

**MINUTES
HISTORIC PRESERVATION
COMMISSION
REGULAR SESSION
MARCH 15, 2022**

The Historic Preservation Commission of the City of Joplin met on Tuesday, March 15, 2022, at 5:00 P.M. in the Fifth Floor Council Chambers at the Joplin City Hall at 602 South Main Street, Joplin, Missouri.

MEMBERS PRESENT: Jill Sullivan, Emily Frankoski, William Fischer, Lori Haun, William Mountz, Robert Brueckner and Gregg Huff.

CITY STAFF PRESENT: Thomas Walters, Planner and Lindsay Dunn representing the City of Joplin.

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

Ms. Sullivan opened the meeting and Ms. Dunn called the roll.

DR. FISCHER MOVED, SECONDED BY MS. FRANKOSKI TO EXCUSE MS. DETAR THE MOTION CARRIED, WITH JILL SULLIVAN, EMILY FRANKOSKI, WILLIAM FISCHER, LORI HAUN, WILLIAM MOUNTZ, ROBERT BRUECKNER AND GREGG HUFF VOTING "AYE" (7 IN FAVOR, 1 ABSENT)

Item 3. – Approval of the: February 15, Minutes

Ms. Sullivan asked if there were any corrections to the February 15, 2022, minutes. There were corrections for Dr. Fischer and Ms. Haun was not in attendance. Ms. Sullivan asked if there were any other corrections? There were not.

DR. FISCHER MOVED, SECONDED BY MR. BRUECKNER TO APPROVE FEBRUARY 16, 2022, MINUTES WITH CORRECTIONS. THE MOTION CARRIED, WITH JILL SULLIVAN, EMILY FRANKOSKI, WILLIAM FISCHER, LORI HAUN, WILLIAM MOUNTZ, ROBERT BRUECKNER AND GREGG HUFF VOTING "AYE" (7 IN FAVOR, 1 ABSENT)

Item 4. - Budget

Mr. Walters stated that the only expenditure was the \$250 National Trust Renewal.

Ms. Sullivan stated for the next meeting we need to decide how we are going to distribute the funds for everyone going to the conference. Discussion on that at our next meeting. Ms. Sullivan asked if there were any other questions? There were not.

Item 5. – Public Hearings

Ms. Sullivan read the Public Hearing Procedures.

a. Case No. 2022-03, 526 S Main Street – Certificate of Appropriateness:
Mr. Walters stated that there was not a recommendation from the Design Review Board, due to the fact that board did not have quorum. He also stated that the owners were wanting to add a patio.

Design Standards – Rear and Side Facades

General Standards

1. Preserve original windows, doors, and architectural detailing on rear and side elevations. **Finding: Does Comply**
2. If needed or desirable, enhance rear and side entrances through simple signage, awnings, and lighting that is related to those of the front façade. **Finding: Does Comply.** Applicant proposes gooseneck lighting similar to the front façade.
3. Keep rear and side entrances clean and uncluttered. **Finding: Does Comply.** Applicant will require a dumpster placed behind the property. *note – see general standard 6 below.
4. For openings on rear and side facades, follow window standards and door standards. Single light glass and wood doors are most appropriate for downtown Joplin. (Exception: new windows and doors may be permitted when needed if keeping with the size, design, materials, proportions, and location of the originals). New window openings may be permitted to cut into exposed party walls. Such design shall be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation. **Finding: Does Comply.** Access to the first-floor roof to be made a second-floor patio will require the addition of a patio entrance to be cut into the second-floor façade. The applicant proposes placing the entrance in line with the most south upper façade window and keeping the glass pane for the door of similar appearance to the window to blend the addition of the door into the traditional location of the window and minimize the visible change to the upper façade.
5. Screen HVAC units and dumpsters through landscaping, framed lattice panels, or flat wood board fences painted to be visually unnoticeable by blending with surroundings. **Finding: Does Comply.** HVAC units have been moved to the second-floor roof where they are not visible at street level.
6. Coordinate with neighboring structures and businesses where possible for unified look and for things such as parking, paving, landscaping, and centrally located trash collection locations. **Finding: Does Comply.** Applicant will place a dumpster on the east side of the alley as prescribed by public works. Note: unrelated to the approval of this Certificate of Appropriateness, the rear façade of this building has been where neighboring businesses have been placing dumpsters while the building was vacant. City Operations has coordinated with the trash service provider to inform the owners of the dumpsters that they will need to be moved. Dumpsters will need to be paced appropriately with the respective properties and some discussion has been had with public works about steps to approach owners in the 500 block about sharing costs for placing communal trash enclosures on the City owned parking lot on the west side of the alley. However, this is only preliminary and would require the loss of parking spaces and might not be feasible.
7. Locate any necessary exterior staircases, balconies, elevator shafts, and additions on rear facades. **Finding: Does Comply.**

Design Standards -Porches and Stairs

1. Do not add porches, staircases, or balconies on front or side facades where none existed originally. **Finding: Does Comply.** Location on rear façade is appropriate.

2. If necessary, add staircases or balconies to rear facades using a simple design with plain balusters (of wood, with painted or stained finish and square balusters set no more than three (3) inches apart, is most appropriate).
3. Avoid these common mistakes:
 - a. Replacing original steps material with brick or concrete.
 - b. Adding handrails and balusters were none existed originally (unless required for safety then use a simple design, not ornate, of wood or iron). **Finding: Does Comply.** Applicant proposes a simply designed handrail constructed by American Construction.
4. If needed or required, add handicap ramps to the rear façade, using wood with a plain rail of square balusters set no more than three (3) inches apart.

Design Standards – Architectural Features

6. Do not paint unpainted masonry surfaces unless masonry surface is extremely mismatched or so deteriorated that it cannot withstand weather. **Finding: Does not Comply.** Applicant has proposed painting the rear façade masonry. The masonry is unpainted and in good condition. Application of paint is an unnecessary alteration to the façade and in this instance is not permitted.

DISCUSSION AND RECOMMENDATION

Review of the proposal staff finds only one issue of non-compliance. The application requests the rear façade to be painted. All other codes applicable to rear facades and porches are in compliance as far as documented and discussed with the applicant.

Staff makes recommendation to conditionally approve, on condition the rear façade remains unpainted.

MS. HAUN MOVED, SECONDED BY DR. FISCHER TO OPEN CASE NO. 2022-03 FOR DISCUSSION. THE MOTION CARRIED, WITH JILL SULLIVAN, WILLIAM FISCHER, LORI HAUN, WILLIAM MOUNTZ, ROBERT BRUECKNER AND GREGG HUFF VOTING "AYE" (6 IN FAVOR, 1 ABSENT, 1 ABSTAIN)

Dr. Fischer wanted to know about the balcony, is that accessed from an office area or an apartment area? room?

Brian Eggleston, 329 N. Main St., Joplin MO, American Construction, Contractor. He stated that right in front of that door is just an access to a hallway, which takes you to the ballroom.

Mr. Huff wanted to know if the deck on the back is it sitting on the brick wall?

Mr. Eggleston stated two months ago there was heat and air units there and we moved them to the second floor. The west side where the hand rails are there is a parapet wall.

Mr. Huff asked about the drainage.

Mr. Eggleston stated currently in the 14 inches on the southside, that little flat roof slopes a little bit and there are scalpers on the southeast corner.

Mr. Huff wanted to know what the composition of the roof?

Mr. Eggleston mention the deck boards is actually a composite of some sort of synthetic product. It is not visible.

Ms. Sullivan asked if there were any other questions? There were not.

MR. HUFF MOVED, SECONDED BY DR. FISCHER TO APPROVE CASE NO. 2022-03, WITH CONDITIONS THAT THE ROOF FAÇADE REMAINS UNPAINTED. THE MOTION CARRIED, WITH JILL SULLIVAN, EMILY FRANKOSKI, WILLIAM FISCHER, LORI HAUN, WILLIAM MOUNTZ, ROBERT BRUECKNER AND GREGG HUFF VOTING "AYE" (7 IN FAVOR, 1 ABSENT).

b. Case No. 2022-04, 702 S Main Street – Certificate of Appropriateness.

Mr. Walters stated that this is a CDBG funded project on the National Register of Property, the Joplin Furniture building. We previously rehabilitated the front façade. The applicant is proposing as scope of work in accordance to the way the project was put out for bids for this façade grant complinace. We did a base bid, which was the eastern upper façade windows or 2nd, 3rd, and 4th floor, as well as the norther upper facade windows as the base bid. The first alternative bid was the west windows and a door replacement. Second alternative bid was the northern entrance in the archway of that building. The only bid that was accepted and we are moving forward with is the base bid. You do have approval from the Design Review Board. Terry Donaldson, contractor, was here and speaking with the members of Design Review Board.

Design Standards – Upper Façade Windows

1. Identifying, retaining, and preserving windows – and their functional and decorative features – that are important in defining the overall historic character of the building. Such features can include frames, sash muntins, glazing, sills, heads, hoodmolds, paneled or decorated jambs and moldings, and interior and exterior shutters and blinds. **Finding: Does Comply.** Proposed windows are of the correct configuration and custom dimensions for the existing frame.
2. Protecting and maintaining the wood and architectural metal which comprises the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems. **Finding: Does Comply.**
3. Making windows weather tight by recaulking and replacing or installing weather-stripping. These actions also improve thermal efficiency. **Finding: Does Comply.**
4. Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window

features will be required. **Finding: Does Comply.** Contractors evaluation included in documentation.

5. Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills and interior or exterior shutters and blinds. **Finding: Does Comply.** Significant replacement will be required since original window mountings were removed.

6. Replacing in kind an entire window that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute may be considered. Use anodized or baked-on enamel aluminum, in an appropriate permitted color, of the same dimensions (sash, surrounds, trim) as traditional for the building's architectural style or era of significance. *Refer to color section for permitted colors.* **Finding: Does Comply.**

7. If the original window design is unknown, use window type and detailing (sash, materials, and dimensions) of the architectural style or era of significance of the building. **Finding: Does Comply.**

8. Shutters may be permitted if physical or pictorial evidence shows that shutters existed. Closed shutters may be permitted to conceal blocked-in or bricked-in windows if restoration of windows is not feasible. **NA**

9. If replacing missing shutters, shutters shall fit the window opening so that if closed, the opening will be covered. **NA**

10. If adding storm windows, use full view or sash proportionate, blind-stop type of wood or aluminum with anodized or baked-on enamel finish. *Refer to color section for permitted colors.* **NA**

Discussion and recommendation

Review of the proposal staff finds no issues of non-compliance. Scope of work previously reviewed and approved by SHPO on October 2, 2019. **SHPO Project Number: 069-JP-19.**

Staff makes recommendation to approve.

Item 6. – Discussions Items

a.

Item 7 - Old Business: None

Item 8 – New Business: None

Item 9 - Announcements

Item 10. - Adjournment:

MS. FRANKOSKI MOVED, SECONDED BY MR. MOUNTZ THAT THE MEETING BE ADJOURNED. THE MOTION CARRIED, WITH MS. SULLIVAN, MS. FRANKOSKI, MR. BRUECKNER, MR. MOUNTZ AND MS. DETAR, VOTING "AYE" (5 IN FAVOR, 3 ABSENT)

Ms. Sullivan adjourned the meeting.

Approved Jill Sullivan
Jill Sullivan, Chairperson

Approved Vicky Copeland
~~Lindsay Dunn~~, Recording Secretary
VICKY COPELAND