JOPLIN | HISTORIC PRESERVATION COMMISSION

MINUTES

REGULAR MEETING

TUESDAY OCTOBER 15, 2024

The Historic Preservation Commission of the City of Joplin met on Wednesday. October 15, 2024, at 5:00 P.M. in the 5th floor council chambers at Joplin City Hall at 602 South Main Street, Joplin, Missouri.

The following commission members were present; Ms. Halbach, Ms. Haun, Dr. Mountz, Mr. Brueckner, Mr. Huff, Ms. DeTar, Ms. Franoski, and Mr. Millard.

Commissioner Dr. Fischer was not present.

The following City staff members were present, Thomas Walters and Zoie Hamilton.

Item 1 & 2: Meeting Called to Order and Roll Call

Ms. Halbach called the meeting to order, and Zoie Hamilton called the roll.

MR. BRUECKNER MADE A MOTION, SECONDED BY DR. MOUNTZ TO EXCUSE DR. FISCHER FROM THE MEETING. MOTION CARRIED. (8 IN FAVOR, 0 NAY, 1 ABSENT)

Item 3: Approval of Minutes

Approval of minutes from the regular meeting on September 17, 2024, and the special meeting minutes on September 25, 2024.

MR. HUFF MADE A MOTION TO APPROVE THE MINUTES FROM THE REGULAR MEETING ON SEPTEMBER 17, 2024, AND THE SPECIAL MEETING MINUTES ON SEPTEMBER 25,

2024. MOTION WAS SECONDED BY MR. BRUECKNER. MOTION CARRIED. (8 IN FAVOR, 0 NAY, 1 ABSENT)

Item 4: Budget

Mr. Walters presented the budget to the commission. Mr. Walters explained the last expenditure of the year would be on realtor training through Heritage Preservation, and the cost for this would be $5,000.00. Ms. Halbach asked the commission if they had any questions regarding the budget for Mr. Walters.

Item 5: Public Hearings

Ms. Halbach read the Public Hearing Procedures.

Item A: Local Landmark- 117 N Moffet Ave

Mr. Walters presented the case to the commission. Mr. Walters explained that the home is located at 117 N Moffett Ave and is zoned at single family residential. Mr. Walters explained that the historic use of the home had been a single-family residence. Mr. Walters stated that the home was constructed in 1907, the architectural style is American Four Square with additions and alterations from previous architectural styles. Mr. Walters explained the home is located on Wilson & Hutton 2nd Addition Lot 69, and Joplin Miscellaneous Tracts Lot 16 & Lot 48.

Mr. Walters stated that based on historical significance criteria 3: *Its identification with a person or persons who significantly contributed to the development of the community, county, state or country;* that this building meets the requirements. Mr. Walters explained that the building meets these requirements by being associated with Frank E. Weeks. Mr. Walters explained that this building is associated with Frank E. Weeks, due to Mr. Weeks being a mine operator in the Joplin City Directory, and the address being listed on Mr. Weeks World War One draft registration.

Mr. Walters continued to explain that based on historical significance criteria 5: *Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or country;* that this building met this criteria. Mr. Walters explained that the building met this criteria through its association with Garstang & Rea architects, which had designed other buildings in the area.

Mr. Walters explained that based on historical significance criteria 10: *Its suitability for preservation or restoration;* that this building met this criteria, as city staff would rate the integrity of the resource as fair or better.

Mr. Walters stated that the staff recommendation is The Wilber House, located at 117 N Moffet, be forwarded by the Historic Preservation Commission Resolution to the Planning and Zoning Commission, to be added to the Historic Preservation overlay, and be designated as a local landmark based on criteria 3 and 5.

Ms. Halbach asked the audience if anyone would like to speak in favor of this case.

Linda Mosley of 117 N Moffet Ave. Joplin, Missouri, asked to speak in favor of this case. Mrs. Mosley stated that she and her husband enjoy sharing their home with community and open it up to be toured at Christmas time.

Ms. Halbach asked if anyone would like to speak in opposition to this case.

Ms. Halbach asked the commission if they had any questions regarding this case.

Mr. Huff asked Mr. Walters about the information on the architects, stating it is unusual for the architects to be listed on the paperwork for the home.

Mr. Walters stated information linking the architects to the house at 117 N Moffet could be found in publications of work the architects had done in the area.

Ms. Halbach asked Mr. Walters about the name of the home. Ms. Halbach stated that she had concerns about the naming of the home, due to the Historic Preservation Policy, and would like to follow the policy. Ms. Halbach also stated that during her time on the commission, they have the historical property be named after the original owner.

Mr. Walters explained that the commission can change the policies they put in place.

Mrs. Mosley stated that the original house was different from the home that she lives in today. Mrs. Mosley stated that Mr. Weeks added the library and the master bedroom. Mrs. Mosley also stated this is how the home became known as the Weeks Home, since Mr. Weeks had changed the original footprint of the house.

Mr. Huff asked Mrs. Mosely how much of the original footprint of the house had been changed by Mr. Weeks.

Mrs. Mosely stated the footprint of the house had been changed about 30% from the original, due to the additions of the library and master bedroom.

Ms. Halbach suggested the house has a dual designation as the Wilber-Weeks House.

MR. BRUECKNER MADE A MOTION TO APPROVE THE DUAL DESIGNATION OF THE LOCAL HISTORIC LANDMARK NOMINATION FOR 117 N MOFFET AVE ON THE BASIS IT BE NAMED THE WILBER-WEEKS HOUSE. MOTION WAS SECONDED BY MR. HUFF. MOTION CARRIED. (8 IN FAVOR, 0 NAY, 1 ABSENT)

Item B: Certificate of Appropriateness- 106 S Main St

Mr. Walters presented the case for the Certificate of Appropriateness for 106 S Main St. Mr. Walters explained that the applicant is performing a major work of proposed new storefront façade, since the existing façade was destroyed due to a motor vehicle collision into the front of the building.

Mr. Walters explained that the applicants' changes to the façade does comply with the Design Standards for Storefronts. Mr. Walters did note that on Design Standard number 1: *Identify, retain, and preserve storefronts- and their functional features- that are important in defining the overall historic character of the building, such as display windows, signs, doors, transoms, belt/string courses, corner posts, and entablatures;* that the design from the applicant does comply due to the original storefront missing the configuration and style of the proposed is compatible with size and scale, contemporary storefront compatible in style.

Mr. Walters also noted that on Design Standard 5: *Repairing storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind- or with compatible substitute material- of those extensively deteriorated or missing parts of the store fronts where there are surviving prototypes such as transoms, bulkheads (kick plates), pilasters, or signs;* that the design does comply, and even though the proposed does lack architectural detailing, that is consistent to the destroyed storefront due to a remodel post period of significance.

Mr. Walters stated the city staff find the standards have been met and recommend approving this Certificate of Appropriateness for 106 S Main St. Joplin, Missouri.

Ms. Halbach asked the audience if anyone would like to speak in favor of this case.

Mr. John Buck of 106 S Main St. Joplin, Missouri asked to speak in favor of the case.

Ms. Franoski asked the applicant what kind of glass would be used in the front of the façade.

Mr. Buck stated he would be using clear glass for the front of the building.

Mr. Huff asked Mr. Buck what kind of materials would be used at the bottom of the façade.

Mr. Buck stated that he planned on using metal panels for the bottom of the façade.

Ms. Halbach asked the audience if anyone would like to speak in opposition to this case.

MR. HUFF MADE A MOTION TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR 106 S MAIN ST. JOPLIN, MISSOURI. THIS MOTION WAS SECONDED BY MS. HAUN. MOTION CARRIED. (8 IN FAVOR, 0 NAY, 1 ABSENT)

Item 6: Discussion Items

Item A: CLG Forum

Mr. Walters stated that Ms. Halbach, Ms. DeTar, Mr. Millard, and Mr. Huff had all registered for the CLG Forum in Jefferson City on October 25, 2024. Mr. Walters stated that since the travel budget is committed there is no budget for hotel rooms, but staff will drive the commissioners there in a city vehicle.

Item B: Realtor Training

Mr. Walters stated that on October 23, 2024, there will be realtor training being provided by Heritage Preservation. Mr. Walters also stated that lunch was being provided by Arvest Bank.

Item C: Memorial Hall

Ms. Halbach stated that the effort to advocate for Memorial Hall continues. Ms. Halbach stated that there is a group of community members that plan to attend the next city council meeting so they may advocate for Memorial Hall.

Item D: North Heights Public Meeting

Mr. Walters stated that the North Heights Public Meeting was scheduled for October 17, 2024, at First Presbyterian (509 S Pearl, Joplin, Missouri).

Item 7: Old Business

There was no old business to discuss.

Item 8: New Business

Item A: Banners Program Consultation & Presentation

Mr. Walters presented the commission with proposed banners from city staff for local areas and asked for feedback regarding the banners.

Item 9: Announcements

There were no new announcements.

Item 10: Adjournment

MR. BRUECKNER MADE A MOTION TO ADJOURN THE MEETING OF THE HISTORIC PRESERVATION COMMISSION. THIS MOTION WAS SECONDED BY MR. HUFF. MOTION CARRIED. (8 IN FAVOR, 0 NAY, 1 ABSENT)

Approved _____
Jill Halbach, Chairperson

Approved _____
Recording Secretary