**MINUTES**
**HISTORIC PRESERVATION**
**COMMISSION**
**REGULAR SESSION**
**SEPTEMBER 15, 2020**

The Historic Preservation Commission of the City of Joplin met on Tuesday, September 15, 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 - Phone, Lori Haun, William Fischer, William Mountz, Chris Ferguson, Robert Bruckner 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.

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

**Item 3. – Approval of the Minutes:**
Ms. Sullivan asked if there were any corrections to the July 21, 2020 minutes.

**DR. FISCHER MOVED, SECONDED BY MR. BRUCKNER TO APPROVE THE JULY 21, 2020 MINUTES. THE MOTION CARRIED, WITH MS. SULLIVAN, MS. HAUN, DR. FISCHER, MR. BRUCKNER, DR. MOUNTZ, MR. FERGUSON AND MR. HUFF VOTING "AYE" (7 IN FAVOR, 2 ABSENT)**

Ms. Sullivan asked if there were any corrections to the July 29, 2020 minutes.

**MR. BRUCKNER MOVED, SECONDED BY MS. HAUN TO APPROVE THE JULY 29, 2020 MINUTES. THE MOTION CARRIED, WITH MS. SULLIVAN, MS. HAUN, DR. FISCHER, MR. BRUCKNER, DR. MOUNTZ, MR. FERGUSON AND MR. HUFF VOTING "AYE" (7 IN FAVOR, 2 ABSENT)**

**Item 4. - Budget**
Mr. Walters stated that we have completed our expenditures for the consultants for this year, with the exception of the title work for the cemetery's nomination. We will use all our legal fees for the legal ads for the local landmark nomination of the cemeteries. The money from the conference line item is still frozen and not to be expended due to travel restrictions.

Ms. Sullivan stated that she did have a question about that. If the conferences went virtual would we be able to pay for registration fees?

Mr. Walters stated that there are two-line items and if virtual conferences comes up, we could take it out of Seminars and Conferences, but travel is suspended.

Ms. Sullivan stated that as far as she knows there is not a plan with Missouri Preservation to go virtual.

Ms. Sullivan asked if anyone had any questions. There were not.

**Item 5. – Public Hearing.**

Certificate of Appropriateness: 702 Ss Main Street.

Mr. Walters read the procedures for Public Hearings. He also gave an overview of the project. The update for the staff report was that originally approved was pages A-2 and R-2 is what we are reviewing today. After this commission denied the last design in the last meeting the applicant has reexamined and incorporated the considerations from the Design Review Board at the last meeting and HPC. The principal changes for this design that I want to call out is the metal clab header, that is running across the transform windows, that is the size and position to a header that was there originally. It was mistakenly thought that a brick band was still underneath the old EIFS based on documentation that ended up being insufficient. The design had to be changed principally for that reason. However, it also came to light removing the old façade, that there was limestone base, large blocks of limestone underneath the columns. Those have been exposed, unfortunately they were badly damaged and chipped away. Originally, we did move away from any EIFS anywhere else on this façade. Short of a limestone veneer, and EIFS with limestone finish to fill out where that limestone base originally was is being suggested. It is more appropriate to do something with them than covering them up again. After discussing the details and the fact that we would be incorporating finishes in that metal clad header that is already approved in the façade along the windows and transform windows, the header with the same finish will give it a consistent style. The header be using the space and placement of the original header, while the brick band would have been a different position and location. We are putting an appropriate metal clad header of correct finish and color with the rest of the façade. Design Review Board recommended approval.

Ms. Sullivan asked if anyone had any discussion or questions?

Ms. Sullivan asked if anyone would like to speak in favor of this Certificate of Appropriateness?

Mr. Charlie Kuhn, 620 McConnell Ave, Joplin, MO. He stated that we thought the brick and decorative brick was above the existing windows. Looking at past pictures and what we found there isn't any brick and there never was any brick. We exposed the steel beams supporting the front façade of the four (4) story building. The original wood that was bolted to the beams when the building was built. We know that there was wood and some other product in that 29" area. What we are proposing is following the same façade that is on the lower level, doing the recess panels, keeping it all cemeterial to do what was approved earlier.

Mr. Huff asked about the build out on the base of the column and is that achieved with epoxy or a combination of things.

Mr. Kuhn stated that it is like a drivit, there will be a hard surface on, put the limestone on it and it will last 60-70 years.

Mr. Huff wanted to know about the metal clad, is there any embossing?

Mr. Kuhn stated there was not and it is just flat panels. The brick that is there will be left exposed and be power-washed and sealed so hopefully there will not be any more deteriation.

Ms. Sullivan asked if anyone had any questions. There were not. She also asked if there was anyone else to speak in favor of this case? There were not. Anyone to speak against this case? There were not.

**MR. BRUCKNER MOVED, SECONDED BY DR. FISCHER TO APPROVE THE OF APPROPRIATENESS FOR 702 S. MAIN STREET. THE MOTION CARRIED, WITH MS. SULLIVAN, MS. HAUN, DR. FISCHER, MR. BRUCKNER, DR. MOUNTZ, MR. FERGUSON AND MR. HUFF VOTING "AYE" (7 IN FAVOR, 2 ABSENT)**

**Item 6. – Discussions Items**

a. Broadway District (East Town) National Register District Nomination

Mr. Walters stated that he had to officially name the project for paperwork. So now the official name is Broadway District.

Ms. Sullivan asked if there was any discussion or reached out to anyone that was not able to attend the public meeting?

Mr. Walters stated that nearly all the business owners were in attendance. There were no other suggestions. It did go out on different social media connections. The pre-application is included in the packets that your received. We have public comment until September 30, 2020.

Ms. Sullivan asked if anything else needs to be discussed for the Broadway District?

Mr. Huff wanted to know from Mr. Walters if there was a plat map for that district?

Mr. Walters stated part of the application was a map that he made and could forwarded it to him.

Ms. Sullivan stated if we don't have any other discussion for Broadway, we can move on to the next discussion item.

b. Memorial Hall National Register Nomination.

Mr. Walters stated that there is one more public meeting and he will send the deadline to everyone. The latest date that we can have the meeting is in February.

Ms. Sullivan asked if the other commissioners had any questions from the first public meeting we had for Memorial Hall?

Mr. Mountz wanted to know what the feed back was from the first meeting?

Mr. Walters stated it was more about the process and the timeline and when previously Memorial Hall had been evaluated.

Ms. Sullivan stated that it was kind of confusing because there was the feasibility study the City is doing on Memorial Hall, which is totally separate than the National Register Nomination.

c. Training for Downtown Property Owners – Convene PPP Committee

Ms. Sullivan asked Mr. Walters if he has had time to talk with Dr. Fischer about when the committee can meet?

Mr. Walters stated that is what is on the agenda since we are all in the room. I also, wanted to make sure that people have the opportunity to volunteer to work on it if they wanted too. Policy, Procedures and Promotions sub-committee, its purpose is to reach out to the public to inform them of who we are, but also how the mechanics of how all this works. We have noticed that there is unpermitted work or concerns that something might not be up to preservation code. There is a need for outreach to the owners to properly inform them. That they come to this Commission as a resource but also for the clearances. The discussion was to put together a packet either from this commission or other resources. If we could set a date and time that would be good. Dr. Fischer when would you be available?

Dr. Fischer stated the committee consists of himself, Emily Frankoski, Chad Bruckner, Dr. Mounts, and Kati DeTar.

Ms. Sullivan stated that it was up to Dr. Fischer when the date was for the meeting. Dr. Fischer could pick a date or if you would like to just email. It is up to you!

Dr. Fischer stated that he would rather email because he needs to look at his own schedule!

Ms. Sullivan mentioned that Ms. Haun mention about one of the members from the DJA Committee. Maybe be a partnership?

Ms. Haun stated that the Economic Vitality Committee is working on a Welcome packet for both and new and existing business.

Ms. Sullivan wanted to know if Ms. Haun could possibly have some Economic Vitality Committee members come that meeting that Dr. Fischer will set up? Anyone can come to the meeting.

d. Downtown Murals and Certificates of Appropriateness

Ms. Sullivan stated that she really thinks Ms. Frankoski needs to be a part of this conversation. Ms. Sullivan asked what Mr. Walters thought about this. The Commission was considered this before the tornado and fell to the wayside and Ms. Frankoski and I had spoken to Troy Bolander and Patty Heagel. We are working on a Mural which will be in the historic district downtown.

Mr. Walters stated that the Historic Preservation Commission does not have any standards for murals in downtown. We go through the building department for permits to regulate anything. We are more than willing to review and provide a Certificate of Appropriateness for murals in downtown. For two specific reasons: 1. We use the Secretary of Interior standards rehabilitation. There are two in particular that would be very applicable. Do not cover or conceal any historic feature of the historic property. Do not do any work to the historic property that would require potentially damaging methods to clean or remove. There is a special treatment that can be used first, put the mural on and then when the time comes to remove it will be easier.

Ms. Sullivan stated that she would rather not get into any review of design when it comes to public art. What would be the process of the Certificate of Appropriateness?

Mr. Walters stated that submission of an application would be the first and then goes on the next agenda.

Mr. Bruckner suggested that a pamphlet or a single paper with information be included in the packet that will be given out.

Mr. Walters stated this is a discussion item so we can think about it!

Ms. Haun stated that she has had several people approach and ask what the procedure to get approval to do murals. It will be helpful for people to know what kind of materials they can use.

Ms. Sullivan stated that guidelines would be helpful!

**Item 7 - Old Business**

a. Cemeteries nominations – Thomas Walters

Mr. Walters stated that this commission now has the legal descriptions for Osborn Cemetery, Forest Park Cemetery and Parkway Cemetery. We have a resolution from this commission to send this to Planning and Zoning, and three will be given to Keegan Stanton, Planner, for the Planning and Zoning Commission agenda.

**Item 8 – New Business**

a. Resolution No. 2020-02: Sunshine Lamp District Expansion.

Mr. Walters stated that the property at 9th Street and Main Street is the only property owner he has not had contact with. All the property owners have not objected verbally but still trying to get all their letters. We can proceed with this now. City is in favor; City Surveyor has reviewed the descriptions. This is what we will use to bring into the Sunshine Lamp District.

Ms. Haun wanted to know about the section in the middle 826, 830, and 832 were those owners that did not want to be included?

Mr. Walters stated that they did not object, but he has not received the letters back.

Ms. Haun the property in this area that your getting ready to do a façade on when will this go into effect?

Mr. Walters stated it will go to Planning and Zoning for November and then City Council in December so in January 2021.

Ms. Haun will be abstaining from this vote.

**MR. BRUCKNER MOVED, SECONDED BY MR. HUFF THAT RESOLUTION NO. 2020-02, SUNSHINE LAMP DISTRICT EXPANSION BE APPROVED. THE MOTION CARRIED, WITH MS. SULLIVAN, DR. FISCHER, MR. BRUCKNER, DR. MOUNTZ, MR. FERGUSON AND MR. HUFF VOTING "AYE" AND MS. HAUN "ABSTAINED" (6 IN FAVOR, 2 ABSENT, 1 ABSTAIN).**

b. Resolution 2020-03: Bylaws Update.

Mr. Walters stated that the last SHPO monitoring it was brought up by the CLG Coordinator that in our By-Laws we do not have a conflict of interest statement. We took the opportunity with the PPP committee to review our by-laws updated several other areas. Currently, this commission

has reviewed and express favor for everything in the by-laws except the conflict of interest, which is over vigorous. The now statement is on the last page "Article 7, Conflict of Interest, All members including the Chairman shall have a vote and vote when present except any members will automatically disqualify themselves from voting on any decision which there might be a conflict of interest and should state the nature of that conflict for the minutes.

Mr. Bruckner stated the only comment he had about the Conflict of Interest is through out the by-laws we changed everything the "Chairperson" and in the Conflict of Interest we have Chairman.

Ms. Sullivan asked if there were any other comments? There were not.

**MS. HAUN MOVED, SECONDED BY MR. BRUCKNER THAT RESOLUTION NO. 2020-03, BY-LAWS BE APPROVED WITH THE CORRECTION OF CHAIRMAN TO CHAIRPERSON. THE MOTION CARRIED, WITH MS. SULLIVAN, MS. HAUN, DR. FISCHER, MR. BRUCKNER, DR. MOUNTZ, MR. FERGUSON AND MR. HUFF VOTING "AYE" (7 IN FAVOR, 2 ABSENT).**

**Item 9 – Announcements**

Ms. Haun announced the Passports for Downtown. You can get them on the website or purchase them at the Market on Saturday. They are $30.00 and it has specials, free items and if you buy one get one free for 38 businesses downtown. They are good through November 15th for a one time use per business and you receive a T-Shirt. Typically, this would be 3rd Thursday and we are not doing that but we are doing a late night boutiques are staying open later on Thursdays, about 4 food trucks which will be spread throughout and then the vintage car show will be happening over at 5th Street and Virginia in the parking lot.

Ms. Sullivan stated that the Library is still the same. Still limited hours and limited services.

**Item 10. - Adjournment:**

**MR. BRUCKNER MOVED, SECONDED BY DR. FISCHER THAT THE MEETING BE ADJOURNED. THE MOTION CARRIED,**

Ms. Sullivan adjourned the meeting.

Approved _____
Jill Sullivan, Chairperson

Approved _____
Lindsay Dunn, Recording Secretary