MINUTES
HISTORIC PRESERVATION
COMMISSION
SPECIAL SESSION
JULY 29, 2020

The Historic Preservation Commission of the City of Joplin met on Tuesday, July 21, 2020, at 5:00 P.M. in the Fifth Floor Council Chambers at the Joplin City Hall at 602 South Main Street, Joplin, Missouri.

MEMBERS PRESENT: Jill Sullivan, Emily Frankoski, Robert Brueckner, William Mountz, Kate DeTar, Chris Ferguson, and Greg Huff.

CITY STAFF PRESENT Patty Heagel
Thomas Walters, Planner
Lindsay Dunn, Recording Secretary

Items 1. & 2. Meeting Called to order and Roll Call.
Ms. Sullivan opened the meeting and Ms. Dunn called the roll.

MR. BRUCKNER MOVED, SECONDED BY MR. FERGUSON TO EXCUSE DR. FISCHER AND MS. HAUN. THE MOTION CARRIED, WITH MS. SULLIVAN, MS. FRANKOSKI, MR. BRUECKNER, DR. MOUNTZ, MS. DETAR, MR. FERGUSDON, AND MR. HUFF VOTING "AYE" (7 IN FAVOR, 2 ABSENT)

Item 3. – Approval of the Minutes:
Ms. Sullivan stated that the approval of last month minutes will be completed at the regular September 15, 2020 meeting.

Item 4. - Budget
Ms. Sullivan stated the same for the budget.

Item 5. – Public Hearing.
Ms. Sullivan stated that there was one public hearing and read procedures.

Case 2020-01 – 702 S Main Street, Façade Design Changes.
MS FRANKOSKI MOVED, SECONDED BY MS. DETAR TO OPEN CASE 2020-01, 702 S MAIN STREET FOR DISCUSSION. THE MOTION CARRIED, WITH MS. SULLIVAN, MS. FRANKOSKI, MR. BRUECKNER, DR. MOUNTZ, MS. DETAR, MR. FERGUSDON, AND MR. HUFF VOTING "AYE" (7 IN FAVOR, 2 ABSENT)

Mr. Walters stated that what was previously approved in your packet is the designs labeled T-1, A-2 and A-3. A-2 in the detail the above image still shows the EIFS that used to be on the building, it was to be removed, transform windows restored and the decorative brick band that went across the building was thought to still exists as it does on the north side. When the contractors started working they discovered the condition underneath the EIFS was worse than they hopes and the brick band was missing. The proposal alternative that the applicant brought to this commission was to use an EIFS molding to affix to the building and have a limestone finish. It was the simplest solution after discovering that things were not there to properly affix something to the building. The limestone finish is to match which originally would have only been running along

the base and at the corner of column around the foundation area. The Design Review Board when reviewing sighted some very specific standards for belt courses and their continuity in preservation. If the availability of restoring it is not available, you still have some continuity with the existing belt course in materials. The Design Review Board recommended denial and the application will revisit and submit a new design with those specific considerations in place.

Mr. Huff wanted to know that if the criteria didn't work there has to be a new solution?

Ms. Sullivan stated now they would like to put the EIFS on the column, cover up the brick and then put the limestone finish on top of that. Before, that was not part of the plan. The plan was leaving that brick exposed, but because the belt course wasn't there like they thought it was, they want to do the EIFS with the limestone treatment on all of that now.

Mr. Huff stated there were two factors: Availability of the brick, tone in, or is it a financial issue?

Mr. Walters mention that some of the complication and reason for having EIFS molding was what was behind the EIFS. Any façade you put up must attach to the building properly. The applicant was requesting the EIFS molding with a finish attached to it as a solution.

Mr. Huff wanted to know if it is a concrete floor between the first floor and the second floor or is that wood frame? The standards of building do not allow us to tie the weight unless it has built to support the weight.

Mr. Walters stated that was part of the discussion about the EIFS molding. The floor is concrete and the question was what would it be attached too?

Mr. Huff stated that the mechanics is the key to that.

Ms. Sullivan stated that the Commission will have to decide of denying or approving the Certificate of Appropriateness regardless of what the decision was made by Design Review Board.

Mr. Huff wanted to know if the new building codes supersede Historical Preservation?

Mr. Walters stated that any work that is done does have to meet building code, but the ICC does address preservation. A solution must designed to meet code while not compromising historic integrity or creating unreasonable burden on the project. Are there any other questions about Design Review Board Recommendation? There was not.

MS FRANKOSKI MOVED, SECONDED BY DR. MOUNTZ TO RECOMMEND CASE 2020-01, 702 S MAIN STREET FOR DENIAL. THE MOTION CARRIED, WITH MS. SULLIVAN, MS. FRANKOSKI, MR. BRUECKNER, DR. MOUNTZ, MS. DETAR, MR. FERGUSDON, AND MR. HUFF VOTING "AYE" (7 IN FAVOR, 2 ABSENT)

Item 6. – Discussions Items

Ms. Sullivan stated that she would like to add an item for the Discussion Items. This would be brief, and it will be regarding a public meeting we need to have for the East Town District nomination process.

Mr. Walters stated that we are planning to move forward to apply for a Certify Local Govern Historic Preservation fund grant for 2021. To hire a consultant to nominate a National Historic District in East Town.

Ms. Sullivan stated that usually the public meetings are held on either Tuesdays or Thursdays. Not everyone has to be at the public meeting, but maybe we could talk about it so some of us could be there to answer any questions the public might ask. August 27, 2020 at 6:00pm here in Council Chambers is the proposed date.

Item 7 - Old Business

Item 8 – New Business

Item 9 – Announcements

Item 10. - Adjournment:

MS. FRANKOSKI MOVED, SECONDED BY MR. BRUCKNER THAT THE MEETING BE ADJOURNED. THE MOTION CARRIED, WITH MS. SULLIVAN, MS. FRANKOSKI, MS. HAUN, DR. MOUNTZ, MS. DETAR, AND MR. HUFF VOTING "AYE" (7 IN FAVOR, 2 ABSENT)

Ms. Sullivan adjourned the meeting.

Approved _____
Jill Sullivan, Chairperson

Approved _____
Lindsay Dunn, Recording Secretary