MINUTES
DESIGN REVIEW STANDARDS COMMISSION
CITY OF JOPLIN
REGULAR MEETING
THURSDAY, JULY,12 2018

The Design Review Standards Commission of the City of Joplin met on Thursday, July 12, 2018 at 3:30 P.M. in the 5th Floor Study at the Joplin City Hall at 602 South Main Street, Joplin, Missouri.

MEMBERS PRESENT:	Dr. Michael Joseph, Mrs. Lori Haun, Mrs. Nancy Morton, and Mr. Chad Greer and Taylor Cunningham.
CITY STAFF PRESENT:	Mr. Thomas Walters, Planning/Community Development Specialist Bet Willhite, Notary Public
VISITOR:	Ms. Christine Fabion, Ben Jarrett.

Meeting called to Order:

Mrs. Nancy Morton called the meeting to order and called the roll all members were in attendance.

Approval of Minutes of Last Meeting:

The minutes of the March 14, 2017 meeting be tabled.

New Business:

719 South Main Street – Request for review of window and patio improvements- Carpenters Union.

Mrs. Morton stated that she would give an overview then Mr. Walters would give staff report. We have a rear façade to add a brick wall with a fencing on top. Second would be the replacement of historic windows. There are some damaged windows and existing windows.

Mr. Walters stated there are two applications, but we can treat them as one case number for 719 S. Main Street which is included in the Sunshine Lamp Historic District. Mr. Walters was hoping for more documentation with the application. Mrs. Fabion dropped of the photographs which helped in writing the staff report. To clarify, if looking at the drawing for the back porch and and the picture of the rear of the building, the building is adjacent to the alleyway which is public right-of-way and you can't build in there. The application is to enclose the loading area to be a patio and not add to the rear of the building in the alley as the drawing would appear to suggest at first examination.

Mrs. Morton wanted to know where the loading area was located. Mr. Walters stated that it was facing the alley.

Mr. Walters also stated that Guideline number 2 under the benefits of design standards states that "standards can result in a positive change in the visual appearance of the community… (And) preserve its historic integrity." **Finding: does comply.**

The Design Standards-Rear and Side Facades: Do not add porches, staircases, or balconies on front or side facades where none existed originally. **Finding: Does comply. Applicant has requested enclosing loading area with brick and metal picket. The proposed work is within the footprint of the building on the foundation slab and not a porch addition. Scope of work will fall under interior permit.**

Mrs. Haun verified that the wall was brick to a certain point and then a fence to the top of the building.

Mr. Jarrett stated that it will be block 4 ½ foot high and then wrought iron the rest of the way to the top.

Mr. Greer stated that the Commission is used to seeing a version whether it be a drawing or photograph where there is some imagery imposed on to it or some drawing that shows this in application where it is installed and how it looks on the overall building.

Mr. Jarrett stated that it will be the exact same material to the Law Offices.

Mrs. Morton wanted to know if it is just going to be on the south side.

Mr. Jarrett state it will be on the south side as well as the basement stairs.

Ms. Cunningham stated she had some general questions. What are you going to use the enclosed portion for or just enclosing it from weather or does it have a specific purpose?

Mrs. Fabion stated that the purpose was to have outside seating. There would be the possibility that staining the blocks with an artist doing a mural.

Ms. Cunningham asked if they have a vision or look for the mural.

Mrs. Fabion stated that since we are Lefleur Luxury Lofts the mural would possibly be a New Orleans look.

MS. CUNNINGHAM MADE THE MOTION AND SECONDED BY MS. HAUN TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR THE PATIO IMPROVEMENTS AT 719 S. MAIN STREET. MOTION CARRIED, WITH ALL VOTING "AYE" (4 IN FAVOR, 0 OPPOSED) MOTION CARRIES.

The Design Standards- Windows: Identifying, retaining, and preserving windows – and their functional and decorative features – that are important in defining the overall historic character of the building. Such features can include frames, sash muntin's, glazing, sills, heads, hoodmolds, paneled or decorated jambs and moldings, and interior and exterior shutters and blinds.

Finding: Does not comply. Applicant has requested replacing existing windows. Two windows are destroyed. Applicants desired window replacements have different configuration and detailing than originals and would need board approval.

Replacing in kind extensively deteriorated or missing parts of windows when there are surviving prototypes such as frames, sash, sills, glazing, and hoodmolds. The new work should match the old in material, design, color, and texture; and be unobtrusively dated to guide future research and treatment. **Finding: does not comply.**

Mrs. Morton asked Mr. Greer to pick up the windows for discussion. Due to the fact you have much more experience with this.

Mr. Greer stated he went back and did some research on the windows. The nature of the design standards relative to first floor store front verses upper level is different. The store front design on the entry level was intended for more merchandising. The upper levels are fairly rigid in the requirements. The Design Standards read: You are to preserve, maintain, or restore not conceal or alter the original appearance details of upper story façade windows. This committee has recommended approval in the past for upper level windows that are a change in style but not in configuration of the windows. The biggest concern with the windows that you have presented is they are significantly different than the character in nature, configuration, size of the squares that currently exist in the building. We have gone in the past and found original photos of windows, in this case the original windows are in place for us to see. There may be some alteration to the design presented.

Mr. Jarrett stated that he took a picture of the windows to where they were having them made and they are identical to what is in there now. There were some differences because there is going to be apartments. There must be a certain size of opening for it to be legal for a fire escape. The front we can leave identical but the opening on the south side must be changed.

Mr. Greer stated that the problem is what you are proposing and what you are showing us does not reflect what you are planning to install.

Mr. Jarrett said he could show exactly what to look for.

Mr. Greer stated typically this committee is use to seeing a drawing or a photograph where the windows super imposed or drawn in which configuration in which they will be installed. Then we would review that for conformance with the Design Review Standards, then make a recommendation to the Historic Preservation Committee.

Mrs. Morton stated that this commission does not have enough information.

Mr. Greer stated that you could take a photograph, impose the windows, listing all the materials, then we would have something to make a motion on. Unfortunately, what we have does not provide the intent or the characteristics of the design standards, there is not much for us to go on.

Mr. Walters stated that this commission has the option of passing a conditional acceptance which they must provide by Historic Preservation Commission, what would satisfy this. But that is

only if this commission felt comfortable doing that since we have not actually seen the windows.

Mrs. Morton stated for our paperwork that the commission needs the scope of the work, the Contractors name, and a timeline.

MR. GREER MADE THE MOTION AND SECONDED BY DR. JOSEPH TO TABLE THE CERTIFICATE OF APPROPRIATENESS FOR THE WINDOW IMPROVEMENTS AT 719 S. MAIN STREET. MOTION CARRIED, WITH ALL VOTING "AYE" (4 IN FAVOR, 0 OPPOSED) MOTION CARRIES.

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

Approved: _____
Nancy Morton, Chairperson

Approved: _____
Bet. Willhite, Clerk