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

Name                      Attendance  Terms of Office
                        (mtgs attended-mtgs absent)
MEMBERS PRESENT:          
Ron Auxier               (28-17)        01/25/22
Greg Hall                (15-00)        06/25/21
Lisa Rock                (45-00)        09/25/20
Pat Squires              (39-13)        10/27/20
Cole Woodbury            (23-02)        10/10/19

MEMBERS ABSENT:          
Joe Ann Brott            (09-06)        06/25/21
Ted Hauser               (39-12)        02/22/22
Nigh Johnson             (41-11)        08/04/20
Roger Martin             (27-13)        06/25/21

Staff Present:           
Scott Des Planques, Historic Preservation Planner
Bryan Carter, City Attorney
Ted Elo, City Attorney
Lauren Manning, Recording Secretary

Call to Order: 7:00 PM

1. ROLL CALL:

Auxier- here, Brott- absent, Hall-here, Hauser-absent, Johnson-absent, Martin-absent, Squires-here, Rock-
here, and Woodbury-here. Five (5) Members present, quorum present.

2. APPROVAL OF AGENDA

a. Woodbury stated that New Business Item f had an incorrect description and to omit, “a
   contributing structure in the Harris Addition Historic District. The proposed Area of
   Potential Affect, or APE, is the entire Harris Addition Historic District. as called for in
   [§800.6 (a)(2, 3, & 4)] [§800.6 (b) (1)i]].”
   Squires mentioned that it should also read Area of Potential “Effect” instead of “Affect.”
   Squires motioned to approve the agenda as amended, Auxier seconded. VOTE: Auxier- aye, Hall-
   aye, Squires-aye, Rock-aye, and Woodbury-aye. Five (5) ayes, Zero (0) nays. MOTION PASSES

3. APPROVAL OF MINUTES

a. March 5, 2019 L.C. Meeting Minutes
   Hall motioned to approve the minutes, Auxier seconded. VOTE: Auxier- aye, Hall-aye,
Squires-aye, Rock-aye, and Woodbury-aye. Five (5) ayes, Zero (0) nays. MOTION PASSES

4. NEW BUSINESS

a. Owner requesting the L. C. to consider the property at 708 S. 10th St. as an endangered property so it can be eligible for a SOHG or ESG to fix collapsing masonry above the south side of the porch.
   i. Coral Calhoun was present to answer questions about the house she owns and has been working on.
      Woodbury questioned why this was necessary since the house was already qualified under the stipulations due to the age of her home.
   ii. Squires motioned to add 708 S. 10th to the Most Endangered list; Auxier seconded.
      VOTE: Auxier-aye, Hall-aye, Squires-aye, Rock-aye, and Woodbury-aye. Five (5) ayes, Zero (0) nays. MOTION PASSES

b. Application for a COA, Museum Hill Neighborhood association is seeking permission to install eleven historic district signs at various locations around the Museum Hill Local Historic District’s boundaries.
   i. Michelle Shaup, 1102 Felix, was present to answer questions.
   ii. Hall motioned that this was congruous with the Design Guidelines, Auxier seconded.
      VOTE: Auxier-aye, Hall-aye, Squires-aye, Rock-aye, and Woodbury-aye. Five (5) ayes, Zero (0) nays. MOTION PASSES
   iii. Auxier motioned to approve the COA, Squires seconded.
      VOTE: Auxier-aye, Hall-aye, Squires-aye, Rock-aye, and Woodbury-aye. Five (5) ayes, Zero (0) nays. MOTION PASSES

c. Application for a COA, Brenda Reilly is seeking permission to install a sign at 302 S. 13th St., a contributing structure in the Museum Hill Local Historic District.
   i. Brenda Reilly, 301 S. 12th, was present and had the sign and bracket she wanted to install for visual reference.
   ii. Squires motioned that the design was congruous with the Design Guidelines; Auxier seconded.
   iii. VOTE: Auxier-aye, Hall-aye, Squires-aye, Rock-aye, and Woodbury-aye. Five (5) ayes, Zero (0) nays. MOTION PASSES Auxier motioned to approve the COA, Hall seconded.
      VOTE: Auxier-aye, Hall-aye, Squires-aye, Rock-aye, and Woodbury-aye. Five (5) ayes, Zero (0) nays. MOTION PASSES

d. Application for a COA, Brenda Reilly is seeking permission to install replace the overhead type garage door with a salvaged historic door or a handcrafted reproduction of a period correct door. The garage is not a contributing structure in the Museum Hill Local Historic District.
   i. Auxier motioned that the design was congruous with the design guidelines, Hall seconded.
      VOTE: Auxier-aye, Hall-aye, Squires-aye, Rock-aye, and Woodbury-aye. Five (5) ayes, Zero (0) nays. MOTION PASSES
   ii. Squires motioned to approve the COA; Hall seconded.
      VOTE: Auxier-aye, Hall-aye, Squires-aye, Rock-aye, and Woodbury-aye. Five (5) ayes, Zero (0) nays. MOTION PASSES

e. Invitation for members of the Landmark Commission, the Harris-Kemper Historic Neighborhood Association, Museum Hill Neighborhood Association, Old Town North Neighborhood Association, St. Joseph Historic Society and the public to comment and/or
consultation towards resolving the adverse effects of the City’s proposed plan to
demolish the property located at 419-421 N. 16th St., a contributing structure in the Harris
Addition Historic District. The proposed Area of Potential Effect, or APE, is the entire
Harris Addition Historic District, as called for in §800.6(a)(2, 3, & 4) §800.6 (b)
(1)(i).

i. Several commissioners questioned whether or not the wall with the garages was
also going to be removed and if so, could it be saved for structural purposes?

f. Invitation for members of the Landmark Commission, the Harris-Kemper Historic
Neighborhood Association, Museum Hill Neighborhood Association, Old Town North
Neighborhood Association, St. Joseph Historic Society and the public to comment and/or
consultation towards resolving the adverse effects of the City’s proposed plan to
demolish the property located at 914 Main St. as called for in §800.6(a)(2, 3, & 4)
§800.6 (b) (1)(i).

i. Lauren Manning, 9005 Walnut Street, said that there were several rumors
surrounding this property. She stated that Michael Rigolizzo, the current
president of the Cracker House Project had attended the demolition hearing on
April 18th and stated on record that he would be responsible for this demolition.
She said that should things change and the MOA would be necessary, she would
like to be a consulting party.

g. Vote to have staff complete a Local Landmark Application for 1100 Frederick Ave., St.
Joseph’s City Hall.

i. Rock motioned to list City Hall as a Local Landmark, Hall seconded.
VOTE: Auxier- aye, Hall-aye, Squires-aye, Rock-aye, and Woodbury-aye. Five
(5) ayes, Zero (0) nays. MOTION PASSES

5. OLD BUSINESS

a. Address Trail Theater SOHG concerns.

i. Ted Elo said that a lien was placed on the property to recover the money that was
spent on the building through SOHG funds of $70,000.


i. Manning said that brochures had been mailed and several commissioners
received them in their packets. Opening reception would be at the Wyeth Tootle
mansion and twelve homes would be open in Museum Hill for attendees to tour.
The rest of the conference would be held at the Red Lion Hotel and the awards
banquet would be at the Moila. She stated that if anyone had any nominations for
an award winner, to contact her.

c. Update on the Landmark Commission Design Guidelines Review, recommend the L. C.
to adopt the 2017 revision of the Sec. of the Interior’s Standards for the Treatment of
Historic Properties.

i. Manning said that she had been in the process of updating the Design Guidelines
with “Not Recommended” items being pulled from the Secretary of Interior’s
Standards. She said that she was in the process of adding images to the document
and then it would be ready for the Commission to review.

d. Commissioner recommendations for next month’s work session agenda items.

i. Rock reported that two properties were voted into the Museum Hill District.
Des Planques was adamant that Jennifer Baxter-Higgs had not applied to join
Museum Hill.
Rock said that they would like to be part of the district.
Elo wanted to know if both structures were contiguous to the district
boundaries. Rock said that one is, and one isn’t.
Rock said that Olin Cox had added a home at 15th and Faraon that was not
contiguous to the Museum Hill district before.
Woodbury suggested that the surrounding blocks around the McNeely home could be added but Des Planques said that would be a much larger project. Rock stated that at the previous Museum Hill Neighborhood Association meeting, they decided to take action. Des Planques argued that it would be better as a local landmark. Rock said that they would like to expand the district again.

6. STAFF UPDATE ON PRESERVATION ACTIVITIES
   a. Review current and future additions to the list of Local Historic Landmarks.
   b. Des Planques reported that he had attended the CLG forum in Jefferson City and he would forward the information for the commissioners before the next meeting.
   c. Woodbury said that there was a $100,000 Vacant Structure Stabilization Fund and wanted to know if Clint Thompson could attend an upcoming meeting and discuss that.
   d. Woodbury and Elo described that the city had a judgment against Vista Holdings III LLC and they are pending five judgments and more are coming. Woodbury would like to know more about the process and Elo said to hold off until there was a better time since it’s an ongoing process. Woodbury asked that when that time comes, he would like a presentation on it.
   e. Squires wanted an update on the 419-421 N. 16th street retaining wall.

7. PUBLIC COMMENT
   a. The Historic St. Joseph Foundation is selling purple petunias for preservation. They’re $24 a flat.

8. ADJOURNMENT
   a. Hall moved to adjourn at 8:09 pm

Minutes respectfully submitted,

Lauren Manning, Recording Secretary