JOPLIN HISTORIC PRESERVATION COMMISSION

Guide to HISTORIC PRESERVATION SUPPLEMENT

For all inquiries related to Historic Preservation for the City of Joplin, please contact the Planning Department:

City Hall: (417) 624-0820
Zoning-planning@joplinmo.org

If you wish to pull building permits and rehabilitate or improve your property, there is a review process for approval. Minor works can be quickly reviewed by staff as part of your application for building permits.

Minor Works are changes that do not involve substantial alterations, additions, or removals that could impair the integrity of historic buildings.

Design Review Standards and Historic Preservation Commissioners, however, will still review Major Works Applications. Major Works include new storefronts, gooseneck lighting, new construction, demolition, garages, windows, and doors.

CERTIFICATE OF APPROPRIATENESS PROCESS

1. Property owner develops concept of project in consultation with Historic Preservation Planner (417) 624-0820 ext. 1539
2. Property Owner obtains application from Department of Planning, Community Development, and Neighborhood Services or from the City of Joplin website. City Staff classifies project as "minor work" or "major work."
3. Applicant submits application form and required materials. Historic Preservation Planner Reviews Project
4. If an application for minor work is approved, staff issues the Certificate of Appropriateness. If an application is received for a major work, staff schedules public hearing for approval with the Historic preservation Commission.
5. After receiving approval, property owner may obtain any permits, and may begin approved work.

MINOR WORK EXAMPLES

- **Accessory structures**
- **Awnings**
- **Canopies**
- **Utility Chimneys**
- **Doors**
- **Lighting fixtures**
- **Ramps or lifts**
- **Roof Repair**
- **Signs**
- **Windows**

MAJOR WORK EXAMPLES

- **New structure**
- **Addition**
- **Demolition**
- **Relocation**
- **Removal of historic feature: any**
- **Character defining chimneys**
- **Changes in roof shape**
- **Painting of unpainted masonry**
- **New or alterations to storefronts**
- **Any item not listed or assigned by staff**

It is important to understand the intent of reviewing the scope of work when a property owner wants to work on their home or building. Review process is first and foremost to ensure historic features are not covered, concealed or removed. Changes, additions and permitted alteration are reviewed for compatibility with the historic character of the property. This is to ensure the historic character of the property and the appeal is not lost in one or many rehabilitations over time.

Identify, Retain, and Preserve.

THE INTENT OF HISTORIC PRESERVATION

The guidance that is basic to the treatment of all historic buildings—identifying, retaining, and preserving the form and detailing of those architectural materials and features that are important in defining the historic character--is always listed first in the "Recommended" area. The parallel "Not Recommended" area lists the types of actions that are most apt to cause the diminution or even loss of the building's historic character. It should be remembered, however, that such loss of character is just as often caused by the cumulative effect of a series of actions that would seem to be minor interventions. Thus, the guidance in all of the "Not Recommended" areas must be viewed in that larger context, e.g., for the total impact on a historic building.

In the City of Joplin, if you own property in any district other than the Downtown Sunshine Lamp District, the Commission uses the Secretary of the Interiors Standards to review your requested major or minor work.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION—ALL PROPERTIES

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If you own property in the Downtown Sunshine Lamp District, the Secretary's Standards are used to guide the review, but specific standards for the district apply. Major works will be reviewed by a Design Review Board consisting of City officials, fellow Downtown property owners, representatives of the Downtown Joplin Alliance and Historic Preservation Commissioners.

PURPOSE

The purpose of the Joplin Downtown Design Review Standards is to assist in the rehabilitation and revitalization of Joplin's historic downtown area.

The intent of the standards are to provide property owners with a planned approached to revitalization through the use of proper rehabilitation and maintenance techniques and design parameters for compatible new construction. Economic benefits generally result from following this approach.

The standards should be referred to by property owners when planning any work to a building or when planning new construction in the downtown area. The Design Review Board and Historic Preservation Commission will utilize Sunshine Lamp District Design Review Guidelines when reviewing plans for work on a building and for new construction in the downtown area, and can be summarized by the following:

GENERAL STANDARDS

Storefronts are quite often the focus of historic commercial buildings and can thus be extremely important in defining the overall historic character. Because storefronts also play a crucial role in a store's advertising and merchandising strategy to draw customers and increase business, they are often altered to meet the needs of a new business. Particular care is required in planning and accomplishing work on storefronts so that the building's historic character is preserved in the process of rehabilitation.

When restoring a storefront altered after the 1940s, base the design and features on pictorial or physical evidence of the original. If original design and features cannot be determined, use a traditional storefront arrangement with features, materials, and proportions typical of similar structures of the same era of significance. Significant storefronts from the mid-20th century (such as those using decorative tile, glass, or marble) shall be retained if such remodeling is architecturally significant or noteworthy. When planning a storefront rehabilitation, it is important to remember that the storefront is a part of a larger structure and its design shall relate to the building's overall character.

A storefront is central to the historic identity of a building, just as a face is central to the identity of an individual. While many features of a storefront can be considered cosmetic, particular features and their arrangement are key in the identity of the building. In terms of the review of a historic building the term is the configuration of the storefront. The entrance is analogous to a mouth, windows the eyes, a bulkhead the chin, and a lintel or cornice the brow. Similar to a person, the configuration and spacing of these elements are central to the integrity of the "face" of the building. Particular care should be made that the configuration of these elements do not change, or in the case of a rehabilitation of a storefront that has been removed, a contemporary design for the building can be deemed appropriate for the building, as long as the configuration of the new façade is genuine in the best pictorial evidence available to the original or period of significance of the building. City staff can either provide or guide you to the information needed for this process and for the list of permitted and not permitted changes, referencing the Sunshine Lamp Design Review Guidelines is required.

TERMINOLOGY

Terminology is important and effective for more than one reason. When considering work on your property, forethought into what is likely to be protected or what elements and features will need to be given special consideration can be guided by an understanding of the terminology with respect to historic architecture and preservation. Using the terminology below when examining your existing property or a design change that might be desired will inform what elements of the building will be given particular consideration. If you can identify one of these terms below in your building, or wish to incorporate a feature that is identified below, it is likely significant!

Mass: The physical volume or bulk of a building, its arrangement and organization.

Proportion: As an expression of artistic endeavor, the relation between parts in relevance to the whole (height to width, for example), which helps create visual order in architecture.

Rhythm: The sense of movement created by the regular recurrence of elements, as in the spacing of doors and windows, across the façade of a building.

Scale: Those qualities in architecture and landscape that relate to human size, enhancing the importance of the human individual rather than diminishing the individual.

Streetscape: A view or vista of a specific street, the distinguishing characteristics of which are created by the width of the street and sidewalks, their paving materials and color, the design of the street furniture, the potential use of plant materials such as trees and shrubs, and the setback, mass, proportion, and scale of those buildings that enclose the street.

Style: The manner in which ornament and structure are combined to create the distinctive character of artistic architectural endeavor expressive of an era or period in time.

Architrave: The main beam that sets on column capitals and forms the lowest part of an entablature.

Balustrade: A railing composed of a series of upright members, often in a vase shape, with a top rail and often a bottom rail.

Bracket: A decorative element supporting a wall projection, cornice, or other exterior feature.

Capital: The top portion of a column or pilaster.

Carrara glass: Pigmented structural glass (commonly black) with a reflective finish, used commonly in the 1930s and 1940s.

Corbel: An incremented wall projection used to support additional weight, most commonly constructed of brick.

Cornice: The decorative projecting element at the top of an exterior wall.

Cresting: An ornamental ridging at the top of a wall or the peak of a roof.

Cupola: A small dome rising above a roof, usually with a band of small windows or openings.

Dentils: Rectangular toothlike elements forming a decorative horizontal band in a cornice.

Dormer window: A window and window structure that project from the slope of a roof.

Eave: Lower edge of a roof extending beyond the exterior wall.

Engaged column: A column integral with a wall surface, usually half round in form.

Entablature: The larger horizontal form setting on and spanning column capitals; it includes the architrave, the frieze, and the cornice.

Façade: Usually the front exterior elevation or face of a building.

Fanlight: Fan-shaped window, usually located over an entrance door.

Fascia board: A flat, horizontal board between moldings, typically used with classical styles.

Finial: A decorative ornament places at the peak of a roof.

Frieze: A decorative horizontal band located just below a cornice or gable.

Gable: The triangular section of exterior wall just under the eaves of a double-sloped roof.

Keystone: Center stone in a masonry arch.

Label: A molding over a door or window.

Lantern: A small turret with openings or windows all around, crowning a roof peak or dome.

Lintel: The horizontal support over a door or window.

Modillions: A series of simple brackets usually found in a cornice.

Mullion: The vertical member separating windows, doors, or other panels set in a series.

Muntin: Wood pieces separating panes of glass in a window sash.

Oculus: A round window.

Oriel window: A projection from an upper floor of an exterior wall surface that contains one or more windows.

Parapet: An extension of an exterior wall projecting above the roof place, commonly used to hide the place of a low-sloped roof.

Pediment: The gable form at the top of the façade of a classical style structure; also used over windows and doors.

Pilaster: A flat, rectangular partial column attached to a wall surface.

Quoins: Decorative stones at the corner of a building.

Segmental arch: A partial arch form, usually made of brick and located over window or door openings.

Sidelight: Narrow window located immediately adjacent to an entrance door.

Soffit: The underside of an architectural element.

Terra Cotta: Clay blocks or tiles, usually glazed, used for roof tiles or decorative surfaces.

Transom: A small window located immediately above a door.

For all inquiries related to Historic Preservation for the City of Joplin, please contact the Planning Department:

City Hall: (417) 624-0820

Zoning-planning@joplinmo.org

This material was produced with assistance from the Historic Preservation Fund, administered by the National Park Service, Department of the Interior, of the U.S. Government and Missouri Department of Natural Resources, State Historic Preservation Office. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the authors and do not necessarily reflect the views of the Department of the Interior or the Department of Natural Resources, State Historic Preservation office, nor does the mention of trade names or commercial products constitute endorsement or recommendation.