will continue to be in the CVB budget, and Mr. Overstreet replied yes. Mrs. Morton asked the City staff to include that figure on the report to remind the commissioners that the Historic Preservation Commission budget does not reflect the marker budget belonging to the CVB.

A. CLG Grant Applications Update.

Mrs. Morton understood these applications must be filed with the State Historic Preservation Office (SHPO) by July 31, 2016.

Mr. Overstreet stated potential projects include the Memorial Hall National Register application, the surveys for East Town and for North Heights, and updating the design review standards for the Sunshine Lamp District. The only project that was not necessarily clear was the Bob Yapp workshop. He included information on the various types of workshops in the agenda packet. This project would need to be bid out and wouldn't necessarily be a workshop by Bob Yapp. Cost estimates are provided for all the different types of training seminars that this particular vendor could conduct.

Mrs. Morton asked Mr. Overstreet for his recommendations for the grant. He will be preparing the application, but the decision is ultimately up to himself and to the commissioners. He thought the most pressing projects are the National Register application for Memorial Hall and updating the design review standards for the Sunshine Lamp District.

Mrs. Morton asked for cost estimates for the potential projects and how much money is available in the first grant cycle. Mr. Overstreet stated a list of projects has been developed, but he would like to know what this commission sees as the highest priorities of the projects that have previously been discussed. The cost estimate for Memorial Hall is $12,000 to $14,000.

Ms. Sullivan stated the most recent list of projects included surveying East Town and North Heights. Mrs. Morton stated if all the money in the first grant cycle isn't applied for and granted, there will be a second grant cycle. The commissioners are seeking cost estimates for surveys for East Town and for North Heights, the Memorial Hall National Register application, and the design guidelines for the Sunshine Lamp District. Ms. Cunningham can provide the names of the consultants who have responded to the City's request for qualifications since they all conduct surveys and nominations.

Mrs. Callihan mentioned a district called Wilson-Hutton that lies between Murphysburg and North Heights. Mrs. Morton wants to see if the consultants from Heritage Strategies designate that as a separate neighborhood in the preservation plan.

Mr. Ramsour asked about the deadline for filing applications, and Mrs. Morton replied July 31. She stated this grant funding is for FY 2017. The City must provide 40 percent matching funding, with SHPO also taking the staff time (in-kind) into consideration.

Ms. Frankoski asked if the FY 2017 grant cycle runs from July through June, and Mr. Overstreet replied August through July. Ms. Cunningham stated the preservation plan must be finalized during August. Mrs. Morton asked for cost estimates so the commissioners can decide which projects to move forward with during their July meeting.

Mrs. Callihan stated two parties in the south part of Wilson-Hutton are interested in making Wilson-Hutton a separate district. She thought it should be a completely different neighborhood.

Item 5 – Old Business:

There was no old business to discuss.

Item 6 – New Business:

A. Historic Preservation Plan Update.

Ms. Cunningham stated Heritage Strategies have been sending chapters of the plan as they are being completed. She has received Chapters 1 through 4 but said Chapter 5 has been sent to the downtown stakeholder group. Chapter 6 will be sent out later this week, with Chapters 7 and 8 remaining to be completed. The plan is simple and easy to read and is so specific to Joplin.

Ms. Cunningham thought Heritage Strategies has gone above and beyond her expectations. The plan includes eight chapters and appendices as follows:

Chapter 1 – Introduction and Overview
Chapter 2 – Joplin's Historic Character
Chapter 3 – Preservation Approach
Chapter 4 – Preservation Program
Chapter 5 – Downtown Joplin
Chapter 6 – Historic Neighborhoods
Chapter 7 – Commercial Corridors
Chapter 8 – Joplin Stories

Chapters 3 and 4 discuss preservation and define the role of the Historic Preservation Commission. The City staff worked with the Joplin Area Chamber of Commerce, Downtown Joplin Alliance, Jeff Neal, and several downtown stakeholders on development of Chapter 5.

Ms. Cunningham stated all the photographs were taken by Peter Benton with Heritage Strategies while he was visiting Joplin. The plan is structured around summaries and recommendations, along with action points for those recommendations.

Mr. Ramsour thought the plan is very thorough. Ms. Sullivan stated the consultants have definitely done their research about Joplin. Ms. Cunningham will continue forwarding chapters of the plan to the commissioners once she receives them. She asked the commissioners to provide her or Mr. Overstreet any comments to forward to the consultants since they will not be returning to Joplin.

Ms. Cunningham stated the preservation plan will be a very valuable planning document, not just for historic preservation, but for transportation and other issues. Mrs. Morton hopes Heritage Strategies responds to the City's request for qualifications for the design guidelines for the Sunshine Lamp District. Mr. Benton asked if Heritage Strategies could use Joplin as a reference for a project they are bidding in Colorado Springs.

Mr. Overstreet asked when Mr. Benton anticipated the preservation plan being complete, and Ms. Cunningham replied during July.

Item 7 – Other Business/Discussion:

A. Short and Long-Term Goals.

Mr. Overstreet stated the preservation plan will dictate those short and long-term goals. The plan should be completed before this commission meets during July, but it will not be approved by the City Council at that point. The plan will provide initial guidance in developing short and long-term goals.

Mrs. Morton asked when this commission meets during July, and Ms. Sullivan replied July 19. Mrs. Morton stated this commission does not normally meet during August. Ms. Sullivan asked when the preservation plan will be presented to the City Council, and Ms. Cunningham was not sure. Mr. Ramsour asked about any time constraints for approval by the City Council, and Ms. Cunningham will check to see if there is a date the plan must be adopted by.

Mrs. Morton stated last year the commissioners voted to designate August and December as vacation months since a commissioner can be removed if they are absent for three regular meetings during any calendar year. A special meeting in August may be called if necessary.

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

Mr. Overstreet stated the letter Ms. Sullivan drafted is in the agenda packet. He updated the applications with the proper language and will send them to the commissioners later this week.

Mrs. Morton stated the owners of the Schifferdecker Gardens would like to have new storyboard signage. Ms. Sullivan asked the City Clerk which owners have officially received a local designation and plans to send her letter to two property owners. She revised her letter to state that the recipient's residence is among the group that has the sign but does not have the ordinance approving the local designation. She hopes the recipients will contact Mr. Overstreet and visit with her at the library to assist them with completing their nominations.

Mrs. Morton asked Ms. Sullivan who the two property owners are, and she replied the owners of 420 South Byers Avenue and 504 South Byers Avenue. A local designation has already been granted for the Rothanbarger House at 1210 North Florida Avenue. Mrs. Morton stated the Reisling House at 1731 Annie Baxter Avenue and Joe Becker Stadium don't have local designations. She stated 504 Byers is the John Wise House.

Ms. Sullivan stated the City Clerk has an ordinance designating the John Wise House as a local landmark, so 504 Byers and the Rothanbarger House have local designations. The two properties that do not have local designation are the Reisling House and the Schwartz House. Mrs. Callihan stated the Reisling House is for sale.

Ms. Sullivan and Mrs. Morton would like to defer the Reisling House due to an ongoing situation with the City Council and Convention & Visitors Bureau Director Patrick Tuttle regarding Gabby Street. Ms. Sullivan stated Levi Reisling built the house, but Gabby Street lived there. Typically,

the name of the original homeowner is what goes on the local landmark marker, and she expressed concern about setting a precedent. She asked about making an exception in this case, with the sign containing the name of the original homeowner, but having a short narrative below stating Gabby Street lived here "from this time until this time." This is the only way to maintain the historical integrity and satisfy the tourists.

Mrs. Callihan stated Gabby Street completely reconfigured the whole house. Ms. Sullivan stated the property draws tourism as being the Gabby Street house, but at the same time, she expressed the need to maintain some historical integrity.

Mrs. Callihan discussed the signage in front of the Handy AME Chapel and asked if it has officially received local designation. Ms. Sullivan is only discussing houses at this point. Mrs. Morton understood the City Council agreed to remove the "Gabby Street" signage from 26th Street, but there was supposed to be some type of marker honoring Gabby Street.

Ms. Cunningham learned a monument honoring Gabby Street existed before the tornado. She understood a new marker will be erected. Mrs. Morton asked what the monument looked like, and Ms. Cunningham replied signage with the "City of Joplin" logo stating historic Gabby Street. Mrs. Morton asked where it was located, and Ms. Cunningham replied towards Maiden Lane.

Ms. Sullivan asked if the storyboard would be for the street and not the house, and Mrs. Morton replied for the street. She did not believe the current owner would respond to Ms. Sullivan's letter. Most real estate agents tell people to not designate their home as a local landmark if they are trying to sell, but to let the next owner make that decision.

Ms. Sullivan asked if the Rothanbarger House and the Schifferdecker Gardens are being treated as two separate cases. Mrs. Morton stated the two properties have different ownership, with the Rothanbarger House historically standing alone since it is the only pre-Civil War house that Joplin has. Mrs. Callihan stated the Pinkerton House is also a pre-Civil War house and is located south of Missouri Southern State University.

Ms. Sullivan asked if her letter is now being sent only to the owner of the Schwartz House. Mrs. Callihan and Mr. Ramsour thought Ms. Sullivan could informally contact the owner by phone or e-mail. Ms. Sullivan will contact the owner by e-mail. Mr. Overstreet asked for the owner to contact him if she needs additional information.

Ms. Sullivan will contact the owners the Rothanbarger House and the Schifferdecker Gardens to see if they would like new signage. Ms. Sullivan did not understand why these two properties would have storyboard signage instead of the regular local landmark marker signage.

Mrs. Morton stated on hot days the trolley would bring people to the Schifferdecker Gardens where they would relax in the cold water and the shade. She asked Mrs. Callihan how many acres the Schifferdecker Gardens contain, and she replied three to five acres.

Ms. Sullivan asked about the length of the stories on the storyboard, and Mr. Overstreet will send her a copy of one of the storyboards. Ms. Sullivan asked how many storyboards current exist in Joplin, and Mrs. Morton replied the Bonnie & Clyde apartment and Joe Becker Stadium.

Ms. Sullivan asked if private residences receive storyboard signage only if they had significance as a community space at some point and time. She understood most of the homes will just have signage containing the name of the home and when it was built but won't contain a story about the person who owned the house because it wasn't also a community space. She asked about the specific criteria for the storyboard signage, and Mrs. Callihan replied an event.

Mr. Overstreet mentioned previous discussion as to whether or not the commissioners wanted to combine the local landmark in the marker application so applicants don't have to go through the process twice. Ms. Sullivan expressed the need for a separate application for the signage for the property owners who have the old signage and just need to apply for new signage. She would like to add the application for the signage to the application for the landmark so everything can be taken care of at one time.

Ms. Sullivan asked Mr. Overstreet about resources for the signs, or the poles. Mrs. Callihan stated Sign Designs has been making the signage, but Ms. Sullivan stated a sample of a sign does not exist. They all say "historic landmark" with none of them saying "local landmark." She asked for a visual representation at some point since the word "historic" cannot be on that application.

Mrs. Callihan asked if the City staff makes the signs, and Ms. Sullivan replied all the graphic work was done by Sign Designs. Mr. Overstreet stated the concept has been created that when the commissioners and staff move forward with actually making the signs, the work will be bid out. Bids would be solicited for all of the markers at one time.

Mrs. Morton asked if the new signs that are already existing if the verbiage on the application is changed from "historic landmark" to "local landmark." Ms. Sullivan thought this would apply to future requests for signage, with the signs that are already approved by ordinance being grandfathered in. The only property owners who are being contacted are the ones who do not officially have local landmark status with the exception of the storyboard.

Mrs. Morton stated since Murphysburg is a district, anyone in the district with a contributing property can have a marker. At least six existing markers in Murphysburg contain the word "historic." Mrs. Morton asked about contacting those property owners and letting them know what this commission is doing. Ms. Sullivan did not believe they should be contacted.

C. Other Discussion.

Mr. Overstreet distributed a brochure from the City of Independence, Missouri, explaining what they are doing. Mrs. Callihan stated the Joplin Museum Complex has a 1926 pamphlet containing history on the local parks. Ms. Sullivan also has information containing the history on the parks.

Mrs. Callihan believes the previous plans to purchase the Olivia Apartments fell through, with the property being for sale again. Since that time Mrs. Callihan received a call asking for information on the Olivia. She sent them all the information she had on the Olivia, along with information on state and national historic tax credits and the City ordinance for historic properties.

Mrs. Callihan received a call from a local realtor who has some interest in Morgan's Grocery Store. They also requested the City ordinance designating that property as a local landmark. Mrs. Morton believes this falls under the special use permit that was developed for Murphysburg.

Ms. Cunningham knows the property is zoned commercial, so there won't be any issues from a zoning standpoint. Mrs. Morton believes an individual is planning to operate a jewelry repair shop in a residence, and she informed them they probably needed to apply for a special use permit. Ms. Cunningham stated this applies to special use permits for businesses in historic neighborhoods.

Mr. Overstreet received a call from a realtor who is representing the owners of 3330 North Range Line, which was the Hoffmeister estate, also known as the Cypress Estate Tennis Club. Mr. Overstreet gave her Mrs. Morton's and Ms. Sullivan's contact information.

Mrs. Callihan asked where this property is, and Mr. Ramsour on the west side of Range Line north of Anderson Tractor. Mrs. Morton stated the property is heavily wooded and has a long driveway. It is across the street from the Range Line Antique Mall.

Mr. Ramsour asked if this property lies in Joplin, and Mr. Overstreet replied yes.

Mrs. Morton asked about the plans for the property. Mr. Overstreet stated the Hoffmeister family is selling the property, but it is a unique case in that the house has been in the family for generations, and the realtor's main concern is that the current owners want to make sure that the local landmark process is followed for anything that happens with this property. He referred the realtor to the local process.

Mrs. Morton expressed concern that the property will go through some type of demolition process since it is surrounded by commercial land. Mr. Overstreet stated the east side of Range Line Road lies in Webb City, with the west side lying in Joplin.

Mr. Ramsour asked if the city limits run along Mount Hope Road, and Mr. Overstreet replied this property just barely lies in Joplin. He encouraged the realtor to convince the family to seek local landmark status if they want to preserve the property. The realtor discussed plans for an open house in the near future for everyone but invited the City staff and commissioners to schedule a special time to look at the property.

Mrs. Callihan visited with a representative from First Baptist Church. The Jasper County Commission has recently purchased their property at Seventh Street and Pearl Avenue. The church officials are removing all the architectural details including the sanctuary and the stained glass. Jasper County has plans to demolish the property.

Mr. Overstreet received a local landmark application from Low Water Bridge/McIndoe Park. Ms. Sullivan asked if this area lies in the Joplin city limits, and Mr. Overstreet replied yes.

Mrs. Morton asked about the Hershewe law firm signage in the 500 block of Main Street. Mr. Overstreet replied the Design Review Standards Commission has not been able to meet to discuss the signage. Mrs. Morton stated it is important to delineate between minor and major projects so the Historic Preservation Commission can grant the City staff authority to act upon the minor projects, such as signage.

Mr. Ramsour asked about Mr. Hershewe's plans, and Mrs. Morton replied he is franchising law stores in Wal-Marts but is also planning a stand-alone operation in the Edison Building on Main Street.

Ms. Sullivan asked if the City of Joplin owns the water and asked how someone could submit an application for a local landmark. Mr. Overstreet replied the application will require an affidavit from the owner, which is the City of Joplin. He is not sure if the affidavit requires City Council approval or is something City Manager Sam Anselm can authorize.

Ms. Sullivan expressed concern that the City won't approve an affidavit allowing the organization to request the local landmark. Mrs. Morton did not believe anything is happening at this point but asked Ms. Cunningham about the status on the proposed bridge. She replied the plans are very preliminary at this point but stated the existing bridge is deteriorating, with a weight limit being posted.

Mrs. Morton stated the commissioners need to be proactive in recognizing there is a group of people who want to recognize the existing bridge as a local landmark. She thought a storyboard marker could be used since the preliminary plans include a bike and pedestrian trail over the proposed bridge. Mrs. Callihan asked if the old bridge will be demolished, and Mrs. Morton stated the group presenting the application want to save the bridge. Mr. Overstreet stated they are only asking for local landmark status. He discussed plans to recognize McIndoe Park and/or Low Water Bridge.

Mrs. Callihan stated McIndoe Park is on the list of City-owned parks. Missouri American Water Company actually owns Grand Falls and have water rights along Shoal Creek.

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.

MR. RAMSOUR MOVED, SECONDED BY MS. SULLIVAN, THAT THE MEETING BE ADJOURNED. THE MOTION CARRIED, WITH MS. BRUNNER-LEWIS, MRS. CALLIHAN, MS. FRANKOSKI, MRS. MORTON, MRS. POMMERT, MR. RAMSOUR, AND MS. SULLIVAN VOTING "AYE"; AND WITH MR. FISCHER AND MS. TURNER BEING ABSENT (7 IN FAVOR, 2 ABSENT).

The meeting stood adjourned at 6:00 p.m.

Approved _____
Nancy Morton, Chairperson

Approved _____
Susan Champlin, Senior Clerk