



---

# MAJOR AND MINOR WORKS FOR SUNSHINE LAMP HISTORIC DISTRICT

## Purpose

As Joplin continues to evolve, staff continues to look to streamline the process for the rehabilitation of historic structures. Staff recognizes the importance of using volunteer and commission time wisely.

One method for reducing the wait time on design review items is to create an administrative bypass to allow Planning Staff (417-624-0820 ext. 539) to review “minor works” projects and issue Certificate of Appropriateness in house.

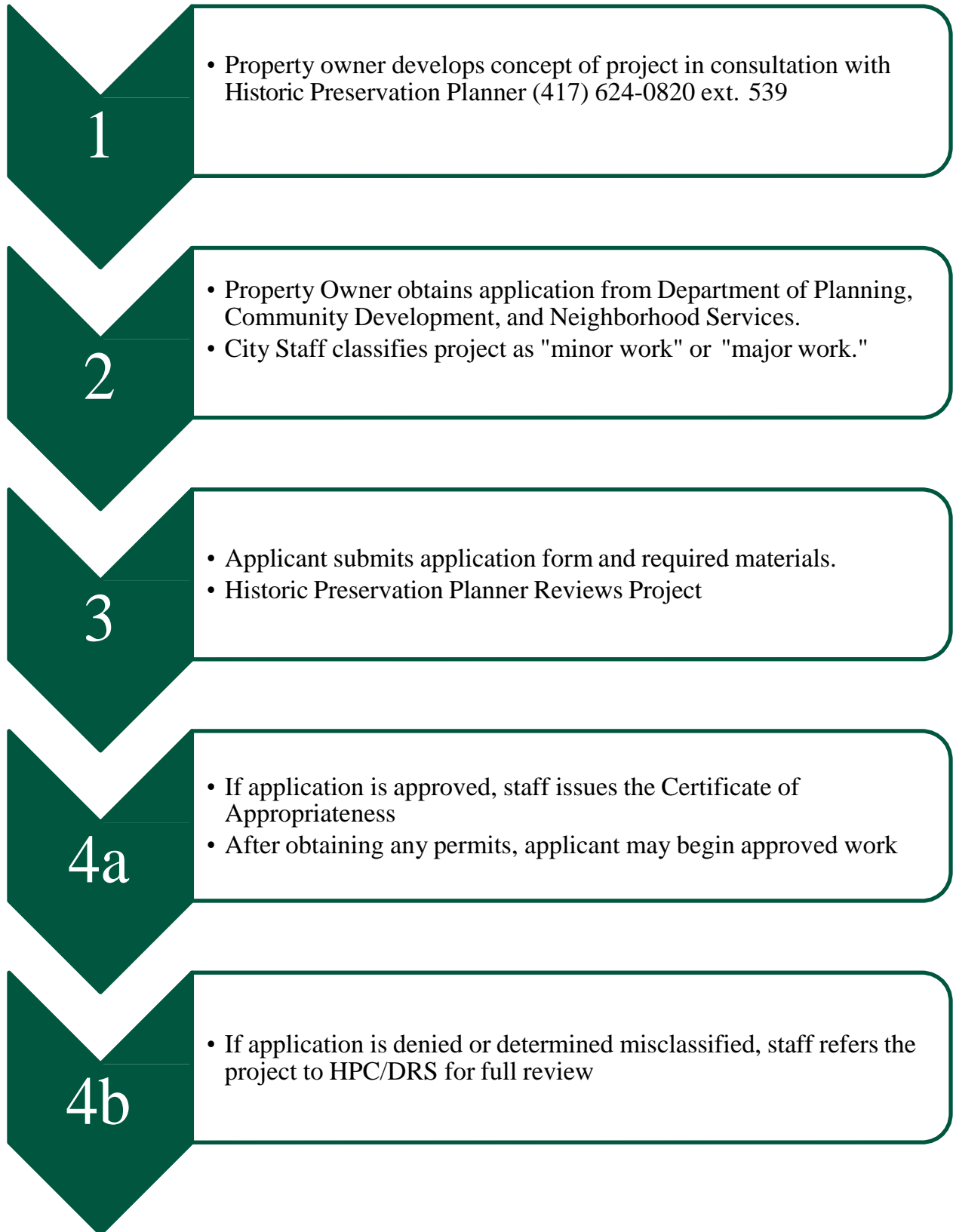
Minor Works are changes that do not involve substantial alterations, additions, or removals that could impair the integrity of historic buildings.

The process gives property owners a 7-14 day turnaround time on approval or denial vs. our traditional 30-60 days.

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.

I have attached a potential list of Minor Works and a process flowchart for your review.

## Certificate of Appropriateness Process



# MAJOR/MINOR WORK CLASSIFICATIONS

Type of Work		Staff Review (minor work)	Historic Preservation Commission/Design Review Standards (major work)
1.	Routine Maintenance <sup>1</sup>	Staff will determine if project meets definition	NO REVIEW
2.	Construction of a new primary structure		X
3.	Additions to a primary structure		X
4.	Demolition of any primary structure		X
5.	Relocation of structures		X
6.	Removal of any contributing part of a structure		X
7.	Alteration/Removal of Archaeologically Significant Features		X
8.	Alteration of Accessory Structures with no expansion of building footprint	X	
9.	Addition, Alteration, Construction of, or Demolition of Accessory Structures		X
10.	Alteration/Construction/Removal Architectural Details		X
11.	Alteration/Construction/Removal of Awnings	X	

<sup>1</sup> Repair or replacement where there is no change in the design, materials, or general appearance of elements of the structure or grounds. Please see Section XI of the Sunshine Lamp Design Review Standards for additional reference

	Type of Work	Staff Review (minor work)	Historic Preservation Commission/Design Review Standards  (major work)
12.	Alteration/Construction/Removal of existing Canopies	X	
13.	Alteration/Construction/Removal of service/utility chimneys	X	
14.	Alteration/Construction/Removal of character-defining chimneys		X
15.	Alteration/Removal of Doors/Door openings/trim	X	
16.	Installation of Doors/door openings/trim		X
17.	Alteration/Removal of Dormers		X
18.	Construction of Dormers		X
19.	Alteration of Exposed Foundations		X
20.	Alteration/Construction/ Removal of House or Building Numbers	X	
21.	Alteration/Installation/Removal of exterior Lighting Fixtures	X	
22.	Installation/relocation/removal of Mechanical Equipment, such as heating and air conditioning units	X	
23.	Painting when there is a change in color		
24.	Painting of previously unpainted masonry		X
25.	Alteration/Removal of existing Parking Lots	X	
26.	Construction of/Addition to Parking Lots		X

Type of Work	Staff Review (minor work)	Historic Preservation Commission/Design Review Standards  (major work)
27. Alteration/Addition to/Construction/Removal of Ramps or Lifts	X	
28. Alteration of Roof Coverings	X	
29. Alteration of Roof Form		X
30. Alteration/Installation/Removal of Signs	X	
31. Installation of Skylights	X	
32. Alteration/Construction/Removal of X exterior Stairs and Steps		
33. Alteration/Construction/Removal of Storefronts		X
34. Alteration/Construction/Removal of Doors	X	
35. Alteration/Construction/Removal of Windows	X	
36. Work Items not listed here for which a X clear citation can be made with the Design Review Standards		
37. Work Items not listed here that are deemed by staff to be substantial in nature, precedent setting, not addressed by the Design Review Standards, or not in conformance with the standards		X