JOPLIN | HISTORIC PRESERVATION COMMISSION

MINUTES
REGULAR SESSION
OCTOBER 17, 2023

The Historic Preservation Commission of the City of Joplin met on Tuesday, October 17, 2023, at 5:00 p.m. in the Council Chambers at Joplin City Hall at 602 South Main Street, Joplin, Missouri.

MEMBERS PRESENT: Ms. Jill Halbach, Dr. William Mountz, Ms. Lori Haun, Ms. Emily Frankoski and Dr. William Fischer.

MEMBERS NOT PRESENT: Mr. Greg Huff, Ms. Kate DeTar and Mr. Robert Brueckner.

CITY STAFF PRESENT: Thomas Walters and Vicky Copeland represented the City of Joplin.

Items 1. & 2. Meeting Called to Order and Roll Call

Ms. Jill Halbach opened the meeting at 5:11 p.m. and Vicky Copeland called the roll.

MS. LORI HAUN MOVED, SECONDED BY DR. WILLIAM FISCHER TO EXCUSE MS. KATE DETAR, MR. GREG HUFF AND MR. ROBERT BRUECKNER. MS. JILL HALBACH, MS. LORI HAUN, DR. WILLIAM MOUNTZ, DR, WILLIAM FISCHER, AND MS. EMILY FRANKOSKI VOTING "AYE". MOTION CARRIED. (5 IN FAVOR, 3 ABSENT).

Item 3. Approval of Minutes

MS. LORI HAUN MOVED, SECONDED BY DR. WILLIAM MOUNTZ TO APPROVE THE MINUTES OF SEPTEMBER 19, 2023, WITH MS. JILL HALBACH, MS. LORI HAUN, DR. WILLIAM MOUNTZ, DR. WILLIAM FISCHER, AND MS. EMILY FRANKOSKI VOTING, "AYE". MOTION CARRIED. (5 IN FAVOR, 3 ABSENT).

Item 4. Budget

Mr. Thomas Walters presented the final budget of the fiscal year. Mr. Thomas Walters stated there were no changes to the budget. There were no questions from the Commission.

Item 5. Public Hearings

Landmark Nomination HPC Case# 2023-07, 524 W. 5th St.

Ms. Halbach read the Public Hearing Procedures.

Mr. Thomas Walters stated this was a well-researched and rather complete application. The documentation provided was for William B. McAntire. He was a significant person during the founding of Joplin. McAntire and McAntire which he opened with his cousin was a well-established law firm. He was elected to a Joplin judicial position on at least three different occasions. Not all concurrently. He later went on to Real Estate. He passed away in 1911. Mr. Walters said there was significant changes to the porch. More modest posts which were more typical of Queen Anne style. He found a permitting and work description from 1979. The simpler posts were replaced by columns on the porch. Mr. Walters stated they could confirm in the 1900 census, William B. McAntire did reside at the location, but the 1900 Sanborn map shows a much more modest home. This house was clearly in place in 1906. In the next census of 1910 shows William B. McAntire residing at his sister's home on Sergeant. Mr. Walters said it was highly likely that he did in fact own the property. The census does not say ownership but where you are located. He stated he went through and looked at the deed indices. Things were done differently back then. You had an effected date for the warranty deed but sometimes it was not recorded for years later like when you actually pull a permit or something along those lines. There was very limited permitting back then. Mr. Walters stated he could not find a record of the disposition of this property. He did find that his will was recorded in the deed index in 1911 after he died. The will was being used as an instrument to dispose of the property. Normally, you do not record a will in the deed index. This one was. He could presume because he could not find any other record that William B. McAntire did in fact own the home and it was built in 1906. Most likely the property was disposed of through his will to his beneficiaries in 1911. So, in the lack of any other evidence that he did not own the property when this house was built in 1906 this census is what he would go on to establish who owned the property when this house was built. Ms. Halbach stated so we were not sure if he actually lived in the house that was there. Mr. Walters said we know he lived at that location as was provided by the research in 1900. Ms. Halbach said but we don't know that he lived in that house or built that house. She stated there was a different house there. Mr. Walters said the only record there was that he sold that property and therefore not been the one to build it which would still be cause to name it after him. There was no

record of him selling. There was no way to say he did. Mr. Matt Michel, 524 W. 5th St., Joplin, Missouri stated there was an abstract in existence that he had been trying to locate. The Sanborn maps were the only documentation that indicated a small house there in 1900 and a larger house there in 1906. That house got their permits in 1903 and probably completed in 1905. Those were the date spans that Mr. Michel could provide. Mr. Walters stated it was highly likely that he built the house. Again, the census reflects where he resided and not ownership. So, he could very well have been living with his sister. He owned a lot of property, and he sold a lot of property to mining companies and sold individual lots here and there for people to build. Dr. William Fischer stated this house was certainly associated to this man. He said it certainly met that qualification. Ms. Halbach stated it was contributing to the district. Mr. Walters stated he could have been owner/resident. Even if he was owner/builder it would still be cause. Ms. Halbach stated the Commission needed to open it up for discussion. **DR. WILLIAM FISCHER MOVED, SECONDED BY MS. HAUN TO OPEN HPC CASE 2023-07 FOR DISCUSSION, WITH MS. JILL HALBACH, MS. LORI HAUN, DR. WILLIAM MOUNTZ, DR. WILLIAM FISCHER, AND MS. EMILY FRANKOSKI VOTING, "AYE". MOTION CARRIED. (5 IN FAVOR, 3 ABSENT). DR. WILLIAM FISCHER MOVED, SECONDED BY MS. HAUN TO APPROVE THE LANDMARK NOMINATION HPC CASE 2023-07, WITH MS. JILL HALBACH, MS. LORI HAUN, DR. WILLIAM MOUNTZ, DR. WILLIAM FISCHER, AND MS. EMILY FRANKOSKI VOTING, "AYE". MOTION CARRIED. (5 IN FAVOR, 3 ABSENT).**

Item 6. Discussion Items

a. Downtown Neon Signs Meeting

Mr. Thomas Walters advised the Commission that a location had been secured for the Downtown Neon Signs Meeting. It will be an informal come and go meeting to present photographs and a list of requirements. The date and time will be forthcoming.

b. CLG Report Due November 30, 2023

Mr. Thomas Walters stated he would submit a draft of the report to the Commission for their approval before final submittal.

Item 7. Old Business

None

Item 8. New Business

a. Cancellation of November HPC Meeting

Commission was in consensus their schedules would not permit them to attend a November HPC meeting. The November meeting was cancelled. They would submit their November and December schedules to Mr. Thomas Walters.

DR. WILLIAM FISCHER MOVED, SECONDED BY MS. EMILY FRANKOSKI TO CANCEL THE NOVEMBER 21ST HPC MEETING, WITH MS. JILL HALBACH, MS. LORI HAUN, DR. WILLIAM MOUNTZ, DR. WILLIAM FISCHER, AND MS. EMILY FRANKOSKI VOTING, "AYE". MOTION CARRIED. (5 IN FAVOR, 3 ABSENT).

b. Design Review Board

The Commission discussed the possibility of dissolving the Design Review Board and adding an architect to the HPC Commission to fill the ninth open position.

ITEM 9. Announcements

Ms. Lori Haun announced the Complete Streets Tour and Demonstration.

Ms. Emily Frankoski announced Brian Wood, Pianist at the Cornell Complex on November 4, 2023, and the Night Series in November.

Dr. William Mountz announced the production of Hansel & Gretel at the Scottish Rite Temple on December 8 & 9th.

MS. EMILY FRANKOSKI MOVED, SECONDED BY DR. WILLIAIM FISCHER TO ADJOURN THE MEETING AT 5:48 P.M. WITH MS. JILL HALBACH, MS. LORI HAUN, DR. WILLIAM MOUNTZ, DR. WILLIAM FISCHER, AND MS. EMILY FRANKOSKI VOTING, "AYE". MOTION CARRIED. (5 IN FAVOR, 3 ABSENT).

Approved _____
Jill Halbach, Chairperson

Approved _____
Vicky Copeland, Recording Secretary