# MINUTES
# DESIGN REVIEW STANDARDS COMMISSION
# SPECIAL MEETING
# DECEMBER 15, 2015

The Design Review Standards Commission of the City of Joplin met in special session on Tuesday, December 15, 2015, at 5:00 P.M. in the Fifth Floor Study at the Joplin City Hall at 602 South Main Street, Joplin, Missouri.

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| COMMISSIONERS PRESENT: | Robert Greer, Drew Hartley, Lori Haun, Michael Joseph, and Nancy Morton were present. |
| COMMISSIONERS ABSENT: | Sam Anselm and Paul Whitehill. |
| CITY STAFF PRESENT: | Taylor Cunningham, Planner<br>Tyler Overstreet, Planner<br>Susan Champlin, Senior Clerk |
| OTHERS PRESENT: | Jacqueline Hackett, 520 South Main Street |

Item 1 – Roll Call:

Mrs. Morton called the meeting to order, and Ms. Champlin called the roll.

Item 2 – Old Business:

a) Review and approval of minutes from June 2, 2015 meeting.

Mrs. Morton asked if the minutes needing approval are from September 15, 2015, and Ms. Cunningham replied that is correct. The meeting date on the agenda was incorrect.

Mrs. Morton asked for additions or corrections to the minutes from the joint session with the Historic Preservation Commission on September 15, 2015, and none were received.

**MR. GREER MOVED, SECONDED BY DR. JOSEPH, THAT THE MINUTES FROM THE MEETING OF SEPTEMBER 15, 2015 BE APPROVED. THE MOTION CARRIED WITH MR. GREER, MR. HARTLEY, MS. HAUN, DR. JOSEPH, AND MRS. MORTON VOTING "AYE"; AND WITH MR. ANSELM AND MR. WHITEHILL BEING ABSENT (5 IN FAVOR, 2 ABSENT).**

Item 3 – New Business:

a) 514 South Main Street – Request for review of façade improvements – Hackett Hot Wings.

Ms. Cunningham stated Hackett Hot Wings is expanding into the building formerly occupied by the Mystery Church. The main changes to the façade are the paint, the new awning, and signage, as well as glazing and window replacements. A letter of approval was received from Dr. Toni Prawl with the State Historic Preservation Office (SHPO). Ms. Hackett is seeking façade grant

funding through the Community Development Block Grant (CDBG) program. SHPO did not believe there would be any adverse effect on the property from the changes being proposed.

Mrs. Morton stated the property at 514 South Main Street consists of three storefronts. In 1955, 514 Main was occupied by S. S. Kresge, with 512 Main being vacant, and Crown Drug occupying 510 Main. In 1965, 514 Main was occupied by Ben Franklin, with 512 Main being occupied by Boyington's, and Zip Discount occupying 510 Main. Those three storefronts are between the existing Hackett's and Kassab's marble storefront. In 1931, 514-518 Main was occupied by S. S. Kresge, with 520 Main being the Fox Hippodrome (the original Fox Theater). The property in this request has contained three storefronts over the last 50 years

Mr. Hartley asked what occupied these storefronts between 1975 and 2000. Mrs. Morton stated the period of significance for the Sunshine Lamp District is between 1899 and 1920. Ms. Hackett is not going to remove the existing façade, but the façade on their original building at 520 Main was taken back to the original façade at one time. Three properties along the west side of the 500 block of Main Street were taken back to the original façade. Ms. Hackett plans to retain the existing façades but just change the colors and add the awning.

Mrs. Morton entertained a motion to open this application for discussion.

**MR. GREER MOVED, SECONDED BY MR. HARTLEY, TO OPEN THIS APPLICATION FOR DISCUSSION.**

Mr. Greer noticed the existing windows are scheduled to be replaced with insulated glass while keeping the existing frames. Ms. Hackett would like to replace the existing wood frames with metal frames since water is seeping into the building through the front façade of the building.

Mr. Greer stated the application to SHPO indicates the existing wood window frames are just being replaced with glass, with the existing wood frames remaining intact. Ms. Hackett stated that was the original intent, but water came into the building through the rotten wood frames during recent heavy rains.

Dr. Joseph asked Ms. Hackett if she is replacing both the upper and lower windows. She stated the existing windows are single pane, so she plans to replace those with insulated windows.

Ms. Cunningham had the impression that wood framing would be used.

Mr. Greer discussed several instances where window frames are of a historic quality with modern materials being employed. The frames need to mimic or profile the traditional milled frames that were created in those windows. Several manufactures provide historic replacement type windows. Mr. Greer asked Ms. Hackett visit with her architect, Jeff Neal.

Mr. Greer expressed concern about some of the aesthetics being lost once all the storefronts are replaced with metal frames. Ms. Hackett stated the frames in her existing building are metal.

Dr. Joseph suggested white window frames, instead of bronze, to match the frames on the existing building. Mr. Greer thought the nature of the historic preservation requirements is that

windows, when replaced, have a detail and characteristic reflective of the period in which a building was built. He wants to ensure that some of that richness and quality of the original craftsmanship associated with these historic structures is maintained.

Dr. Joseph asked if the glass in the windows is divided and if Ms. Hackett is just replacing the windows with what exists already. Ms. Cunningham stated that is correct, but Ms. Hackett will now be replacing the frames with metal.

Mr. Greer discussed modifying to the characteristic for the era of significance in which the building was built. He stated if Ms. Hackett has the opportunity to add a little detail to those frames, it would certainly make the building rich and add to the overall fabric of downtown.

Mrs. Morton doesn't actually have a determination on Ms. Hackett's plans for her windows. The SHPO report discusses using the existing wood window frames. Dr. Prawl from SHPO states there is no adverse effect, based on replacing the glass in the existing wood window frames.

Mrs. Morton asked Ms. Hackett about her timeframe for making the improvements, and she hoped to have the work complete when she reopens her business next week. Mrs. Morton stated the Historic Preservation Commission will be meeting on January 12, 2016.

Mr. Overstreet must send an update to SHPO since Ms. Hackett is replacing the window frames as well. Mrs. Morton asked Mr. Overstreet to obtain that information from Ms. Hackett's contractor for submittal to SHPO.

Ms. Hackett asked if her current application would be good if she decides to use wood frames, and Mrs. Morton replied that isn't the only issue. Mr. Greer stated there are historic replacement windows that contain some additional layers and details that some of the square ones don't.

Ms. Hackett stated the windows she plans to install are the same as the windows that were presented in the façade grant for her original building at 520 South Main.

Ms. Cunningham suggested a joint meeting of the Design Review Standards Commission and the Historic Preservation Commission on January 12 to make a decision. That would allow time to discuss the metal frames with SHPO. She didn't foresee any problems with the metal frames.

Mrs. Morton asked Ms. Hackett if she replaced the windows of her original building at 520 South Main, and she replied she replaced the windows on the first floor. Those windows have metal frames. The windows on the upper floor had already been replaced.

Mr. Greer just wants to ensure there is no question on what work was done. The issue with the façade grant money is if the improvements are not cleared by SHPO, the City of Joplin must pay that façade money back since it is on a reimbursement basis.

Ms. Hackett asked if grant funding has already been used for that building. Mrs. Morton stated this is an overwhelming project since Ms. Hackett has gone from one storefront to a total of four storefronts. Mrs. Morton thought Ms. Hackett would like to take the building back to the original storefront but doesn't have the time or money.

Ms. Cunningham stated the façade grant funding is based on per storefront and thought more than $34,000 would be available since three storefronts are involved. She will obtain an updated design to include the metal window frames, forward it to SHPO for approval, and hopefully make a determination on January 12.

Dr. Joseph did not believe there would be an issue with the metal frames, since wood will be a maintenance issue and will rot. He asked what is behind the white paint, and Mrs. Morton replied brick similar to Ms. Hackett's original storefront.

Mrs. Morton expressed concern about the proposed mustard color since it will be taking up such a large part of the block. She would not have a problem if Ms. Hackett painted the top façade in a color that is more consistent with the brick of her existing façade, being more appropriate for the period of significance of when the downtown was built.

Mr. Greer stated the storefronts would be the embellished portion of the building, with everything happening above that first floor becoming background fabric to the downtown structures. He discussed considering a complimentary color or something to change to delineate between the top and the bottom.

Mr. Hartley asked how difficult it would be to get back to the original brick. Mrs. Morton stated only the one storefront to the south is almost the same color as Ms. Hackett's current storefront. The other three storefronts are different. Mrs. Morton will send the commissioners a photograph showing these storefronts during the 1940's.

Dr. Joseph owns the building at the southwest corner of Seventh and Main Streets and stated the brick is different since it was two separate buildings.

Mr. Greer stated this is just feedback and is not something the commissioners are requiring since SHPO is agreeable with it. The commissioners are just trying to give Ms. Hackett some insight on traditionally how things were done in that era of significance. He stated if Ms. Hackett is open to options where she can look at how that top band plays into the existing storefront and tie that together more closely, that would be worth looking at.

Ms. Hackett stated the original façade is covered up, and she would like the color to flow with one building. Mrs. Morton stated it looks nice aesthetically while looking at the panorama of the entire block. She stated the awning colors, font, and signage are superb. Her only issue is the color, since it will take up so much of the block.

Ms. Hackett stated when she relocated her business to Main Street during 2008, her façade improvements were approved with no issues. She felt like her business is grandfathered in.

Mrs. Morton stated Ms. Hackett is grandfathered in for her current location of 520 South Main, but when she is expanding to the north or south, it is a separate application. Ms. Hackett stated it is one building, bur Mrs. Morton stated it will be a total of four storefronts.

Mr. Overstreet thought the embellishment or the mustard color might be more preferable to be on the bottom half.

Ms. Hackett asked what color to paint the top, and Mr. Greer replied possibly a darker version of the mustard color. Many historic property owners use a two-tone approach delineating bottom and top levels. The lower levels were treated differently than the upper levels during the era of significance for this time period. Embellishing happens at the pedestrian level, or the lower level. Ms. Hackett could go with that same yellow but in a couple of shades darker to provide the delineation between the bottom and the top. This would be a stronger and richer concept.

Mrs. Morton stated the Historic Preservation Commission will discuss the colors. Mr. Greer discussed exploring an option where the top band is a couple of shades darker to create some contrast between the lower and upper levels. Ms. Hackett asked if the burgundy across the strip is still fine, and Mr. Greer replied yes. He expressed concern about setting a precedent for somebody painting a full façade in one color in the future.

Mr. Hartley is comparing this to Ms. Hackett's current storefront, with the property to the north containing a different color scheme in terms of brick. He thought Ms. Hackett would want to find something that will mix well with the colors on the buildings on either side.

Mrs. Morton entertained a motion to table this application to January 12, 2016 for further discussion.

**MS. HAUN MOVED, SECONDED BY MR. GREER, THAT THE APPLICATION FOR 514 SOUTH MAIN STREET BE TABLED TO JANUARY 12, 2016 FOR FURTHER DISCUSSION. THE MOTION CARRIED WITH MR. GREER, MR. HARTLEY, MS. HAUN, DR. JOSEPH, AND MRS. MORTON VOTING "AYE"; AND WITH MR. ANSELM AND MR. WHITEHILL BEING ABSENT (5 IN FAVOR, 2 ABSENT).**

Item 4 – Other Business:

There was no additional business to come before the Design Review Standards Commission.

Item 5 - Adjournment:

Mrs. Morton asked for a motion to adjourn.

**MS. HAUN MOVED, SECONDED BY MR. GREER, THAT THE MEETING BE ADJOURNED. THE MOTION CARRIED WITH MR. GREER, MR. HARTLEY, MS. HAUN, DR. JOSEPH, AND MRS. MORTON VOTING "AYE"; AND WITH MR. ANSELM AND MR. WHITEHILL BEING ABSENT (5 IN FAVOR, 2 ABSENT).**

The meeting stood adjourned at 5:47 p.m.

Approved _____
Nancy Morton, Chairperson

Approved _____
Susan Champlin, Senior Clerk