MINUTES
ST. JOSEPH LANDMARK COMMISSION
MEETING
Tuesday March 5, 2019, 7:00 PM
1100 Frederick Ave., Third Floor Council Chambers, City Hall
St. Joseph, Missouri

<table>
<thead>
<tr>
<th>Name</th>
<th>Attendance</th>
<th>Terms of Office</th>
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<tbody>
<tr>
<td>Ron Auxier</td>
<td>(25-17)</td>
<td>01/25/22</td>
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<tr>
<td>Joe Ann Brott</td>
<td>(09-04)</td>
<td>06/25/21</td>
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<td>Greg Hall</td>
<td>(13-00)</td>
<td>06/25/21</td>
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<td>Nigh Johnson</td>
<td>(41-09)</td>
<td>08/04/20</td>
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<td>Roger Martin</td>
<td>(27-11)</td>
<td>06/25/21</td>
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<td>Lisa Rock</td>
<td>(45-00)</td>
<td>09/25/20</td>
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<tr>
<td>Pat Squires</td>
<td>(37-13)</td>
<td>10/27/20</td>
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<tr>
<td>Cole Woodbury</td>
<td>(21-02)</td>
<td>10/10/19</td>
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<tr>
<th>Name</th>
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<tr>
<td>Ted Hauser</td>
<td>(39-12)</td>
<td>02/22/22</td>
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Staff Present: Scott Des Planques, Historic Preservation Planner
               Nic Hutchison, City Planner
               Bryan Carter, City Attorney
               Ted Elo, City Attorney
               Lauren Manning, Recording Secretary

Call to Order: 7:00 PM

1. ROLL CALL:


2. APPROVAL OF AGENDA

Since there were several people in attendance for City Hall’s windows, Woodbury suggested moving New Business Item C. to be addressed first under New Business. Squires moved to approve the agenda as amended, Rock seconded. VOTE Auxier- aye, Brott- aye, Hall-aye, Johnson-aye, Martin-aye, Squires- aye, Rock-aye, and Woodbury-aye. Eight (8) ayes, Zero (0) nays. MOTION PASSES

3. APPROVAL OF MINUTES
   a. January 8th, 2018 L.C. Meeting Minutes
Hall moved to approve, Johnson seconded. VOTE: Auxier- aye, Brott- aye, Hall-aye, Johnson-aye, Martin-aye, Squires-aye, Rock-aye, and Woodbury-aye. Eight (8) ayes, Zero (0) nays. MOTION PASSES

4. NEW BUSINESS
   a. Application for COA, the City of Saint Joseph is presenting multiple options seeking more energy efficient windows in City Hall. Options range from remove/demolish and replacement with aluminum or steel energy efficient windows to repairing the existing windows.
      i. Des Planques presented his staff report for each differing outcome.

      Public Comment: Shelley White, 3306 Renick Street, questioned how long the lifespan for replacement windows. White knew they were guaranteed for ten years but wanted to know what their actual lifespan was. White also mentioned that quality drapes may be a better option. Additionally, White mentioned that the ability to open the windows is always nice.

      ii. Window Replacement Option
           1. Des Planques mentioned that this option was incongruous and recommended denial of this COA.
              a. Hall moved that this option was incongruous with the Design Guidelines, Rock seconded.
                 VOTE: Auxier- aye, Brott- aye, Hall-aye, Johnson-aye, Martin-aye, Squires-aye, Rock-aye, and Woodbury-aye. Eight (8) ayes, Zero (0) nays. MOTION PASSES

              b. Johnson moved to deny the COA for window replacement, Auxier seconded.

              c. Rock wanted to know if this locked us into only working with one person, whether or not the work could go out for an RFP, or any other option. Elo could not confirm that. Johnson said that this was approving just the work, not the contractor. Hall said that this was just a recommendation for Council and Woodbury agreed that this was just a suggestion to deny Window Replacement.
                 Vote: Auxier- aye, Brott- aye, Hall-aye, Johnson-aye, Martin-aye, Squires-aye, Rock-aye, and Woodbury-aye. Eight (8) ayes, Zero (0) nays. MOTION PASSES

      iii. Rehabilitate/Restoration of Existing Windows Option:
           1. Des Planques mentioned that these options were congruous and recommended approval of this COA.
              a. Johnson moved that this option was congruous with the Design Guidelines, Squires seconded.
                 VOTE: Auxier- aye, Brott- aye, Hall-aye, Johnson-aye, Martin-aye, Squires-aye, Rock-aye, and Woodbury-aye. Eight (8) ayes, Zero (0) nays. MOTION PASSES
b. Johnson moved to postpone the vote on approving a COA until the Landmark Commission had further specific details regarding a restoration project for two months until the May meeting. Martin seconded.
VOTE: Auxier- aye, Brott- aye, Hall-aye, Johnson-aye, Martin-aye, Squires-aye, Rock-aye, and Woodbury-aye. Eight (8) ayes, Zero (0) nays. MOTION PASSES

iv. Storm Window Installation Option
1. Des Planques mentioned that this option was congruous and recommended approval of this COA.
   a. Auxier moved to postpone this decision in order for the Landmark Commission to do their due diligence regarding researching condensation and sightline concerns regarding the storm window installation option until the May meeting as well, Johnson seconded.
   b. Squires agreed regarding the condensation issues.
      VOTE: Auxier- aye, Brott- aye, Hall-aye, Johnson-aye, Martin-aye, Squires-aye, Rock-aye, and Woodbury-aye. Eight (8) ayes, Zero (0) nays. MOTION PASSES

b. Application for COA, R&S Properties is seeking permission to install three signs at 718 N. 7th Street, a contributing structure in the Hall Street Local Historic District.
   i. Des Planques gave his staff report. He stated that it was staff’s recommendation that this COA Application, as proposed, is incongruous with Design Guidelines: Signage: Pages 95-96, Sec. (5), however Sec. 31-130 (e), (2) allows for a six square foot sign. Considering the signs are not overly intrusive it is staff’s opinion that the commission exercise the authority given them in Sec. 31-130 (e) and grant an exception.
      Doug Soper with R&S was present to answer questions. Since the Commission recently approved the Conditional Use Permit for the business. Auxier wanted to know the necessity of the parking sign. Others wanted to know about once the handicapped spaces are constructed, whether or not the sign would be redone. Soper stated that that would be the case.
      Isobel McGowan, 809 Hall Street, stated that this was a necessity of the business and that the Commission should support the adaptive reuse of the historic house.
      1. Squires moved that the 30” x 30” sign was congruous with the Design Guidelines, Auxier seconded. Rock wanted to emphasize that since the houses are so big any size sign would look small in comparison.
         VOTE: Auxier- aye, Brott- aye, Hall-aye, Johnson-aye, Martin-aye, Squires-aye, Rock-aye, and Woodbury-aye. Eight (8) ayes, Zero (0) nays. MOTION PASSES
2. Martin moved to approve the COA, Auxier approved. VOTE: Auxier-aye, Brott-aye, Hall-aye, Johnson-aye, Martin-aye, Squires-aye, Rock-aye, and Woodbury-aye. Eight (8) ayes, Zero (0) nays. MOTION PASSES

3. Johnson moved that the 18” x 24” Parking sign was incongruous with the Design Guidelines, Auxier seconded. VOTE: Auxier-aye, Brott-aye, Hall-aye, Johnson-aye, Martin-aye, Squires-aye, Rock-aye, and Woodbury-aye. Eight (8) ayes, Zero (0) nays. MOTION PASSES

4. Johnson moved to deny the COA for the 18” x 24” sign, Auxier seconded.
Squires, Woodbury, and Rock were opposed since the exception was available. Woodbury said that he did not believe the size was objectionable. Rock again stated that since the houses are so big that any sign would be “dwarfed” by the size of the house. Woodbury believed the foot by foot regulations were for National Register of Historic Places plaques.

5. VOTE: Auxier-aye, Brott-aye, Hall-aye, Johnson-aye, Martin-nay, Squires-nay, Rock-nay, and Woodbury-nay. Four (4) ayes, Four (4) nays. MOTION FAILS

6. Squires moved to approve the COA, Auxier seconded. VOTE: Auxier-nay, Brott-nay, Hall-aye, Johnson-nay, Martin-aye, Squires-aye, Rock-aye, and Woodbury-aye. Five (5) ayes, Three (3) nays. MOTION PASSES

c. Application for a COA, R&S Properties is seeking permission to install a large paved driveway/off street parking area at 718 N. 7th Street, a contributing structure in the Hall Street Local Historic District.

i. Des Planques stated that the current rear parking area’s concrete has disintegrated and needs to be repaved. The additional area would be increased to allow for a limited amount of parking but would not cover the entire rear yard. The new paved area would not obscure the view from 7th street. Des Planques recommended approval of the application.
Doug Soper stated that the driveway is currently paved, the only difference was to add a few spaces of structured parking to allow for clients to park in a designated area rather than off street.
Rock wanted to know if Soper had considered stamping the sidewalk to appear as if it was slate. Soper stated that there are slate sidewalks currently and they desire to create that look for their sidewalks that they will seek a COA for in the future.

1. Squires moved that the commission find the application congruous, Auxier seconded. VOTE: Auxier-aye, Brott-aye, Hall-aye, Johnson-aye, Martin-aye, Squires-aye, Rock-aye, and Woodbury-aye. Eight (8) ayes, Zero (0) nays. MOTION PASSES

2. Squires moved that the commission accept the COA, Rock seconded. VOTE: Auxier-aye, Brott-aye, Hall-aye, Johnson-aye, Martin-aye, Squires-aye,
Rock-aye, and Woodbury-aye. Eight (8) ayes, Zero (0) nays. MOTION PASSES

d. Present the Emergency Stabilization Grant Guidelines.
   i. Des Planques provided the commissioners with the final draft of the ESG Guidelines.

e. Jordan Reilly’s Emergency Stabilization Grant Application for his 120 N. 13th St. Project.
   i. Jordan Reilly, 1219 Felix, stated that the house had been built in 1866 and there were several additions that had been added to the house since it was divided up into apartments in the 1940’s. A year prior, the home had burned and suffered extensive damage, but it took longer than planned to acquire ownership. Several months prior, Reilly received COA’s for demolition of the 1940’s additions, though the owner had not surrendered the property until late September. Reilly stated that the house had several structural issues prior to the fire so there has been more work than they anticipated but they have been moving along steadily despite the weather.
Reilly and Woodbury questioned the timeline on when he can get started due to the nature of how much needs to be repointed. Reilly stated that the application was just for masonry work since he believed they could have that done within 90 days.
Auxier also questioned when the 60-day deadline starts. Des Planques said the city would revert back to the Save Our Heritage Grant guidelines. Elo added that by the approval date by council, Reilly would be looking at June before the timeline started.
Olin Cox, 1723 Francis, said that the work that the Reilly’s have done in their neighborhood, they are absolutely worthy. He stated that this project is significant, and the candidates have a proven track record and suggested that the commission support them in any effort.
Isobel McGowan, 809 Hall Street, stated that this was exactly the type of project that the grant was designed for.

1. Squires moved that the commission grant the applicant the funding from the Emergency Stabilization Grant, Rock seconded. Johnson questioned whether or not this was enough of an emergency. Des Planques stated that if Reilly had not started work, the house would have been demolished.
VOTE: Auxier- aye, Brott- aye, Hall-aye, Johnson-aye, Martin-aye, Squires-aye, Rock-aye, and Woodbury-aye. Eight (8) ayes, Zero (0) nays. MOTION PASSES

5. OLD BUSINESS
   a. Address Trail Theater SOHG concerns.
      i. Des Planques said that inspections would be made when the weather improved.
Rock wanted to know if they were paid, and what they were paid for. Des Planques had provided information that they had been paid but not for what for and said that the commission Lisa needs to trust him for once because the city is handling it.
Isobel McGowan wanted to know how she could find that information herself if it was public knowledge. Des Planques told her to visit the city clerk’s office.

b. Update regarding the Paducah Trip.
   i. Rock updated everyone that Nic Hutchison and Isobel McGowan presented earlier that afternoon on the research trip to Paducah. McGowan stated that Hutchison provided four tasks for council to consider implementing in St. Joseph; neighborhood revitalization, working on grants, establishing a Main Street group, consider an adaptation for their artist relocation program. McGowan reported that the council was very receptive to the ideas. Ken Reeder, 4000 River Run, wanted to know if photos or the presentation would be posted on the city’s website. Hutchison said that the PowerPoint could be acquired through the city clerk’s office. Reeder was interested in Paducah’s riverfront redevelopment.

c. Update on the Preservation Plan
   i. Manning provided everyone with a list of action strategies and stated that Hutchison and herself were working on prioritizing those strategies and if the commissioners had any suggestions to contact her.

d. Update on the 2019 Missouri Preservation Conference
   i. Manning stated that the conference was coming along nicely, registration would be opening shortly. Woodbury stated that he would be speaking at the conference.

e. Update on the Design Guidelines Review
   i. Manning stated that the new Design Guidelines would be more of a user-friendly document for everyone.

Janet Sourk 902 Powell wanted to know what Manning was proposing as a timeline. If it was a draft, she wanted to know how people could look at it and make comments. Manning said she was working on a draft to have done by the June conference. Sourk suggested presenting it to the two districts that would be affected by it.

Martin said that it took the initial group around 18 months to finish the current document.

Rock wanted to know if an official meeting needed to be called in order to meet. Hutchison stated that the content would not deviate much from today’s standards but that the document would just be more user friendly.

6. STAFF UPDATE ON PRESERVATION ACTIVITIES
   a. Commissioner recommendations for next month’s work session agenda items.
   b. Will additional funding for the L. C. be requested in the FY 2019/2020 budget?
      i. Des Planques stated that the same requests would be made as last year.
   c. Review current and future additions to the list of Local Historic Landmarks
   d. Rock provided handouts on window restoration efforts. One was written by Robert Myers, previous employee of the City of St. Joseph.

7. PUBLIC COMMENT
a. Janet Sourk, 902 Powell, stated that the money allocated for preservation was not enough. Woodbury and Martin stated that they cannot force private owners to apply for the grants. Woodbury stated that the third round of the SOHG was available now.

b. Isobel McGowan, 802 Hall, stated that for the emergency stabilization grant should allow for work that has already been done, to count as the match in order to make things more streamlined and accessible.
Elo stated that the regulations would be updated July 1st but that they couldn’t be changed mid-year.

8. ADJOURNMENT

a. Hall moved to adjourn at 8:49 pm.

Minutes respectfully submitted,

Lauren Manning, Recording Secretary