

MINUTES  
ST. JOSEPH LANDMARK COMMISSION

*The St. Joseph Landmark Commission is charged to protect, preserve, and perpetuate the historic properties of our city.*

Tuesday, Aug. 4, 2020, 7:00 pm  
St. Joseph City Hall  
1100 Frederick Avenue 3rd Floor Council Chambers, St. Joseph, MO

**Members Present**

<u>Name</u>	<u>Attendance</u>	<u>Terms of Office</u>
Ron Auxier	(36-20)	1/25/22
Greg Hall	(24-02)	06/25/21
Amanda Hutchison	(2-0)	10/27/20
Lisa Rock	(56-00)	09/25/20
John Rodgers	(01-00)	02/22/22
Dennis Weiser	(05-00)	10/21/22

**Members Absent:**

Joe Ann Brott	(17-09)	06/25/21
Nigh Johnson	(49-4)	08/04/20
Roger Martin	(37-14)	6/25/21

**Staff Present:**

Zack Martin, City Planner  
Ted Elo, Assistant City Attorney  
Scott DesPlanques, Historic Preservation Planner  
Kimberly Schutte, Historic Preservation Consultant

Call to Order: 7:00 pm

**Election of Interim Chair:**

As Johnson was absent and in the absence of a Vice-Chair, Auxier nominated Rock to serve as chair for the meeting; Hall seconded. Voice vote – motion passed.

**Roll Call:**

Auxier-present, Brott -- absent , Hall-present, Hutchison – present, Johnson-absent, Martin-absent, Rock-present, Rodgers – present, Weiser-present. Six (6) Members present.

2020 SEP - 2 AM 10:18

CITY CLERK

### **1. Approval of Agenda:**

DesPlanques requested that Item 3:C be moved under Item 5.

Hall moved to approve the agenda as altered; Auxier seconded.

VOTE: Hall – aye, Hutchison – aye, Rock-aye, Rodgers – aye, Weiser-aye, Auxier – aye. Six (6) Ayes, Zero (0) Nays, The agenda was approved as altered.

### **2. Approval of Minutes**

- a. July 7, 2020 Minutes: Hall moved to approve the minutes as written, Auxier seconded.

VOTE: Hall – aye, Hutchison – aye, Rodgers – aye, Rock-aye, Weiser-aye, Auxier – aye. Six (6) Ayes, Zero (0) Nays

### **3. New Business:**

#### **A. Certificates of Appropriateness**

- a. Jennifer Baxter-Higgs, 424 S. 9<sup>th</sup> Street. Application for removal of porch and replacement with a design in line with the original porch on the house. DesPlanques presented the staff report which found the COA application to be congruous with design guidelines and recommended approval. The applicant presented the project.

Hall moved to find the application congruent, Auxier second.

VOTE: Hall – aye, Hutchison – aye, Rodgers – aye, Rock-aye, Weiser-aye, Auxier – aye. Six (6) Ayes, Zero (0) Nays

- b. Alano Club, 401 S. 11<sup>th</sup> Street. Application for reducing the height of the east chimney.

DesPlanques presented the staff report which found the COA application to be incongruous with design guidelines and recommended denial. Julie King, 1913 Holeman St., spoke on behalf of the Alano Club. She stated that she believed that the reason for the recommendation was due to the condition of the chimney and to reduce the weight of it on the house.

Auxier asked if the chimney was functional. King replied that it was used to vent the water heater, but that it was possible that they would install a water heater that did not need to be vented through the chimney.

Auxier moved to find the COA application incongruous with design guidelines, Rodgers second.

VOTE: Hall – aye, Hutchison – aye, Rodgers – aye, Rock-aye, Weiser-aye, Auxier – aye. Six (6) Ayes, Zero (0) Nays

Auxier moved to deny the COA, Hall second.

VOTE: Hall – aye, Hutchison – aye, Rodgers – aye, Rock-aye, Weiser-aye, Auxier – aye. Six (6) Ayes, Zero (0) Nays

- c. Alano Club, 401 S. 11<sup>th</sup> Street. Application for repair to basement window wells.

DesPlanques presented the staff report which found the COA application to be congruous with design guidelines and recommended approval.

Hall moved to find the application congruent with design guidelines, Auxier second.

VOTE: Hall – aye, Hutchison – aye, Rodgers – aye, Rock-aye, Weiser-aye, Auxier – aye. Six (6) Ayes, Zero (0) Nays

Auxier moved to approve the COA, Hall second.

VOTE: Hall – aye, Hutchison – aye, Rodgers – aye, Rock-aye, Weiser-aye, Auxier – aye. Six (6) Ayes, Zero (0) Nays

- d. /e. The decision was made to combine the discussion on these items:

Alano Club, 401 S. 11<sup>th</sup> Street. d. Application to repair window sills; e.

Application to replace window keystones.

DesPlanques presented the staff reports on both items finding the applications to be congruous with design guidelines and recommending approval.

Auxier asked if the keystones were to be replaced or repaired; applicant Julie King stated that it was her understanding that they were to be repaired if at all possible.

Auxier asked what materials would be used for both the sills and the keystones, the applicant was not entirely certain.

Hall moved to find both applications congruous with design guidelines;

Hutchison second.

VOTE: Hall – aye, Hutchison – aye, Rodgers – aye, Rock-aye, Weiser-aye, Auxier – aye. Six (6) Ayes, Zero (0) Nays

Auxier moved to table the final vote until more information is presented to the Commission; Hall second.

VOTE: Hall – aye, Hutchison – aye, Rodgers – aye, Rock-aye, Weiser-aye, Auxier – aye. Six (6) Ayes, Zero (0) Nays

B. 2020/2021 Save Our Heritage Grant Applications

- a. Beeman Development, LLC, 1125 Charles St.: Jason Beeman spoke about the project.
- b. Gilded Houses, LLC, 1022 Edmond St.: Jason Beeman spoke about the project.
- c. Gilded Holdings, LLC, 1201 Felix St.: Jason Beeman spoke about the project
- d. Isobel McGowan, 819 Hall Street: McGowan spoke about the project
- e. Daniel Moser, 302 S. 3<sup>rd</sup> St.: Moser spoke about the project
- f. Glen & Nicole Poirier, 2101 Faraon St.: Nicole Poirier spoke about the project
- g. Restoration Project, 101-117 Francis St.: Tim Doyle spoke about the project
- h. Richard & Natalie Ward and Diane Waddell, 1210 Felix St.: Natalie Ward spoke about the project.
- i. W. Cole Woodbury, 502 Felix St.: Woodbury removed his property from consideration.

Landmark Commissioners asked DesPlanques how much money was in the grant fund.

DesPlanques informed them that they had \$95,000 to work with. Hutchison suggested that they identify those projects that were most important and Rock concurred identifying 302 S. 13<sup>th</sup> and 819 Hall as being of particular importance.

Hall moved to award as follows:

- a.b.c.: \$10,000 total for all 3.
- d. \$22,000
- e. \$21,700
- f. \$27,500
- g. \$10,000
- h. \$3,800

There was no second.

Jason Beeman stated that if he was going to be given \$10,000 for all three of his projects he wished it to be \$5,000 for a. and \$5,000 for c and he withdrew b. from consideration.

Rock moved to award as follows:

- a. \$5,000
- b. withdrawn
- c. \$5,000
- d. \$20,000
- e. \$34,200
- f. \$17,000
- g. \$10,000
- h. \$3,800

Hall second.

VOTE: Hall – aye, Hutchison – aye, Rodgers – aye, Rock-aye, Weiser-aye, Auxier – aye.

Six (6) Ayes, Zero (0) Nays

#### **4. Old Business**

- A. Update on citations for exterior work done without a COA.
  - a. Patrick Riggs of PMR – DesPlanques reported that Riggs had been cited and that his court date was coming up.
  - b. Windows at 206 S. 14<sup>th</sup> St. – DesPlanques reported that he was drafting a letter to be sent by Clint Thompson.

#### **5. Staff Update on Preservation Activities**

Schutte informed the Commission that the draft of the updated Design Guidelines would be put online for their comment.

#### **6. Public Comment**

none

#### **8. Adjournment 9:05 p.m.**

**Respectfully Submitted by  
Kimberly Schutte, PhD  
Historic Preservation Consultant**