

**MINUTES
HISTORIC PRESERVATION
COMMISSION
REGULAR SESSION
APRIL 19, 2022**

The Historic Preservation Commission of the City of Joplin met on Tuesday, April 19, 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, William Mountz, Kate DeTar, 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. Frankoski opened the meeting and Ms. Dunn called the roll.

DR. FISCHER MOVED, SECONDED BY MR. BRUECKNER TO EXCUSE MS. HAUN THE MOTION CARRIED, WITH EMILY FRANKOSKI, WILLIAM FISCHER, KATE DETAR, WILLIAM MOUNTZ, ROBERT BRUECKNER AND GREGG HUFF VOTING "AYE" (6 IN FAVOR, 2 ABSENT)

Item 3. – Approval of the: March 15, 2022, Minutes

Ms. Frankoski asked if there were any corrections to the March 15, 2022, minutes. There were not.

MR. BRUECKNER MOVED, SECONDED BY MR. HUFF TO APPROVE MAY 17, 2022, THE MOTION CARRIED, WITH EMILY FRANKOSKI, WILLIAM FISCHER, KATE DETAR, WILLIAM MOUNTZ, ROBERT BRUECKNER AND GREGG HUFF VOTING "AYE" (7 IN FAVOR, 1 ABSENT)

Item 4. - Budget

Mr. Walters stated there was one change in the budget. We had 50 percent reimbursement for East Town District nomination with the amount of \$9,750.00 coming out of our consulting fees.

Item 5. – Public Hearings

Ms. Frankoski read the Public Hearing Procedures.

a. Case No. 2022-06, 507 S. Sergeant – Certificate of Appropriateness: Historic name is the Dr. Albert Winchester House, is on the National Register as part of the Murphysburg District and is a Free Classic Subtype of the Queen Anne style characterized by gables, columns, gables bays accented with single windows of custom shape for its structure, and accent siding on upper elevations.

This property is outside the Sunshine Lamp District, the City of Joplin does not have adopted standards in which to conduct a review and the Secretary of the Interiors Standards apply.

Design Standards – Secretary of the Interior

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. **Finding: Does Comply. The applicant is proposing a traditional use for an accessory structure to the principle. The new construction will be in the traditional location.**

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. **Finding: Does Comply. The existing historic resource, the principle structure will not be affected by the new construction unless the new construction is determined to be of incompatible type.**

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. **Finding: Does Comply. The proposed new construction is accessory to the principle structure and features to be incorporated are not conjectural, but are to match, the historic house, as is consistent for an accessory structure that would have been built in the period of significance.**

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. **Finding: Does Comply.**

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. **Finding: Does Comply. New features and finishes are too closely resemble the principle structure, and no existing features are to be affected.**

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. **Finding: Not applicable.**

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. **Finding: Not applicable.**

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. **Finding, Does Comply. Ground disturbance is part of the scope of work, including footings below frost depth, however, submitted footprint of proposed structure is located where existing foundation is to be removed and likelihood of encountering archeological resources is low.**

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. **Finding: Does Comply. This new construction is subordinate in scale as appropriate for an accessory structure. Architectural features included match the historic principle structure to create the similarity and compatibility, however, the structure will still have the form of a contemporary two car garage.**

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. **Finding: Comply.**

DR. FISCHER MOVED, SECONDED BY MR. BRUECKNER TO OPEN CASE NO. 2022-06 FOR DISCUSSION. THE MOTION CARRIED, WITH EMILY FRANKOSKI, WILLIAM FISCHER, KATE DETAR, WILLIAM MOUNTZ, ROBERT BRUECKNER AND GREGG HUFF VOTING "AYE" (6 IN FAVOR, 2 ABSENT)

Ms. Frankoski stated she understood that they are taking out the old slab and putting in a new one in and then the attached garage will match the style of the home.

Dr. Fischer wanted to know if the garage behind the house, where is it located.

Mr. King mention it was behind the house, close to the alley but conforming to the city codes.

Mr. Huff wanted to know if it will be heated?

Mr. King stated they don't intend to heat it.

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

DR. FISCHER MOVED, SECONDED BY MR. HUFF TO APPROVE CASE NO. 2022-06, THE MOTION CARRIED, WITH EMILY FRANKOSKI, WILLIAM FISCHER, KATE DETAR, WILLIAM MOUNTZ, ROBERT BRUECKNER AND GREGG HUFF VOTING "AYE" (6 IN FAVOR, 2 ABSENT)

b. Case No. 2022-07, Spiva Park – Certificate of Appropriateness.
Spiva Park was established in 1966 and is located in the Downtown Sunshine Lamp District.

Design Standards – Secretary of the Interior

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. **Finding: Does Comply. The applicant is not proposing a new use.**

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. **Finding: Does Comply. Placement of the new feature is the only limiting factor in this review. The applicant is proposing a placement in an area specifically to not impact any existing features of the park.**

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.

Finding: Does Comply.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. **Finding: Does Comply.**

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. **Finding: Not applicable.**

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. **Finding: Not applicable.**

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. **Finding: Not applicable.**

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. **Finding, Does Comply. Ground disturbance is limited and likelihood of encountering archeological resources is low, upon review of the history of the site.**

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. **Finding: Does Comply. This new monument is of a contemporary design to differentiate from the rest of the park, and size and scale are appropriate as to not hinder the prominence of existing historic features of the park.**

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. **Finding: Does Comply.**

DR. MOUNTS MOVED, SECONDED BY MR. HUFF TO OPEN CASE NO. 2022-07 FOR DISCUSSION. THE MOTION CARRIED, WITH EMILY FRANKOSKI, WILLIAM FISCHER, KATE DETAR, WILLIAM MOUNTZ, ROBERT BRUECKNER AND GREGG HUFF VOTING "AYE" (6 IN FAVOR, 2 ABSENT)

Linda Teeter, President of Joplin Arts District, 122 Forsum Lane, Carl Junction, MO.

There is a brass plaque that currently in the park as you walk in on the 4th Street intersection. That will be removed and placed on the front of the monument, which is 3 foot-based concrete.

Dr. Fischer wanted to know how the color was chosen?

Ms. Teeter stated it was metal that is chosen. It has the rust, red orange natural color.

Ms. DeTar wanted to know if they worry about staining the concrete base.

Ms. Teeter stated that an architect spoke to her that they have used this on sidewalks and other project in Joplin and they are not worried.

Ms. DeTar wanted to know how they plan on keeping skateboarders off this beautiful block?

Ms. Teeter stated that she did not see them on it. It is only a 3-foot square with a little lip around the top.

Ms. Frankoski stated there has been other things in the park, like Mr. Spiva statue that has been in disrepair for a while are there plans for repair?

Ms. Teeter mentioned she has spoke to a company in Colorado and when they come down to do Mercy Park in the fall, they are going to come and clean the statue and fix the foot.

Gay Currence and Scott Cragin, the children of John and Joy Cragin. They also stated that they were going to develop a Capitol Campaign to do masonry work, restore the fountain, flower beds of Irises that will be added to and the primary flowers. Gardens are being redone. Also, we are looking at some metal irises and butterflies which would be on the four sides.

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

DR. FISCHER MOVED, SECONDED BY MR. HUFF TO APPROVE CASE NO. 2022-07, THE MOTION CARRIED, WITH EMILY FRANKOSKI, WILLIAM FISCHER, KATE DETAR, WILLIAM MOUNTZ, ROBERT BRUECKNER AND GREGG HUFF VOTING "AYE" (6 IN FAVOR, 2 ABSENT)

c. Case No. 2022-09 – 320 S. Moffett-Certificate of Appropriateness

Ms. Kate DeTar abstained from this case.

The Olivia Apartments is on the National Register of Historic Places and was individually listed in 1997, Ordinance NO. 97-112. The building was constructed in 1906 and designed by architect Austin Allen. The building retained a high degree of integrity but deteriorating condition at the time it caught fire in 2020. Emergency repairs and stabilization of the building, allowed since historic code requiring review being subordinate to health and safety requirements, have been completed on the building.

This property is not located inside a district with adopted standards, therefore the

applicable standards to use for this review are the Secretary of the Interior's Standards.

Design Standards – Secretary of the Interior

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. **Finding: Does Comply. The applicant is not proposing a new use that would require a change in characteristics in either footprint or form of the building.**
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. **Finding: Does Comply. Several changes have happened, and features have been removed since the 2020 fire. The removal of features was permitted either as part of stabilizing and securing the property without review by this Commission or City Staff. This application does not include any further removal and includes the replacement of appropriate and compatible features that were deteriorated beyond restoration, such as the upper façade balconies.**
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. **Finding: Does Comply.**
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. **Finding: Does Comply.**
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. **Finding: Does Comply.**
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. **Finding: Does Comply.**
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. **Finding: Does Comply.**
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. **Finding, Does Comply.**
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. **Finding: Does Comply. The addition of a new ramp at the east end of the north**

elevation meets the definition of subordinate and detailing such as railing is appropriate and compatible with the building architectural style.

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. **Finding: Does Comply. Staff makes recommendation to conditionally approve. Conditions in concurrence with and as outlined in determination letter from National Parks dated 1/5/22 and included in the packet.**

MR. BRUECKNER MOVED, SECONDED BY MR. HUFF TO OPEN CASE NO. 2022-09 FOR DISCUSSION. THE MOTION CARRIED, WITH EMILY FRANKOSKI, WILLIAM FISCHER, WILLIAM MOUNTZ, KATE DETAR, ROBERT BRUECKNER AND GREGG HUFF VOTING "AYE" (5 IN FAVOR, 2 ABSENT, 1 ABSTAIN)

Mr. Huff wanted to know if discussion was only going to be asking about the exterior not the interior?

Mr. Walters stated that was correct.

Mr. Huff assumed that the windows would be put in all at the same time not in stages.

Mr. Walters stated he did not know.

Mr. Brueckner wanted to make sure he understood what Mr. Walters wanted this commission to do. He asked if SHPO has already approved these amendments and alterations to the building?

Mr. Walters stated that was correct. It is a tax credit project and on the National Register, they go through an approval process just like this commission. Staff has written recommendation to approve in concurrence with SHPO.

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

MR. HUFF MOVED, SECONDED BY MR. BRUECKNER TO CONDITIONALLY APPROVE CASE NO. 2022-06, THE MOTION CARRIED, WITH EMILY FRANKOSKI, WILLIAM FISCHER, WILLIAM MOUNTZ, ROBERT BRUECKNER AND GREGG HUFF VOTING "AYE" (5 IN FAVOR, 2 ABSENT, 1 ABSTAIN)

Item 6. – Discussions Items

a. Broadway District Nomination – Public Meeting: TBD May, no later than 6-30-22. Mr. Walters spoke with Mr. Krupp; he would like to do it in early June. The exact date is not set yet just early June.

Ms. Frankoski asked if there were any questions, there were not.

b. Public Outreach Grant – Photos finalization, updating contracts, links, & QR Code Pages

Mr. Walters stated that there was a little bit of finalization to do and will send out to the commission for review. Ms. Rose Runyan, SHPO, the project manager. There are a

couple of further edits that she has requested, including the change of language about noting that this material is made with the assistance of the HPC Funds from the Historic Preservation Office. If there are any other suggestions for photos that you would like for the realtor section.

Item 7 - Old Business:

a. Finalization of attendance to MO Preservation Conference: June 13-15
Mr. Walters stated we need to know who is going. We can make sure we have your rooms and registration.

Ms. Frankoski stated that there are three finalized that are going. Dr. Fischer, Dr. Mountz, Ms. Frankoski. Pretty sure Ms. Sullivan and Ms. Haun and one maybe, Ms. DeTar.

Mr. Walters stated that the block of rooms at the conference has not opened yet, but they will very shortly and we need to be prepared and call. We will submit names for registration.

Item 8 – New Business: None

Item 9 - Announcements

Ms. Debbie Wooden, The Joplin Globe, was welcomed back to the HPC meeting.

Dr. Mountz stated that Heartland Opra Theater is presenting a cabaret a night of comedy on May 19, 2022, at Carmines at 7pm, May 20th in the Central Park Gazebo in Carthage at 7pm, and May 21st at Big Spring Park in Neosho at 7pm.


Ms. Frankoski stated that if anyone knows any artist, they are looking for Joplin Art Fest artist applications through May 27th and that happens on Friday, September 16th and Saturday, September 17th so any artist that would like to exhibit and sell their work, which is a good opportunity. It will be at Empire Market again this year.

Item 10. - Adjournment:

MR. BRUECKNER MOVED, SECONDED BY DR. FISCHER THAT THE MEETING BE ADJOURNED. THE MOTION CARRIED, WITH EMILY FRANKOSKI, WILLIAM FISCHER, KATE DETAR, WILLIAM MOUNTZ, ROBERT BRUECKNER AND GREGG HUFF VOTING "AYE" (6 IN FAVOR, 2 ABSENT)

Ms. Frankoski adjourned the meeting.

Approved 
Emily Frankoski, Vice Chairperson

Approved 
~~Lindsay Dunn~~, Recording Secretary
VICKI COPELAND