MINUTES
ST. JOSEPH LANDMARK COMMISSION
MEETING
Tuesday September 3, 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>(32-17)</td>
<td>01/25/22</td>
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<tr>
<td>Joe Ann Brott</td>
<td>(13-06)</td>
<td>06/25/21</td>
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<tr>
<td>Greg Hall</td>
<td>(19-00)</td>
<td>06/25/21</td>
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<tr>
<td>Nigh Johnson</td>
<td>(43-13)</td>
<td>08/04/20</td>
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<tr>
<td>Roger Martin</td>
<td>(31-13)</td>
<td>06/25/21</td>
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<tr>
<td>Lisa Rock</td>
<td>(49-00)</td>
<td>09/25/20</td>
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<tr>
<td>Pat Squires</td>
<td>(43-13)</td>
<td>10/27/20</td>
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<tr>
<td>Ted Hauser</td>
<td>(43-12)</td>
<td>02/22/22</td>
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MEMBERS ABSENT: Cole Woodbury (26-03) 10/10/19

Staff Present: Nic Hutchison, City Planner
Scott Des Planques, Historic Preservation Tech
Bryan Carter, City Attorney
Ted Elo, City Attorney

Call to Order: 7:03 PM

1. ROLL CALL:


2. APPROVAL OF AGENDA

Hall motioned to approve the agenda, Rock seconded.

a. With the addition of adding Brocaw Hall to the agenda at the request of Shelley White.

b. Rock mentioned there is no official CoA application, and Des Planques mentioned that the language has been presented to the Commission.

c. Hutchison provided clarification of the situation

d. Squires questioned the applicability of retaining walls and CoA applications.

e. Johnson wanted to finish discussion of adding an item to the agenda.

f. Carter stated that the agenda can be modified as long as its in compliance with the code.

g. Squires called the question
VOTE: Auxier- aye, Brott- aye, Hall- aye, Hauser – aye, Johnson-abstain, Martin-abstain, Squires- aye, Rock- aye. 6 Ayes and 2 abstain. MOTION PASSES

3. APPROVAL OF MINUTES
   1. July 6, 2019 L. C. Work Session Meeting Minutes
      i. Rock wanted to ask Lauren about the verbatim minutes, and that some of the language in the minutes doesn’t make sense. She requested that the minutes be paraphrased down to make more sense.
      ii. Hutchison stated the he did the minutes this month, and clarified that portions of the minutes are verbatim.
      iii. Hall made the correction that he came in late on the meeting, and wasn’t absent.
      iv. Hall made a motion to approve, and Auxier seconded.

VOTE: Auxier- aye, Brott- aye, Hall- aye, Hauser – abstain, Johnson- aye, Martin-aye, Squires- aye, Rock- aye. 7 Ayes and 1 abstain. MOTION PASSES

   1. July 6, 2019 L. C. Meeting Minutes
      i. Hall made a motion to approve, and Johnson seconded.

VOTE: Auxier- aye, Brott- aye, Hall- aye, Hauser – aye, Johnson- aye, Martin-aye, Squires- aye, Rock- aye. 8 Ayes MOTION PASSES

4. NEW BUSINESS
   1. CoA application for the installation of an antique iron fence along the north property line of 301 S. 12th Street.
      i. Des Planques entered Exhibit A, B, and C into evidence. Staff found the application to be congruous and recommends approval.
      ii. Squires made a motion to find the application congruous, and Johnson Seconded.

VOTE: Auxier- aye, Brott- aye, Hall- aye, Hauser – aye, Johnson- aye, Martin-aye, Squires- aye, Rock- aye. 8 Ayes MOTION PASSES

      iii. Johnson made a motion that a CoA be issued, Hall seconded

VOTE: Auxier- aye, Brott- aye, Hall- aye, Hauser – aye, Johnson- aye, Martin-aye, Squires- aye, Rock- aye. 8 Ayes MOTION PASSES

   2. CoA Application for roof repairs and gutter replacement on the property at 1306 Francis Street.
      i. Des Planques entered Exhibit A and B into evidence. Staff found the application to be incongruous and recommends that the original guttering be left in place and the project be issued a CoA.
      ii. Joanne Gray 1906 Francis – presented the project, and said that the original Yankee gutters will remain in place.
      iii. Squires made a motion to find the project incongruous, and Johnson seconded.
VOTE: Auxier- aye, Brott- aye, Hall- aye, Hauser – aye, Johnson- aye, Martin-aye, Squires- aye, Rock- aye. 8 Ayes MOTION PASSES

iv. Squires made a motion to approve the CoA, Auxier seconded
VOTE: Auxier- aye, Brott- aye, Hall- aye, Hauser – aye, Johnson- aye, Martin-aye, Squires- aye, Rock- aye. 8 Ayes MOTION PASSES

3. CoA Application for demolition of a retaining wall historic feature, excavation of large section of rear yard and construction of new three-bay garage at 424 S. 9th Street a new Local Landmark.
   i. Des Planques entered A, B 31-178 (g), and C 31-179 (b) into evidence and provided a staff report. Staff recommends denial of the application based on new construction, demolition of building, and archeology. Des Planques said he had trouble communicating with the applicant, and was told by Clint and Nic to proceed with the CoA application that we would receive an actual application.
   ii. Hall asked if the item should be moved to next month’s meeting.
   iii. Hauser stated that he believes the commission has been presented with enough information to make the determination.
   iv. Conversation continued between Martin and Johnson about whether or not we have an official CoA application. Both do not believe that exceptions should be made for the applicant.
   v. Hutchison provided clarification of the background information and the process to move forward.
   vii. Commission continued conversation about 90 day stay on permitting and the Certificate of Appropriateness.
   viii. Legal stated that the Commission can act on the item before them tonight.

Rock made a motion to find the application for a CoA incongruous with the Design Guidelines, and Squires seconded.

VOTE: Auxier- aye, Brott- aye, Hall- aye, Hauser – aye, Johnson- aye, Martin-aye, Squires- aye, Rock- aye. 8 Ayes MOTION PASSES

Rock made a motion to approve the CoA, Squires seconded.
VOTE: Auxier- aye, Brott- aye, Hall- aye, Hauser – aye, Johnson- nay, Martin-nay, Squires- aye, Rock- aye. 6 Ayes 2 Nays. MOTION PASSES

4. Section 106 invitation for public comments and or offers to consult in the preparation of a Memorandum of Agreement as called for in (§800.6(6)(2-4) & (§800.6(b)(1) for CDBG funded demolition of 1119 Lafayette Street, a contributing structure in the Patee Town Historic District.
   i. Des Planques gave the staff report.
   ii. Kim Schutte 1923 Francis– The Historic St. Joseph Foundation would like to be the consulting party on this and all future consulting parties.
iii. Rock said that the commission would like to be a consulting party. Squires made a motion to approve and the chairman or his designee be the representative, Johnson seconded.

VOTE: Auxier- aye, Brott- aye, Hall- aye, Hauser – aye, Johnson- aye, Martin-aye, Squires- aye, Rock- aye. 8 Ayes MOTION PASSES

5. Section 106 invitation for public comments and or offers to consult in the preparation of a Memorandum of Agreement as called for in (§800.6(6)(2-4) & (§800.6(b)(1) for CDBG funded demolition of 1202 Lafayette Street, a contributing structure in the Patee Town Historic District.

   i. Kim Schutte 1923 Francis- The Historic St. Joseph Foundation would like to be the consulting party on this and all future consulting parties.
   
   ii. Johnson questioned if additional time would be granted since there is a new owner.
   
   iii. Des Planques stated that there is no longer interest.
   
   iv. Johnson asked about ownership
   
   v. Rock asked if it would be good for the landbank

Squires made a motion to approve and the chairman or his designee be the representative, Rock seconded.

VOTE: Auxier- aye, Brott- aye, Hall- aye, Hauser – aye, Johnson- aye, Martin-aye, Squires- aye, Rock- aye. 8 Ayes MOTION PASSES

6. State Historic Preservation Office (SHPO) Grant Opportunity

   i. Kim Schutte – spoke on behalf of Shelley White requesting a letter of support.

   Hall made a motion to approve the support of applying for a grant in order to nominate Magoons, Rock Seconded.

   VOTE: Auxier- aye, Brott- aye, Hall- aye, Hauser – aye, Johnson- aye, Martin-aye, Squires- aye, Rock- aye. 8 Ayes MOTION PASSES

   Rock made a motion to approve the support of applying for a grant in order to host Strong Towns, Johnson Seconded.

   VOTE: Auxier- aye, Brott- aye, Hall- aye, Hauser – aye, Johnson- aye, Martin-aye, Squires- aye, Rock- aye. 8 Ayes MOTION PASSES

5. OLD BUSINESS

   i. NONE

6. STAFF UPDATE ON PRESERVATION ACTIVITIES

   1. Review of the Historic Aged Properties presentation by Audrey Elders from Past to Present Research, LLC.

      i. Des Planques provided a staff report.
ii. Rock made comments on how informational the workshop was and beneficial for attendees. And expressed appreciation for hosting the event.

7. PUBLIC COMMENT
   1. Kim Schutte – Update on Historic St. Joseph Emporium
   2. Isobel McGowan – Neighborhood Revitalization Update and St. Joe Serve which will be hosted on October 6th.
   3. Rock would like to have a future discussion on appropriate infill homes, and possibly present approvable house plans.

8. ADJOURNMENT
   1. Hall moved to adjourn at 8:22 pm