City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: December 5, 2016

Item: COUNCIL BILL NO. 2016-292
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill 2016-292
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 11/14/2016

Recommended Action: Planning and Zoning Commission recommended approval "6 in favor, 1 absent"

SUMMARY/REQUEST:
Case 049-16: 220 North Pearl Avenue - A request to designate the property a Historic Landmark and include in a Historic Preservation Overlay District - Sandra and David Pommert.

STAFF SUMMARY:
This is a request by a Sandra and David Pommert to nominate this historic home as a local historic landmark. The property is adjacent to the Murphysburg Residential Historic District. The home was constructed around 1895 and is in the Queen Anne Victorian architectural style. It was built by local real estate investor, D.A. Gault. This home was featured in a 1902 booklet called *Joplin Missouri: The City that "Jack" Built: Some of its Businesses and Beauties* as well as in Murphysburg's Holiday Tour of Historic Homes. 220 North Pearl features a wraparound front porch, all original woodwork, windows, and fireplace.

According to the regulations of the historic preservation ordinance, the structure must meet one or more of the criteria for nomination as a local historic landmark.

The criteria include:

A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, county, state, or country;

B. Its location as a site of a significant local, county, state, or national event;

C. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or country;

D. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

E. 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;

F. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

G. Its embodiment of design elements that make it structurally or architecturally innovative;

H. Its unique location or singular physical characteristics that make it an established or familiar visual feature;

I. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or

J. Its suitability for preservation or restoration.

Any structure, property, or area that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration. (Ord. No. 86-31, § 1, 3-17-86)

After review, staff believes the church nomination meets criteria (A), (C), (D), and (F).

The Historic Preservation Committee recommended approval of Case 049-16.

Staff recommends approval of Case 049-16.

PLANNING & ZONING COMMISSION TESTIMONY:
Ms. Sandra Pommert, 220 North Pearl Avenue, Joplin, Missouri, owns the property in Case 049-16. Requesting for their home to be an Historic Landmark. They have done a lot of work on the outside of the home. The inside of the home previous owners did a lot of improvements. It is a single family home.

Ms. Taylor Cunningham explained why it is zone R-3 (Multi-family Residential). In the 1970's or 1980's the older homes were rezoned to multi-family in attempt to keep occupancy.

Mr. Duncan asked about the garage if it was attached or detached. Ms. Pommert stated that it was an attached garage.

Mr. Duncan asked it that was okay with the Historic Designation being that part was not the original? Ms. Taylor Cunningham stated it was.

PUBLIC COMMENT: None.