MINUTES
HISTORIC PRESERVATION COMMISSION
REGULAR SESSION
JULY 19, 2016

The Historic Preservation Commission of the City of Joplin met in regular session on Tuesday, July 19, 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
MEMBERS ABSENT:	None
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 the Minutes:

Mrs. Morton asked for additions or corrections to the minutes from the meeting of June 21, 2016, and none were received.

Mrs. Callihan moved, seconded by Ms. Sullivan, that the minutes from the meeting of June 21, 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 were no budget changes from last month. The City staff recently went through its budget request process for FY 2017, and he requested the $20,000 local matching share for the Certified Local Government (CLG) applications. There is $50,000 in grant funding that could be applied for during FY 2017.

Mrs. Morton mentioned a second grant cycle if all the grant funding in first cycle is not applied for. Mr. Overstreet could seek grant funding for additional projects but would have to make a budget amendment request through the Finance Department.

Mrs. Morton stated the City Council members and City Manager Sam Anselm have always told her to inform them of any goals for which this commission needs additional funding.

Mrs. Morton discussed the Convention & Visitors Bureau (CVB) budget for signage and markers and asked if that figure always remains in the budget or if CVB Director Patrick Tuttle can pull

that back any time he wants. Mr. Overstreet replied the funding is available in the CVB budget for FY 2017. Mr. Tuttle asked Mr. Overstreet about the continued need for funding, so it remains in the CVB budget. This is simply an agreement between two City departments.

Mrs. Morton stated Mr. Tuttle asked about this commission's plans for East Town since the City purchased the building on Broadway for the future CVB offices.

Item 5 – Old Business:

A. Historic Preservation Plan Update.

Mr. Overstreet stated all chapters have been submitted to and reviewed by the State Historic Preservation Office (SHPO) except for Chapter 2. A conference call took place with SHPO just to clarify timelines. The entire plan must be submitted to SHPO after comments have been solicited from the commissioners and City staff. The plan must be submitted to SHPO by August 30. Chapter 2 will be sent to SHPO and the City staff by August 1.

Mr. Overstreet stated it is important that all the commissioners and City staff provide their commentaries to Heritage Strategies. He provided the commissioners a link for downloading the individual chapters. Mrs. Morton stated the plan is specifically tailored for Joplin.

Mr. Overstreet discussed receiving City Council support for the historic preservation plan once it is completed. It is very important for the City Council to provide their own input and their own commentary into the process. The staff thought the best solution would be for this commission and the staff to meet with the City Council before the plan is submitted to SHPO on August 30.

Mr. Overstreet stated August is typically a vacation month for the Historic Preservation Commission, but he suggested holding a work session with the City Council during the week of August 8 or August 22. Mrs. Morton asked if it would be a Monday night, and Mr. Overstreet thought that was the time the Council members would all be available. Mrs. Callihan and Ms. Sullivan will not be available on Monday, August 22, and Mr. Fischer will be out of town on Monday, August 8. Mrs. Morton hoped the meeting could take place on August 8 since Mrs. Callihan is a vital part of this commission.

Mr. Overstreet stated Mr. Bolander will be coordinating the work session with Mr. Anselm and the City Council. The Council members will be reviewing the historic preservation plan, providing their comments, and letting the staff know their concerns so the finalized document can be officially adopted during September.

Mrs. Morton asked Mr. Overstreet about inviting other people who were part of this planning process to attend the work session since it is a public meeting. There is representation from the Joplin School District, the real estate business, and the hospitals. Mr. Overstreet stated there will also be another public meeting with the finalized plan to show everyone what work has been done. Mrs. Morton asked if Peter and Elizabeth from Heritage Strategies would be present for that public meeting, and Mr. Overstreet replied yes. Mr. Overstreet asked for their representation at the City Council meeting when the plan is presented.

Item 6 – New Business:

A. CLG Grant Applications.

Mr. Overstreet took the projects that were discussed, including the Bob Yapp (or similar) workshop, the National Register nomination for Memorial Hall, the Sunshine Lamp design review guidelines update, and the neighborhood surveys for East Town and North Heights.

The estimated cost for the Bob Yapp Workshop is $10,000. This project would involve hosting an on-hands seminar/workshop for local contractors, trade students, and preservationists to introduce the concepts and viability of restoration. The cost is based on a two-day workshop setting. An introduction to restoration of windows or proper treatment of windows would take place during the first day, with the removal of non-original siding from one or two historic structures taking place during the second day.

Mrs. Morton asked Mr. Overstreet about his annual action plan that was presented to the City Council. He stated one of the projects was a rehabilitation program through the Missouri Abandoned Housing Act. The City uses Community Development Block Grant (CDBG) funding for the legal aspects. The Abandoned Housing Act basically gives a non-profit organization (Fuller Center for Housing) temporary ownership of a vacant house or a house that's been vacant for longer than six months and owes back taxes. The non-profit takes temporary ownership, rehabilitates the home, and then sells it to a new homeowner. All the money spent for the rehabilitation is returned to the non-profit, with any proceeds above and beyond that being given to the original property owners. This eliminates the tax burden and increases property values.

Mrs. Morton stated Joplin has so many abandoned structures that need to be reused.

Mr. Ramsour asked if this program is just for single-family homes, and Mr. Overstreet replied yes. He stated Kansas City has used the program for multi-family housing in the past.

Mr. Overstreet discussed the National Register nomination for Memorial Hall, with an estimated cost of $9,000. The estimated cost for the Sunshine Lamp design review guidelines is $25,000. The existing guidelines are in place, with Mrs. Morton and Matt Wright reviewing their compliance and revising them to be more in line with the Secretary of the Interior standards. The commission and staff just need a professional to review the guidelines and revise them as needed.

Mr. Overstreet discussed the neighborhood surveys for East Town and North Heights with a cost estimate of $20,000 for each neighborhood. The cost depends on the number of properties within the area, the density of the neighborhood, and how much additional research is needed for each home. The project would entail an architectural survey of both neighborhoods. Mrs. Morton stated an inventory form is completed for each property and does not include placement on the national or local registers.

Mr. Ramsour asked Mr. Overstreet about the $50,000 worth of grants he was discussing. He replied funding of $30,000 would be sought for a $50,000 total project cost, with a $20,000 local matching share.

Ms. Sullivan asked about the total budget for everything, including the registration fees for the annual conference, for FY 2017. Mr. Overstreet stated the actual line items for travel and conferences haven't changed. Mrs. Morton stated he just wanted to ensure he had $50,000 in the budget for matching funds.

Ms. Sullivan asked if the $50,000 is in addition to the regular budget, and Mrs. Morton replied yes. This also includes the $10,000 the CVB has for signage and markers.

Mr. Overstreet stated the Missouri Annual Preservation Conference is in Hannibal, Missouri, during October. Mrs. Morton will visit with Bob Yapp during the conference. Ms. Sullivan stated the dates for the conference are October 19-21, 2016.

Ms. Sullivan asked if the City will provide lodging for Wednesday and Thursday nights, and Mr. Overstreet replied lodging is provided for Tuesday night as well.

Mrs. Morton asked Mrs. Pommert how many North Heights residents are interested in having a survey for that neighborhood, and she replied approximately 130 residents. Mrs. Morton asked if they would be willing to sign a petition, and Mrs. Pommert can approach them.

Mrs. Morton thought the East Town residents would sign a petition, with this commission becoming involved with the mural project. She asked about conducting another neighborhood meeting for East Town.

Mrs. Callihan asked about the boundaries of North Heights, and Ms. Sullivan stated there have been discrepancies with those boundaries for some time. Mrs. Morton is ranking the neighborhood surveys at the bottom of the project list until the commissioners can obtain the information they need. They would not have moved forward with designating Murphysburg as a historic district without the City Council's support.

Mr. Overstreet stressed the importance of having neighborhood support for a project. It still has not been determined what the official boundaries of the neighborhoods will be. The City staff and commissioners must actually visit with the residents who live there and find how what neighborhood they think they live in, and what they think the boundaries are. This is the only way to receive long-term support for the neighborhood programs.

Ms. Sullivan and Neighborhood Services supervisor Stephen Grindle don't agree where the boundary of North Heights and Roanoke should be. Her property is right on the boundary, and she doesn't want that to change.

Mr. Overstreet stated there was very little resident involvement in that map, with the boundaries being based on plats and what is on the residents' deeds and property tax statements.

Mrs. Morton would like to discuss the neighborhoods with Peter from Heritage Strategies since the preservation plan doesn't contain the original neighborhood descriptions. She stated many neighborhoods have even yet to be defined, and she asked if Mr. Grindle defines the neighborhoods by the plat maps.

Ms. Sullivan stated Mr. Grindle has used historical maps and the plat maps to get an idea and a start, as well as the work that Leslie Simpson did. Ms. Sullivan and Mr. Grindle disagree on some of the boundaries because at the time when the maps were made and the neighborhoods were defined, streets weren't necessarily there.

Mr. Overstreet discussed using physical boundaries, such as streets, like bodies of water to actually define areas and neighborhoods. Those are the actual means by which people can most clearly define the neighborhoods.

Ms. Sullivan has applied for local landmark status. If that is approved, and the neighborhood boundaries are changed, and it is determined her house was built in Roanoke because she has documentation that her house was built in Roanoke. But the boundary changes, and she is suddenly in North Heights. Mrs. Morton stated Ms. Sullivan's property will be set out by ordinance, with an amendment to the ordinance stating the house was built in Roanoke; however, with the 2016 historic preservation plan, it was changed to reflect that Ms. Sullivan lives in the confines of North Heights.

Mrs. Callihan asked Ms. Sullivan what district is north of her home, and she replied Roanoke. The neighborhood containing the houses that line up with her home would be changed if the boundary goes to the street. Mrs. Morton will seek answers for the boundary issues before the neighborhood surveys are conducted.

Mr. Overstreet recommended identifying the bounded neighborhoods throughout Joplin, in which 32 individual neighborhoods were identified by Mr. Grindle, but the City staff and commissioners should work with the local residents to confirm appropriate geographic boundaries and names. The names on the plat maps or subdivision maps may not be what the residents have called the neighborhood for the past 30 years.

Mr. Ramsour stated if East Town is not a priority, there will not be enough historical buildings remaining in that neighborhood to make saving that neighborhood worthwhile. Buildings are constantly being demolished in East Town. Mrs. Morton stated the only people who are really involved are the leaders of the community.

Mrs. Morton asked Ms. Frankoski if she believes enough residents are interested in preserving the neighborhood. Mrs. Morton stated many Joplin residents are questioning why Murphysburg was done first. The reason was the City Council recognized the overwhelming support of Murphysburg property owners in their efforts to establish a historic district. Ms. Frankoski replied there is definitely support, with about 30 to 40 residents attending each of the two neighborhood meetings for East Town.

Mrs. Morton asked if these residents are property owners who are registered voters, and Ms. Frankoski replied some are property owners and some are tenants.

Mr. Ramsour asked about ranking the projects. Ms. Sullivan stated the City staff is still trying to define the boundaries of all of the neighborhoods. She feels like the neighborhood surveys are the most important things on the project list, in that there are enough residents in both of those neighborhoods to support the preservation of their neighborhoods. Mrs. Morton needs the neighborhood support before Mr. Overstreet applies for grant funding.

Mrs. Callihan asked if boundaries have been established for East Town, and Mr. Overstreet stated those boundaries are more defined. Ms. Frankoski stated one East Town representative owned several different properties.

Mr. Fischer asked if the $10,000 for the Bob Yapp workshop would cover the cost for people to attend this workshop, and Mrs. Morton replied yes.

Mr. Fischer asked how information about the workshop will be relayed to the public, and Mrs. Callihan replied through the Joplin Globe. Mrs. Morton wants to invite all the building trades from the surrounding communities, along with Crowder College. She wants to invite all the local contractors, whether they are involved with historic preservation or not. She thought about local sponsorship for the workshop to make it an event.

Mr. Overstreet discussed the unveiling event where the removal of non-original siding from the historic structures would take place. This event would draw the news media, with a fairly large crowd being in attendance. The workshop is more for the trades themselves.

Mr. Fischer asked if the Sunshine Lamp design review guidelines include what can be built and the colors that can be used. Mr. Overstreet replied that is correct. The current guidelines were adopted during 2005.

Mr. Ramsour asked if the Design Review Standards Commission has a budget, and Mr. Overstreet replied they are a subcommittee under the Historic Preservation Commission. They don't really have a budget. Mr. Ramsour asked about establishing a budget for them. Mrs. Morton stated Troy Bolander is trying to make the Design Review Standards Commission a subcommittee. Those commissioners have expressed concern about their votes not counting.

Ms. Sullivan felt like the Sunshine Lamp design review guidelines are the least important thing on the project list since guidelines are already in place, but the other projects have yet to be done. Mrs. Morton agrees with that.

Ms. Brunner-Lewis heard that one of the options for Memorial Hall is to demolish the structure, and asked if National Register status would protect the building. Mrs. Morton replied national recognition does nothing to protect a building. The local designation actually protects the building. With the local designation, a building can still be demolished, but the owners must deal with this commission and the due process contained in the Historic Preservation ordinance.

Mr. Overstreet stated the national designation opens the property up for other financial incentives to revitalize it. Mrs. Morton thought Memorial Hall needs to be purchased by a private developer and doesn't not need to be the City's stepchild. Ms. Sullivan asked how this affects the work being done by Connect2Culture.

Mr. Ramsour made a motion that the City staff make application for grant funding in the amount of $50,000 by funding the National Register Nomination for Memorial Hall, and funding the architectural surveys for both the East Town and North Heights neighborhoods. The Bob Yapp workshop and the Sunshine Lamp design review guidelines will follow when funding becomes available.

Mr. Overstreet expressed concern if both neighborhoods are pursued is the Request for Proposal (RFP) process if the bids come in higher than what the City staff is anticipating. Mrs. Morton asked Mr. Ramsour if he would prefer conducting the neighborhood survey for East Town first,

with North Heights to follow. Mr. Ramsour prefers conducting the East Town survey first. Ms. Sullivan prioritized the projects as follows:

1) National Register Nomination for Memorial Hall
2) East Town Neighborhood Survey
3) North Heights Neighborhood Survey
4) Bob Yapp (or similar) Workshop
5) Sunshine Lamp District design review guidelines

Mr. Fischer concurs with Ms. Sullivan. Ms. Sullivan is open to changing the order of East Town and North Heights.

The official motion is stated as follows:

Mrs. Morton	**So what we have before us is a motion made by Mr. Ramsour to fund the National Register Nomination for Memorial Hall as Number One; East Town Architectural Survey as Number Two; North Heights Architectural Survey as Number Three, with an amendment made by Ms. Sullivan concurring East Town Architectural Survey as Number Two, North Heights as Number Three—**
Ms. Champlin	And do I have two different motions?
Mrs. Morton	**No, the motion is being amended. We have a motion with an amendment.**
Ms. Champlin	**Okay.**
Mrs. Morton	**And then Bob Yapp (or similar) Workshop as Number Four; Sunshine Lamp design reviews as Number Five.**
Mr. Ramsour	**And this is as funding becomes available, is what you're saying, Jill?**
Ms. Sullivan	**Yes.**
Mrs. Morton	**As the funding is available.**
Mr. Fischer	**I will second that motion.**
Mrs. Morton	**With a second by Bill. Does everybody understand that? All those in favor, please say "aye". 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 7 – Other Business/Discussion:

A. Short and Long-Term Goals.

Several short and long-term goals were established with the previous motion.

Mr. Overstreet stated Section 3-2 of the historic preservation plan contains approximately nine visioning goals that will guide the general direction this commission goes. Those goals deal with community identity, research, downtown Joplin, neighborhoods, and a number of other things.

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

Ms. Sullivan visited with Lori Haun, who will be presenting an application for local landmark status for her home at 420 South Byers Avenue. Ms. Sullivan asked Mr. Overstreet if the new application form has been uploaded to the City's website, and he will place it there. Ms. Sullivan can then send Ms. Haun a link to start that process.

Ms. Sullivan still doesn't have the contact information for the owner of the John Wise House at 504 South Byers Avenue. Mrs. Callihan stated Bob Baldwin owns that property and will send Ms. Sullivan his contact information.

Ms. Sullivan asked about the storyboard signage for the parks and the special cases, such as the Schifferdecker Gardens. Mr. Overstreet stated the First Lead Strike needs a storyboard sign as well. Ms. Sullivan asked the marker subcommittee to prepare a list of what landmarks are in each group and begin writing the narratives for the signage. The subcommittee would identify which parks and which places would receive the storyboard signs and make a formal recommendation to this commission. Mr. Fischer would like to participate in the marker subcommittee.

C. Other Discussion.

Mrs. Morton and Mr. Overstreet encouraged the commissioners to become involved in the mural process. Ms. Frankoski learned so much from residents of East Town. She expressed concern about no marker for Langston Hughes, who was born in Joplin. Ms. Sullivan stated there is some controversy over where he was actually born, and he left Joplin when he was six months old.

Mrs. Morton stated East Town was the original Joplin, and the commissioners need to become involved with their activities.

Ms. Sullivan received an invitation for the 2016 Places in Peril Unhappy Hour in Kansas City, Missouri, on Friday, August 5 at 5:30 p.m. The cost is $20.00 for non-members and $10.00 for Missouri preservation members. Ms. Sullivan was not sure if the Robertson Apartments will be included, but this is the event where the winners are announced.

Mrs. Morton asked Ms. Sullivan if she nominated just the Robertson Apartments, and she replied yes. She has not received word if the Robertson Apartments are a winner.

Mrs. Morton would like to do this locally. As historic preservation and education continues, she believes this would be a great thing to do in May during Historic Preservation Month.

Ms. Sullivan received a call from a realtor from PRO 100 who has a client who is interested in the history of the Robertson Apartment building. The client was interested in possibly purchasing the

building, so Ms. Sullivan sent her the basic information about the history of the Robertson Apartments. Mr. Overstreet stated the same lady asked him about financial incentives.

Mrs. Callihan asked if the Robertson Apartments do not qualify for financial incentives. Mr. Overstreet replied the apartments are not on the National Register, with no local funding being available.

Ms. Sullivan stated Lori Haun is interested in serving on the Historic Preservation Commission should a vacancy arise. She applied for serving on this commission through the City's website.

Mrs. Morton plans to resign from the commission within the next several months. She can no longer chair the commission because she will be registering to vote in Arkansas. Ms. Sullivan questioned Mrs. Morton's departure from the commission since she will continue to own property in Joplin. Mrs. Morton stated she will be an official resident of the state of Arkansas, and she will be voting in Arkansas. She plans to continue attending the commission meetings but will sit in the audience.

Mr. Overstreet discussed the transition from the more general meetings into work groups for East Town, with stakeholders and with residents bringing everyone to the table. One of those work groups will be historic preservation, so he asked the commissioners for their participation. The next general neighborhood meeting will be during October or November. Ms. Sullivan asked the commissioners about delegating to work with the specific work groups.

Item 8 - 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.

Mrs. Pommert moved, seconded by Mrs. Callihan, that the meeting be adjourned. 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).

The meeting stood adjourned at 6:10 p.m.

Approved Nancy Morton
Nancy Morton, Chairperson

Approved Susan Champlin
Susan Champlin, Senior Clerk