

NOTICE OF OPEN MEETING

Posted HH:MM MONTH DD, YYYY

Notice is hereby given that the Neosho City Council will meet in regular session on DAY, MONTH DD, YYYY at 7:00 p.m., in the Council Chambers at City Hall 203 East Main Street, Neosho, Missouri.

The Council Meeting is available to watch via ZOOM by using the Meeting ID:
or click the hyperlink

AGENDA REGULAR SESSION NEOSHO CITY COUNCIL

The agenda of this meeting includes:

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

NEW BUSINESS

1. Appeal from Decision Regarding Application for Certificate of Appropriateness and Application for Certificate of Economic Hardship by the Historic District Board - Fidelity Abstract & Title Co.

ADJOURN

REQUESTED COUNCIL MEETING DATE: July 21, 2022

ITEM:

Appeal from Decision Regarding Application for Certificate of Appropriateness and Application for Certificate of Economic Hardship by the Historic District Board - Fidelity Abstract & Title Co.

ORIGINATING DEPARTMENT: City Clerk

ATTACHMENT:

- 1. HPC Meeting Agendas and Minutes regarding Fidelity Abstract Title & Co.**
 - 2. July 18, 2022 HPC Draft Mins**
 - 3. Chapter 125 and 405 Code**
 - 4. Architect Letter, Application of Appropriateness, Economic Hardship, and Photos**
 - 5. Email from Jeff Jones**
-

PURPOSE:

Appeal from Decision Regarding Application for Certificate of Appropriateness and Application for Certificate of Economic Hardship by the Historic District Board - Fidelity Abstract & Title Co.

BACKGROUND:

At the request of the City Council during the July 19, 2022 City Council meeting to hold a special session to hear the appeal from Fidelity Abstract & Title Co for the decision regarding application for a certificate of appropriateness and application for economic hardship by the Historic District Board.

RECOMMENDATION:

NOTICE OF OPEN MEETING

Notice is hereby given that the **Neosho Historic Preservation Commission** will meet in regular session on **Tuesday, May 16, 2022 @ 12:00 p.m.** via Zoom

The Historic Preservation Commission meeting is available to watch via ZOOM by using the Webinar

Join Zoom Meeting

<https://us02web.zoom.us/j/84978402419?pwd=QnpwT1JRQTdhWTFCSlJaSXJlTlZpdz09>

Meeting ID: 849 7840 2419

Passcode: 998738

AGENDA HISTORIC PRESERVATION COMMISSION May 16, 2022 @ 12:00 p.m. Zoom

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES:

Regular Session of March 22, 2022.

NEW BUSINESS

1. Public Hearing to consider the Certificate of Appropriateness for Blackarce Properties, LLC 202 E Spring St. for window replacement and reconfiguration/remodel/renewal of the store front.
2. Consider approval of Certificate of Appropriateness for Blackarce Properties, LLC 202 E Spring St. for window replacement and reconfiguration/remodel/renewal of the store front.
3. Public Hearing to consider the Certificate of Appropriateness for the City of Neosho to reattach four original plaques to the front of the Municipal Auditorium.
4. Consider approval of Certificate of Appropriateness for the City of Neosho to reattach four original plaques to the front of the Municipal Auditorium.
5. Public Hearing to consider the Certificate of Appropriateness for Sweet Remedy 105 S Washington for a new outdoor sign.
6. Consider approval of Certificate of Appropriateness for Sweet Remedy 105 S Washington for a new outdoor sign.

May 16, 2022 Historical District Committee Meeting

7. Public Hearing to consider the Certificate of Appropriateness for Fidelity Abstract 229 S Wood St for a façade remodel/renewal including removal of one west side window and preplacement of all the others with new plate glass, new business sign consisting of 10” dark bronze colored, aluminum letters.
8. Consider approval of Certificate of Appropriateness for Fidelity Abstract 229 S Wood St for a façade remodel/renewal including removal of one west side window and preplacement of all the others with new plate glass, new business sign consisting of 10” dark bronze colored, aluminum letters.

ADJOURN

Representatives of the news media may obtain copies of this notice by contacting:
Cheyenne Wright, City Clerk, 203 E. Main, Neosho, Missouri.

MINUTES
Historic Preservation Commission
May 16, 2022 – 12:00 p.m.
ZOOM
203 E Main – Neosho, Missouri

Having determined that a quorum was present Commissioner Sims called the meeting to order at 12:10 p.m.

ROLL CALL

Present: Commissioners Sims, Neff, Crossno, Jones

Absent: Collinsworth and Siler

APPROVAL OF MINUTES

Regular session March 22, 2022

A motion to approve the minutes was made by Commissioner Sims and seconded by commissioner Crossno. There was a unanimous vote to approve the minutes.

NEW BUSINESS

1. Consider the Certificate of Appropriateness for Blackarce Properties, LLC 202 E Spring St. for window replacement and reconfiguration/remodel/renewal of the store front.

Discussion held.

Motion made to approve the Certificate of Appropriateness for 202 E. Spring St. by Commissioner Neff; seconded by Commissioner Jones.

Roll call vote:

Commissioner Sims-abstain, Commissioner Neff-Yes, Commissioner Jones-Yes, Commissioner Crossno-Yes,

2. Consider the Certificate of Appropriateness for the City of Neosho to reattach four original plaques to the front of the Municipal Auditorium.

Discussion held.

Motion made to approve the Certificate of Appropriateness for 109 W. Main St. by Commissioner Crossno; seconded by Commissioner Sims.

Roll call vote:

Commissioner Neff-Yes, Commissioner Jones-Yes, Commissioner Crossno-Yes,
Commissioner Sims-Yes

3. Consider the Certificate of Appropriateness for Sweet Remedy 105 S Washington for a new outdoor sign.

Discussion held.

Motion made to approve the Certificate of Appropriateness for 109 W. Main St. by Commissioner Sims; seconded by Commissioner Crossno.

Roll call vote:

Commissioner Neff-Yes, Commissioner Jones-Yes, Commissioner Crossno-Yes,
Commissioner Sims-Yes

4. Consider the Certificate of Appropriateness for Fidelity Abstract 229 S Wood St for a façade remodel/renewal including removal of one west side window and preplacement of all the others with new plate glass, new business sign consisting of 10” dark bronze colored, aluminum letters.

Discussion held. Tyler Marion from Construction Services Group was present and advised the committee of the proposed changes to the property. The committee member were concerned with preserving the historic features of the building and made recommendations.

Motion made to table the Certificate of Appropriateness for 229 S. Wood St. and request further information by Commissioner Sims; seconded by Commissioner Crossno.

Roll call vote:

Commissioner Crossno-Yes, Commissioner Sims-Yes, Commissioner Neff-Yes,
Commissioner Jones-Yes

A meeting was scheduled for May 23, 2022 at 4:30 pm to reconsider the Certificate of Appropriateness for 229 S. Wood St.

ADJOURN

Chairman Sims adjourned the meeting at 12:35 p.m.

NOTICE OF OPEN MEETING

Notice is hereby given that the **Neosho Historic Preservation Commission** will meet in regular session on **Wednesday, June 1, 2022 at 12 noon** via Zoom.

Topic: Historic District Meeting

Time: Jun 1, 2022 12:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85847421849?pwd=VTV3bVlnYkhBVEJaaEtlc0FIYU4zZz09>

Meeting ID: 858 4742 1849

Passcode: 790757

AGENDA HISTORIC PRESERVATION COMMISSION June 1, 2022 @ 4:30 p.m. Zoom

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES:

Regular Session of May 16, 2022.

NEW BUSINESS

1. Public Hearing to consider the Certificate of Appropriateness for Fidelity Abstract 229 S Wood St for a façade remodel/renewal including removal of one west side window and preplacement of all the others with new plate glass, new business sign consisting of 10” dark bronze colored, aluminum letters.
2. Consider approval of Certificate of Appropriateness for Fidelity Abstract 229 S Wood St for a façade remodel/renewal including removal of one west side window and preplacement of all the others with new plate glass, new business sign consisting of 10” dark bronze colored, aluminum letters.

ADJOURN

Representatives of the news media may obtain copies of this notice by contacting:
Cheyenne Wright, City Clerk, 203 E. Main, Neosho, Missouri.

MINUTES
Historic Preservation Commission
June 1, 2022 – 12:00 p.m.
ZOOM
203 E Main – Neosho, Missouri

Having determined that a quorum was present Commissioner Sims called the meeting to order at 12:01 p.m.

ROLL CALL

Present: Commissioners Sims, Neff, Crossno, Jones

Absent: Collinsworth and Siler

Visitor(s): Tyler Marion

APPROVAL OF MINUTES

Regular session May 16, 2022

A motion to approve the minutes was made by Commissioner Sims and seconded by Commissioner Neff. There was a unanimous vote to approve the minutes.

NEW BUSINESS

None

OLD BUSINESS

Consider the Certificate of Appropriateness for Fidelity Abstract 229 S Wood St for a façade remodel/renewal. This item had been tabled from the May 16th meeting.

There was discussion over the proposed refinishing of the façade of the building with a Dryvit finish and that type of finish not being historically accurate. Similar brick materials do not appear to be available and the feasibility of removing bricks from the north alley side and using them in the west and south façade was requested to be examined.

The committee requested documentation from an engineer or architect that the current brick was not reusable/repairable or that the reuse of bricks from the north alley side was cost prohibited. They informed the applicant of the financial hardship exemptions and requested that information and forms be forwarded to applicant.

Ordinance limits the amount of time this committee has to act on the items before it. To comply with this requirement a motion made to not accept the Certificate of

Appropriateness for 229 S. Wood St. and request Construction Services Group. The motion was made by Commissioner Sims; seconded by Commissioner Jones.

Roll call vote:

Commissioner Neff-Yes, Commissioner Crossno-Yes, Commissioner Jones-Yes,
Commissioner Sims-Yes

ADJOURN

Chairman Sims adjourned the meeting at 12:43 p.m.

NOTICE OF OPEN MEETING

Notice is hereby given that the **Neosho Historic Preservation Commission** will meet in regular session on **Thursday, June 23, 2022 at 12:00 noon** via Zoom.

Join Zoom Meeting

<https://us02web.zoom.us/j/85848821078?pwd=G5T2cUAWBIEg0ImExpXTc7-JmOjVJ5.1>

Meeting ID: 858 4882 1078

Passcode: 400483

AGENDA HISTORIC PRESERVATION COMMISSION June 23, 2022 @ 12:00 noon. Zoom

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES:

Regular Session of June 15, 2022.

NEW BUSINESS

1. Public Hearing to consider the Certificate of Appropriateness for Sweet Remedy 105 S. Washington St. for the installation of an awning on the front façade of the business.
2. Consider approval of Certificate of Appropriateness for Sweet Remedy 105 S. Washington St. for the installation of an awning on the front façade of the business.

OLD BUSINESS

1. Consider the request for 229 S Wood St for Construction Services Group (Fidelity Abstract) windows portion of request of the previous Application of Certificate of Appropriateness reviewed by the committee.

ADJOURN

Representatives of the news media may obtain copies of this notice by contacting:
Cheyenne Wright, City Clerk, 203 E. Main, Neosho, Missouri.

MINUTES
Historic Preservation Commission
June 23, 2022 – 12:00 p.m.
ZOOM
203 E Main – Neosho, Missouri

Having determined that a quorum was present Commissioner Sims called the meeting to order at 12:01 p.m.

ROLL CALL

Present: Commissioners Sims, Neff, Crossno, Jones, Siler

Absent: Collinsworth

Visitor(s): Ben Davies

APPROVAL OF MINUTES

Regular session June 15, 2022

A motion to approve the minutes was made by Commissioner Crossno and seconded by Commissioner Neff. There was a unanimous vote to approve the minutes.

NEW BUSINESS

1. Consider approval of Certificate of Appropriateness for 105 S. Washington St., Sweet Remedy for the installation of an awning on the front façade of the business.

Mr. Davies was present via Zoom to describe his awning project to the committee. He advised that the awning would consist of a wooden frame with a canvas cover. There will be braces on either side down to the wall and chains on either side going up to wall to add extra support.

Discussion was held about the historical appropriateness of the awning style and type in the downtown area.

Motion was made to accept the Certificate of Appropriateness for 105 S. Washington by Commissioner Neff; seconded by Commissioner Sims.

Roll call vote:

Commissioner Sims-Yes, Commissioner Neff-Yes, Commissioner Crossno-Yes, Commissioner Jones-Yes

OLD BUSINESS

1. Clarification was requested for 229 S Wood St for Construction Services Group (Fidelity Abstract) windows portion of request of the previous Application of Certificate of Appropriateness reviewed by the committee.

The committee clarification is attached.

ADJOURN

Chairman Sims adjourned the meeting at 12:18 p.m.



City of Neosho

203 E. Main Street
Neosho, MO, 64850
417 / 451-8050 phone
417 / 451-8065 facsimile

June 23, 2023

Historic District Committee

Supplemental comments on Application for Certificate of Appropriateness
229 S. Wood St., Construction Services Group, applicant

The committee was asked to clarify the part of this request regarding window replacement.

The committee approved replacement windows of the same size as the existing windows including reconfiguring of the octagon window on the southside of the building to a rectangular window the same size as the existing window on the southside. The windows need to be non-reflective and 95% clear.

The committee does not approve removing the door on the southside or refinishing of the façade without further discussion between the committee and the applicant.

Historic District Committee

MINUTES
Historic Preservation Commission
July 18, 2022 – 4:00 p.m.
ZOOM
203 E Main – Neosho, Missouri

Having determined that a quorum was present Commissioner Sims called the meeting to order at 4:03 p.m.

ROLL CALL

Present: Commissioners Sims, Neff, Jones, Crossno, Collingsworth

Absent: None

Visitor(s): Tyler Marion, Fidelity Owners, and CSG members

APPROVAL OF MINUTES

Regular session June 30, 2022

A motion to approve the minutes was made by Commissioner Jones and seconded by Commissioner Neff. There was a unanimous vote to approve the minutes.

NEW BUSINESS

1. Public hearing to consider the Application of Certificate of Appropriateness originally submitted May 10, 2022, for Fidelity Abstract 229 S. Wood St.

This application had been previously considered and tabled to try and gather more information for the board. It was taken up again on June 14, 2022, the application was denied to meet the ordinance requirements that the matter have a determination within the specified time limits. The issue was discussed by the city council on July 5, 2022. The application was resubmitted on July 15, 2022, along with an Application of Economic Hardship and a letter from architect R.E. Werner (attached).

The application for Certificate of Appropriateness was submitted unchanged from the original application. The discussion covered items that had been relayed to Tyler Marion from masonry professionals.

3. Public Hearing to consider the Application for a Certificate of Economic Hardship for Fidelity Abstract, 229 S. Wood St. for repairing the front façade of the business.

As the public hearing continued it moved to the consideration of the application for a Certificate of Economic Hardship. Tyler Marion advised that:

- Using different bricks may cause additional damage to the façade and may result in inconsistent grout lines, colors and texture finishes.
- The “speed” brick size is no longer available.

- Using similar brick does not address the issue of the deterioration of the original brick from water infiltration.
- Attempting to replace bricks with existing bricks would cost an additional \$25,000 to \$35,000.
- The Dryvit finish would provide a consistent finish at a significant cost savings. It would be a sand pebble finish with medallion decorations to the upper surface of the building.
- The owner has had the surface of the bricks sealed several times over the years, but it has not stopped the deterioration.

The board stated that the ordinance requires that a reasonable effort be made to preserve the historic nature of the building. A request was made that more information be provided by a masonry contractor as to the difficulties of restoring the existing bricks to an acceptable level.

2&4. Consider approval of the Application for Certificate of Appropriateness and Application for Certificate of Economic Hardship for Fidelity Abstract 229 S. Wood St.

A motion was made Commissioner Jones to table both the Application for Certificate of Appropriateness and Application for Certificate of Economic Hardship for Fidelity Abstract 229 S. Wood St. It was seconded by Commissioner Crossno.

Roll call vote:

Commissioner Crossno-Yes, Commissioner Jones-Yes, Commissioner Sims-Yes, Commissioner Neff- Yes

Commissioner Collinsworth left for a prior commitment before the vote.

OLD BUSINESS

NONE

ADJOURN

Chairman Sims adjourned the meeting at 5:08 p.m.

Chapter 125. Committees and Boards

Article VI. Historic Preservation Commission

Section 125.140. Historic Preservation Commission.

[Ord. No. 156-2003 §1, 10-21-2003]

- A. *Purpose.* The purpose of this Section is to promote the economic, cultural, educational and general welfare of the City by:
1. Conserving and improving the value of property within District HD;
 2. Protecting and enhancing the attractiveness of Neosho to home buyers, home owners, residents, tourists, visitors and shoppers thereby supporting and promoting business, commerce, industry and providing economic benefit to the City;
 3. Providing a mechanism to identify and preserve the distinctive historic and architectural characteristics of downtown Neosho;
 4. Fostering civic pride in the aesthetics and cultural accomplishments of the past as represented in Neosho's landmarks and historic areas;
 5. Fostering and encouraging district, restoration and rehabilitation of structures, areas and adjoining neighborhoods;
 6. Promoting the use of landmarks and historic areas for the education, pleasure and welfare of the people of Neosho and its visitors.
- B. *Historic District Commission.*
1. The Historic District Commission is hereby established. The Historic District Commission shall consist of seven (7) members appointed by the City Council. Members shall serve without compensation. Every attempt should be made to establish a balance of representation among members and all Commissioners should have a demonstrated interest in historic district. Of the seven (7) members, five (5) shall be voting members and two (2) will be non-voting ex officio members. The Commission shall be devised as follows: One (1) voting member shall be a member of the City Council; one (1) voting member shall be a representative of the Newton County Historical Society; three (3) voting members shall be downtown Neosho property owners; one (1) non-voting member shall be nominated by the Chamber of Commerce/ Economic Development Director and the City Planner shall be a non-voting member.
 2. Two (2) of the initial members shall serve terms of one (1) year, two (2) shall serve terms of two (2) years and three (3) shall serve terms of three (3) years. Thereafter, the terms of office for members of the Historic District Commission shall be three (3) years. Vacancies shall be filled for the unexpired terms only.
 3. The Historic District Commission shall elect from its members a Chair, a Vice Chair and a Secretary. Officers shall serve for one (1) year and shall be eligible for re-election. The Chair

shall preside over all meetings. In the absence of the Chair, the Vice Chair shall preside. The Secretary shall prepare minutes and other necessary records of Historic District Commission meetings.

C. *Powers And Duties.* The Historic District Commission shall have the following powers and duties:

1. To adopt its own procedural regulations;
2. To investigate and recommend to the Council the implementation of incentives and benefits to encourage redevelopment of the historic district(s);
3. To review applications for the designation of landmarks in the Historic District, make recommendations to the City Council regarding the designation of landmarks and historic district(s), maintain a register of designated sites and district(s) and confer recognition upon persons associated with designated landmarks and historic district(s);
4. To advise and assist Neosho residents and owners of real property on physical and financial aspects of district, renovation, rehabilitation and reuse of structures within the historic district(s);
5. To encourage nomination of landmarks and historic districts to the National Register of Historic Places;
6. To review applications for construction, alteration, removal or demolition affecting landmarks or properties and structures within the historic district(s);
7. To consider applications for certificates of economic hardship that would allow the performance of work for which a certificate of appropriateness has been denied;
8. To review proposed Zoning District Map amendments, applications for special use permits or applications for zoning variances for property in District HD or within one hundred eighty-five (185) feet of District HD in order to provide comment on such actions to the Planning and Zoning Commission, Board of Adjustment and City Council, as appropriate.
9. To advise the Council on the administration of any historic property which the City owns or controls;
10. To make recommendations to the City Council concerning the application for and utilization of any Federal, State or private grant, gift or bequest furthering the purposes of this Section;
11. To call upon available staff members and other experts for technical advice;
12. To advise and testify before City boards and commissions on any matter affecting historically and architecturally significant property, structures and areas;
13. To periodically review this Chapter and to recommend to the City Council and Planning and Zoning Commission amendments appropriate for the protection and continued use of landmarks or property and structures within historic district(s).

Chapter 405. Zoning Regulations

Article II. District Regulations

Section 405.176. Historic Preservation District.

[Ord. No. 468-2011 §1, 3-15-2011]

A. *Building Design Standards.*

1. *Overview.*

- a. These standards are prepared to provide general assistance to building, property and business owners of the City's downtown business district and the Historic Preservation District(s) ("HPD"). These standards are designed to advise building, property and business owners on the preservation and rehabilitation of properties located within a "HPD". The intent of these standards is to assist the long-term preservation of the area's significance through preservation of historical materials and features. The focus of rehabilitation includes materials, construction types, sizes and encompasses the facade of buildings within any area designated as a "HPD".
- b. "*Rehabilitation*" is defined as the process of returning a property to a state of utility through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values. It is recognized that rehabilitation may require repairs or alterations to provide efficient contemporary use; however, these repairs or alterations should not damage or destroy materials or features that are important in defining the building's historical character.

2. *Introduction to the standards.* Primary concerns for building rehabilitation focus on the building's important or "character defining" architectural materials and features yet make possible an efficient, contemporary use of the property. Identified below are key terms related to an approvable restoration/rehabilitation project:

- a. *Identify, retain and preserve.* It is important to identify, retain and preserve the architectural materials and features that are important in defining the historic character of the property. These architectural features should include, but are not limited to, windows, doors, ornamental ironwork, transoms, storefront ornamental brickwork.
- b. *Protect and maintain.* After materials and features are identified, issues to protect and maintain must be addressed. Protection and maintenance generally involves the least degree of intervention and is preparatory to other work.
- c. *Repair and replace.* Repair of character-defining materials and features is recommended whenever possible. Guidance for repair work is available from a variety of resources. Replacement of an entire feature with new material may be required due to a high degree of deterioration or damage. When replacement is appropriate, the entire feature should be replaced "in kind", as near to the original feature as possible, with a solution that is compatible to the property.

B. **Definitions.** The following definitions apply to this Section:

ALLEY

A thoroughfare through a block or buildings giving access to the rear of lots or buildings.

ALTERATION

Any act that changes one (1) or more of the features (including color) of a building's facade located within a "HPD".

BOARD OF ADJUSTMENT

The Board established pursuant to Section **405.270** of this Chapter.

CERTIFICATE OF APPROPRIATENESS

A certificate issued by the Historic Preservation Commission (HPC) indicating its approval of the architectural appropriateness of plans for construction, alteration, removal or demolition of a building within a "HPD".

CERTIFICATE OF ECONOMIC HARDSHIP

A certificate issued by the HPC authorizing the alteration, construction, removal or demolition of a building in a "HPD", even though a certificate of appropriateness has previously been denied.

CITY

The City of Neosho, Missouri.

CONSTRUCTION

The act of adding an addition to an existing building or the erection of a new principal or accessory building.

DEMOLITION

Any act which destroys in part or in whole a building within a "HPD".

FACADE

The exterior surface of the building that is adjacent to a public thoroughfare or is in direct view of said thoroughfare. Alleys are not considered "public thoroughfare".

GOOD STANDING

A merchant or property owner who is current on all taxes, fees and assessments relating to such building or business within a "HPD".

HISTORIC PRESERVATION COMMISSION (HPC)

Members of the Historic Preservation Commission as outlined in City Ordinance Number 156-2003.

HISTORIC PRESERVATION DISTRICT ("HPD")

A geographic area designated as a historic preservation district by City ordinance.

MAINTENANCE

Preserving from failure or decline the facade of a building, without changing color, material or function.

REMOVAL

Any relocation of a building on its site or to another site.

REPAIR

Any change or emergency remedy that is not construction, removal, alteration or maintenance.

- C. *Historic Preservation District Designation Procedure.* Overall boundaries for a Historic Preservation District(s) should be recommended by the Historic Preservation Commission to the City Council for passage.
- D. *Certificate Of Appropriateness — When Required.* A certificate of appropriateness shall not be required for interior construction or interior alteration of any building within a "HPD". A certificate of appropriateness shall be required before the following actions affecting the facade of any building within a "HPD" may be undertaken:
1. Any construction, alteration, removal or any demolition in whole or in part regardless of whether a permit from the City is required.
 2. Any construction, alteration, removal or demolition, in whole or in part, proposed by the City, for a City-owned landmark or building within a "HPD".
- E. *Certificate Of Appropriateness — Procedure.*
1. An application for a certificate of appropriateness shall be made on forms provided by the City Clerk and approved by the HPC. The application shall identify the facts which support a determination that the proposed actions meet the standards for review and design guidelines set forth in this Section.
 2. After determining that the application for certificate of appropriateness is complete, the City Clerk shall schedule the application for consideration by the HPC within thirty (30) days. If a fully completed application for a certificate of appropriateness has not been acted upon within thirty (30) days after the date the application was filed with the City Clerk, it shall be deemed approved unless tabled or continued with the consent of the applicant. No motion to table or continue shall be made without the consent of the applicant.
 3. A denial of a certificate of appropriateness shall be accompanied by a statement of the reasons for the denial. The HPC shall make recommendations to the applicant concerning the changes, if any, in the proposed action that would cause the HPC to reconsider its denial and shall confer with the applicant and attempt to resolve as quickly as possible the differences between the owner and the HPC. The applicant may resubmit an amended application that takes into consideration the recommendations of the HPC.
 4. Any person aggrieved by the decision of the HPC may appeal to the Board of Adjustment by filing a notice of appeal with the City Clerk within thirty (30) days of the decision of the HPC. Notice of the HPC's decision shall be mailed to the applicant unless the applicant or the applicant's agent was present at the meeting at which the decision was made. The Board of Adjustment shall provide a hearing and render a decision.
- F. *Certificate Of Appropriateness — Standards For Review And Design Guidelines.* In considering an application for a certificate of appropriateness, the HPC shall be guided by the following standards and design guidelines.
1. The distinguishing original qualities or character of a facade or site and its facade should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
 2. Changes which may have taken place in the course of time are evidence of the history and development of a building or site. Changes made prior to 1950 that have acquired significance in their own right should be treated the same as if they were part of the original facade.
 3. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building or site should be preserved when possible.
 4. Deteriorated architectural features should be repaired, rather than replaced, whenever practicable. If replacement is necessary, the new material should match the material being replaced in design, color, texture and other visual qualities. Repair or replacement of missing

architectural features should be based upon accurate duplication of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings.

5. The surface cleaning of buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should be avoided when possible.
6. Every reasonable effort should be made to protect and preserve archaeological resources affected by or adjacent to any project.
7. Contemporary design for alterations and additions to existing properties and for new construction may be permitted when such alterations, additions or new construction do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, material, colors and character of the property, neighborhood.
8. Although alleys shall not be held to the standard of the building's facade, attention shall be given so as to not allow alleys to distract from the general qualities or character of the building's facade or the "HPD" in general. Alleys which are in direct view of a public thoroughfare shall be treated so as to aesthetically blend with the building. Any murals, paintings, images or advertisement shall be so designed as to identify, retain and preserve the features defining the historic character of the building.
9. Whenever possible, new construction, additions or alterations to buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the facade would be unimpaired.
10. The height of any proposed alteration should be compatible with the style and character of that building. The height of any proposed construction should be compatible with the style and character of the buildings within a "HPD".
11. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the buildings within a "HPD".
12. The scale of the building after alteration, construction or partial demolition should be compatible with its architectural style and character and with buildings within a "HPD".
13. Facades should blend with other buildings with regard to directional expression. Buildings should be compatible with the dominant horizontal or vertical expression of buildings within the district. The directional expression of a building after alteration, construction or partial demolition should be compatible with its original architectural style and character.
14. Architectural details including materials and textures should be treated so as to make a building compatible with its original character or significant architectural style and to preserve and enhance the building or "HPD".

G. Certificate Of Economic Hardship.

1. A person whose application for a certificate of appropriateness has been denied or granted conditionally may apply for a certificate of economic hardship. Alternatively, an application for a certificate of economic hardship may be filed with the application for certificate of appropriateness. Applications shall be made on forms provided by the City Clerk and approved by the HPC. If a fully completed application for a certificate of economic hardship has not been acted upon within thirty (30) days after the date the application was filed with the City Clerk, it shall be deemed approved, unless tabled or continued with the consent of the applicant. No motion to table or continue shall be made without the consent of the applicant. The application shall identify facts which support a determination that denial of the application will deprive the owner of the property of reasonable use of or a reasonable economic return on the property.
2. An application for certificate of economic hardship may include the following information:

- a. Estimate of the cost of the proposed construction, alteration, repair, demolition or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the HPC for changes necessary for the issuance of a certificate of appropriateness.
 - b. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of any buildings on the property and their suitability for rehabilitation.
 - c. Estimated market value of the property in its current condition; after completion of the proposed construction, alteration, repair, demolition or removal; after any changes recommended by the HPC; and, in the case of a proposed demolition, after renovation of the existing property for continued use.
 - d. In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing building on the property.
 - e. Applicant may demonstrate with factual data evidence that the hardship is not self-created. If the property is income producing, the applicant may provide detailed annual income and expense reports for the property for the last two (2) years, rent rates and capitalization rates for the property and comparable properties and any other pertinent information that would substantiate the applicant's claim concerning economic hardship.
 - f. Appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing or ownership of the property.
 - g. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two (2) years.
 - h. Assessed value of the property.
 - i. Real estate taxes.
 - j. Form of ownership or operation of the property, whether sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture or other.
3. An application for a certificate of economic hardship, if not filed with the application for certificate of appropriateness, must be made within sixty (60) days of a decision on the application for certificate of appropriateness. The City Clerk shall schedule the application for consideration by the HPC within thirty (30) days.
 4. Notice of the HPC's decision shall be mailed to the applicant unless the applicant or the applicant's agent was present at the meeting at which the decision was made.
 5. Any person aggrieved by the decision of the HPC may appeal to the Board of Adjustment by filing a notice of appeal with the City Clerk within thirty (30) days of the decision of the HPC. The Board of Adjustment shall provide a hearing and render a decision.
- H. *Continuing Validity Of Certificates.* Certificates of appropriateness and certificates of economic hardship shall be issued for a period of eighteen (18) months and are renewable. Certificates of appropriateness and certificates of economic hardship shall become void if the work authorized by the certificate is not commenced within six (6) months of the date of issuance.
 - I. *Stop Work Orders.* The Building Inspector is authorized to issue a stop work order under the procedures set forth in the City's building code when any work on any building requiring a certificate of appropriateness is being performed without a certificate of appropriateness or a certificate of economic hardship or in violation of the terms of a certificate of appropriateness or a certificate of economic hardship.

- J. *Signs.* All signs for buildings in a "HPD" not specified in the application for "HPD" designation must receive a certificate of appropriateness from the HPC, which shall review the proposed sign in accordance with the following general guidelines:
1. Signs should be designed and placed so as to appear an integral part of the building design and to respect the neighboring properties and the "HPD" in general.
 2. Signs should be designed with appropriateness relative to the services of the establishment served.
 3. Temporary signs for new businesses will be allowed while the certificate of appropriateness is being reviewed. These signs should follow the same guidelines as permanent signs.
 4. Nothing contained in this Section should prevent the use of normal "for rent" and "for sale" signs, nor the use of normal advertising, promotional, seasonal or political signage.
- K. Any owner offering property for sale which is located within a "HPD" is required to advise any potential purchasers or realtors listing property for sale that the property is located within a "HPD".
- L. *City Property.* Proposed improvements, alterations, repairs, demolition or clearance to a building, site or object owned by the City within a "HPD" shall be approved according to the procedures and regulations of this Section.
- M. *Property Owned By Public Agencies.* To accomplish the purposes of this Section, the City may enter into agreements with other units of government. The HPC may recommend and the City Council may authorize such agreements. Such agreements may address:
1. Designation of "HPD"s;
 2. Improvements to properties within "HPD"s and properties adjacent to "HPD"s; and
 3. Other mutually acceptable provisions.
- N. *Churches.* Churches, mosques and synagogues in current use as houses of worship are exempt from the provisions of this Section; such houses of worship may voluntarily submit to the provisions of this Section. Any churches, mosques and synagogues created within a "HPD", subsequent to the execution of this Section, shall not be exempt.
- O. *Violations.* In addition to the penalties provided for in this Chapter, any person who undertakes or causes an alteration, construction, repair, demolition or removal of any property within a "HPD" in violation of this Chapter shall be required to return the property to its appearance and setting prior to the violation. Any action to enforce this provision shall be brought by the City.
- P. *Review.* District boundaries and designation status may be reviewed at the request of either the HPC or the petition of the owners of at least sixty percent (60%) of the Newton County tax parcels in the "HPD".
- Q. Nothing contained in this Section shall affect any building permit, demolition permit or land disturbance permit issued for property which becomes part of a "HPD" if the permit was issued prior to such designation.

Chapter 405. Zoning Regulations

Article II. District Regulations

Section 405.178. Downtown Historic Preservation District.

[Ord. No. 468-2011 §1, 3-15-2011]

A. Establishment — Purpose — Permitted Uses.

1. There is hereby established the Neosho Downtown Historic Preservation District.
2. The purpose of the Neosho Downtown Historic Preservation District "NDHPD" is to promote the educational, cultural, economic and general welfare of the community by:
 - a. Preserving the distinctive historic, archaeological and architectural characteristics of Neosho which represent elements of the City's cultural, social, economic, political and architectural history;
 - b. Fostering civic pride in the beauty and accomplishments of the past as represented in Neosho landmarks;
 - c. Conserving and improving the value of property designated as landmarks; and
 - d. Protecting and enhancing the attractiveness of the City to home buyers, tourists, visitors and shoppers and thereby supporting and promoting business and providing economic benefit to the City.
3. *Permitted uses.* Any use, accessory use or conditional use permitted in the zoning district in which the premises are situated and upon which the Neosho Downtown Historic Preservation District is superimposed.

B. Boundaries. Area boundaries within said area: The Neosho Downtown Historic Preservation District "NDHPD" encompasses the area bounded by:

Starting at the corner of Hickory and Jefferson, go east on Hickory to Lafayette turn north on Lafayette to McCord. Turn west on McCord until you come to the property line for Haas building. Turn north on the east side property line until you get to the north property line and turn west. The idea is to include the Haas building property. Continue west in a straight line across Washington (this will be down the north property lines of the properties that are on the north side of McCord) until you come to Wood. Turn north on Wood to Brook. Turn west on Brook to Jefferson. Turn south on Jefferson to McCord. Turn west on McCord to College. Go west across College along property lines until you reconnect with McCord at the top of Big Spring Hill. Turn south on Big Spring Hill until you come to Big Spring Park. Continue south following the west boundary of Big Spring Park until you come to Hickory. Turn east on Hickory until you come to the east boundary of Big Spring Park and turn north. Continue north along the east boundary of Big Spring Park until you come to the property lines of the properties that sit on the south side of Spring. Turn east along the south side of those property lines until you come to Jefferson. Turn south on Jefferson until you come to Hickory, the point of beginning.

The boundaries of the "NDHPD" are hereby established as indicated on the map which is on file in the City offices and hereby made a part hereof.

- C. *Definition.* As used in this Section, the following term shall have this prescribed meaning:

HISTORIC DISTRICT

An area designated as a historic district overlay by an ordinance of the City Council and which may contain within definable geographic boundaries one (1) or more landmarks and which may have within its boundaries other properties or structures which, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.

- D. *Superimposed Districts — Application.* To enable the superimposed district to operate in harmony with the plan for land use and population density embodied in the zoning regulations, the Neosho Downtown Historic Preservation District is created as a special district to be superimposed on the zoning districts contained in the zoning regulations or amendments hereto and are to be so designated by the City Council and depicted by a special symbol for their boundaries on the Zoning District Map. If there is a conflict between regulations of an underlying district and a superimposed district, the regulations of the superimposed district shall prevail.

Chapter 405. Zoning Regulations

Article IV. Administration

Section 405.260. Completion of Buildings.

[Ord. No. 468-2011 §1, 3-15-2011]

- A. The Board of Adjustment may, during a period of one (1) year from the date of the adoption of this Chapter, and after public hearing, order the Building Inspector to issue a building permit for the erection, construction, reconstruction or alteration of a building or structure, which building or structure cannot reasonably comply with one (1) or more of the provisions of this Chapter, provided:
1. A vested right in such building or structure has been acquired by the applicant and that the existence of such vested right be proven beyond reasonable doubt.
 2. A substantial amount of said vested right would be lost if all regulations of this Chapter were complied with.
 3. Said erection, construction, reconstruction, or alteration be carried out diligently and be completed within one (1) year of the date of the building permit issued therefor.

Section 405.270. Board of Adjustment — Powers and Duties.

[Ord. No. 468-2011 §1, 3-15-2011]

- A. A Board of Adjustment is hereby established in accordance with the provisions of Chapter 89, RSMo., regarding the zoning of Cities. The word "Board", when used in this Chapter, shall be construed to mean Board of Adjustment.
- B. The Board shall consist of five (5) residents appointed by the Mayor and approved by the City Council. The term of the office of the members of the Board shall be for five (5) years, excepting that five (5) members first (1st) appointed shall serve respectively for terms of one (1) year; two (2) years; three (3) years; four (4) years; and five (5) years; thereafter members shall be appointed for terms of five (5) years each. The members shall elect their own Chairman and Secretary, who shall serve for one (1) year. Vacancies shall be filled for the unexpired term only. Members may be removed for cause by the Mayor and the City Council upon written charges and after public hearing. The Board shall adopt rules of procedure in accordance with the provisions of this Chapter. Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. Such Chairman, or in his/her absence the Acting Chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board and shall be a public record. All testimony, objections thereto, and rulings thereon shall be taken down by a reporter employed by the Board for that purpose. The presence of three (3) members of the Board shall constitute a quorum for the transaction of business, provided

however, that the concurring vote of four (4) members of the Board shall be necessary to effect a ruling in favor of an appellant.

- C. *Appeals.* Appeals to the Board of Adjustment may be taken by any person aggrieved or by any office, department, or board of the City of Neosho affected by any decision of the Building Inspector. Such appeal shall be taken within thirty (30) days by filing with the officer from whom the appeal is taken, and with the Board of Adjustment, a notice of appeal in writing specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken.
- D. An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would in his/her opinion cause imminent peril to life or property. In such cases proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Adjustment or by the Circuit Court, on application or notice to said officer and on due cause shown.
- E. The Board of Adjustment shall fix a reasonable time for the hearing of the appeal and give public notice thereof by publication one (1) time in a local newspaper of general circulation not less than five (5) nor more than fifteen (15) days prior to said hearing, as well as due notice to the parties in interest. Upon the hearing, any party may appear in person or by agent or by attorney.
- F. The Board shall render its decision within thirty (30) days of such hearing. The appellant and the officer appealed from shall be notified in writing of the decision of the Board.
- G. The Board of Adjustment shall render decisions only on appeals from an action of the Building Inspector. The Board shall render a decision only when it has determined that a permit has been incorrectly issued or denied, or when it has determined that the ordinance has been incorrectly interpreted, or when the appellant proves undue and unnecessary hardship due to a provision or provisions herein contained as applied to a specific lot or tract. In case an unnecessary or undue hardship, due to peculiar characteristics of a specific lot or tract, is proven, the Board may issue a variance, signed by the Chairman, and setting out any conditions to be met. A copy of the variance shall be sent to the Building Inspector who shall issue a building permit setting out the terms of the variance. In no case shall the Board of Adjustment issue a variance or an order permitting a use to be placed in a district in which it is not permitted in this Chapter, except as provided in Section **405.260**. In no case shall the Board decide an appeal from an action of the City Council. The concurring vote of four (4) members of the Board shall be necessary to effect a decision. In all cases the spirit and intent of this Chapter shall be observed, public safety and welfare secured, and substantial justice done.
- H. In exercising the above-mentioned powers, the Board may, in conformity with the provisions of this Chapter, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.
- I. Any person or persons jointly or severally aggrieved by any decision of the Board of Adjustment, or any officer, department, board, or bureau of the City of Neosho may present to the Circuit Court a petition duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition must be presented to the court within thirty (30) days after the filing of the decision in the office of the Board and thereafter proceedings shall be had thereon as provided by Section 89.110, RSMo., and amendments thereto.

R. E. Werner Architect, LLC

15435 Lawrence County Road 2225

Verona, Missouri 65769

417 860 3284

July 15, 2022

Tyler Marion, Project Manager
Marion Company LLC, dba Construction Services Group
12451 Hyw 59
Neosho, Missouri 64850

Re: Existing Building Located at 229 South Wood Street, Neosho, Missouri 64850.

Tyler,

On July 14, 2022 I made a site visit to 229 South Wood Street to review and give an opinion about the existing masonry building located at that address. I am to review the exterior masonry condition and give my opinion about restoration of the existing brick facade.

The local zoning for that area of town is a historic zone and the owner wants to make some exterior improvements to stop the continued degeneration of the existing exterior masonry walls due to weathering. The owner has applied for a building permit but the local Historical Committee for the City of Neosho is asking that the owner preserve the existing masonry façade. To my knowledge the existing building is not registered on a National Historic Building Register.

It is my understanding that the existing brick used on the building is a "Speed Brick" that was produced in the 1950's and was soon discontinued. One reason it may have been discontinued is it appears to be and extremely porous brick. The reason I say that is I observed severe weathering on the South and West faces of the building. The damage is from freeze / thaw cycles we have in our climate zone. The brick building to the West, Post Office across the Street to the South and the Church across the street to the West are brick as well, but are a more resistant to water because they appear to be a more widely used brick in our area resistant to weathering. That is due to how the bricks are manufactured have better resistance to water penetration.

The existing brick is unavailable and the idea of removing brick form the rear of the building and reusing on the west and south face is expensive, and the owner does not see the cost benefit of reusing the existing brick and letting the South and West faces continue to be destroyed by the freeze thaw cycles. Over the years the owner has tried to seal and repair the existing brick but it continues to weather.

R. E. Werner Architect, LLC

Richard Eugene Werner – Architect Mo License No. A-006634

Missouri State Certificate of Authority No. 2012011837

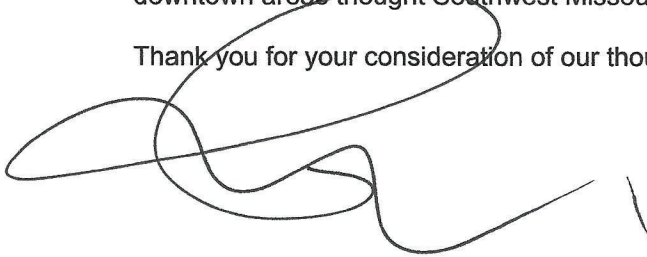
(417) 860 3284 15435 Lawrence County Road 2225, Verona, Missouri 65769

The owner wants to stabilize the existing brick walls as directed by a structural engineer so that the repairs made will support the application of an exterior insulation finish system. This wall system will provide several benefits for the existing structure. First it will stop the rain water from reaching the porous existing brick, and will also provide a 1 ½" layer of insulation for the existing non insulated brick walls helping with the energy consumption of the building. This wall system was developed in Germany during the 1970 oil crisis in order to provide insulation for the existing non insulated buildings throughout Germany. The owner also intends to upgrade the windows for the building with more energy efficient window frames and glass. New cap flashings are also planned at the top of the wall to keep any additional water from entering the exterior wall assembly. It is my understanding that a new roof was installed not very long ago.

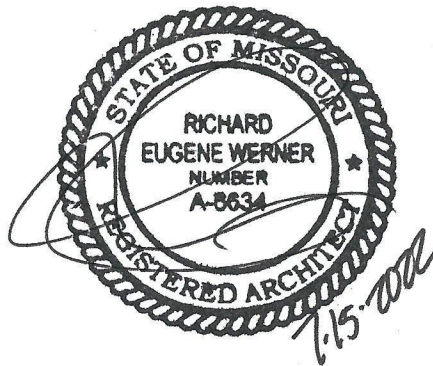
Several buildings in and out of the historic zone have used the exterior insulating finish system for facade upgrades to the East and towards the town square area.

In my opinion the existing Post Office to the South and Church to the West are significant landmarks and buildings to be preserved. I see the building at 229 South Wood Street becoming more of a "background building" because in my opinion there are no historic significant architectural details to the architecture of the building. The building at 229 South Wood Street does have an architectural use in that it completes the corner of the street and is important in the downtown landscape for that reason. Far too many buildings have been demolished in our downtown areas throughout Southwest Missouri.

Thank you for your consideration of our thoughts,



Richard Eugene Werner, Architect NCARB
Missouri Registration Number A-6634



R. E. Werner Architect, LLC

Richard Eugene Werner – Architect Mo License No. A-006634

Missouri State Certificate of Authority No. 2012011837

(417) 860 3284 15435 Lawrence County Road 2225, Verona, Missouri 65769



Case #

City Hall 203 E. Main Neosho, MO 64850 Phone 451-8060 Fax 451-8065

APPLICATION for CERTIFICATE OF APPROPRIATENESS HISTORIC DISTRICT

BUSINESS / PROJECT

Name: FIDELITY ABSTRACTAddress: 229 S. Wood St.Telephone: 417-451-3387

OWNER / APPLICANT

Name: CSGAddress: 12451 HWY 59Telephone: 417-451-5743

Project Description: EXTERIOR FACADE IMPROVEMENTS AND
STOREFRONT REPLACEMENT.

Awning: N/AWindow Repair: REPLACEMENTPaint: N/ADemolition: STOREFRONTSign: CAST ALUMINUM
LETTERS (10")Restoration: EIFSBrick Repair: N/A

Other: _____

Applicant Signature

5.10.22

Date

For Office Use Only:

This is to certify that plans for the above project were reviewed by the Historic Preservation Commission and the project conforms to the Building Design Standards for the Historic District.

APPROVED ☐ DENIED ☐ Comments: _____

Historic Preservation Commission

Date



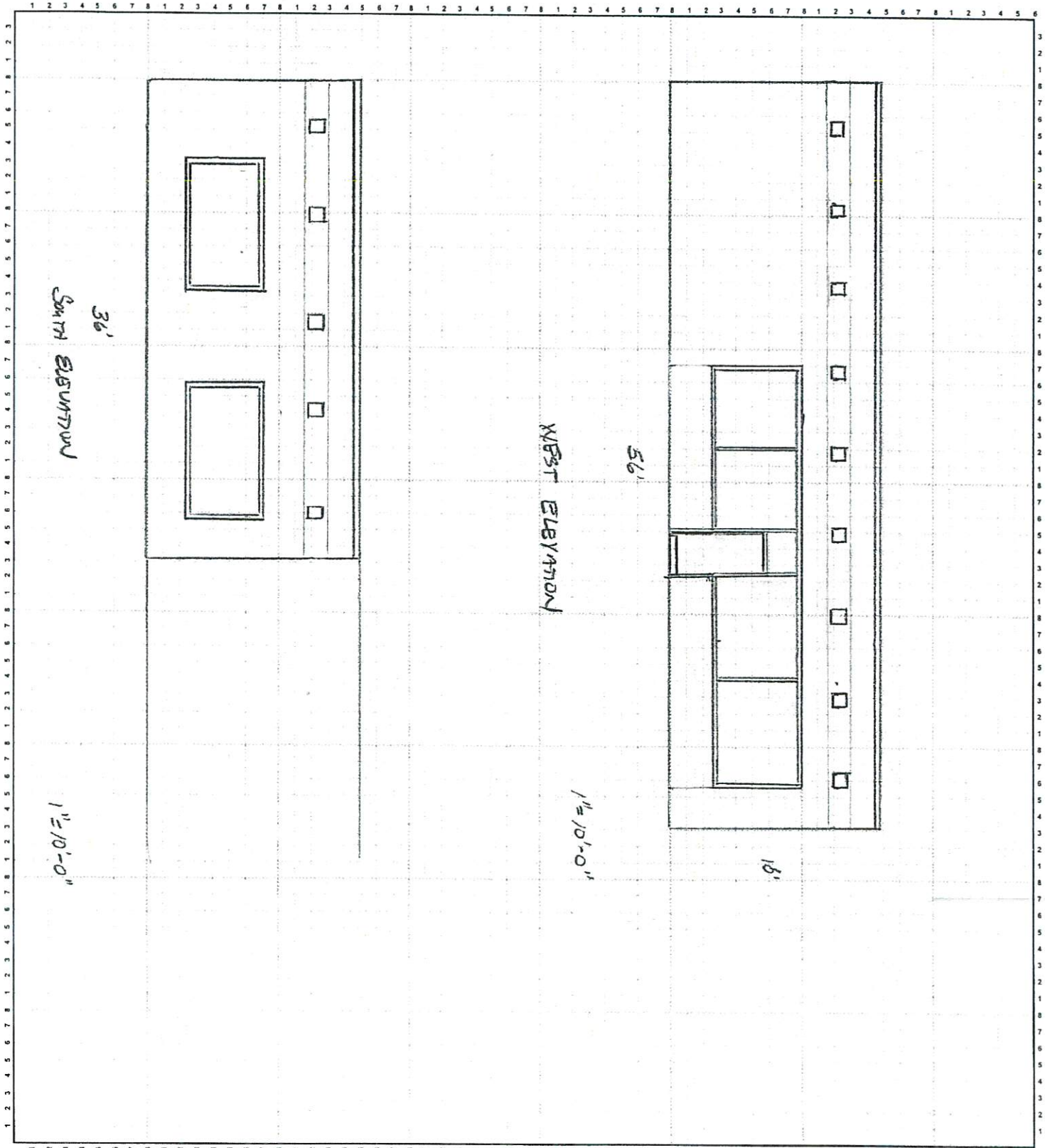
PROJECT FIDELITY ABSTRACT

CONTACT _____

PHONE _____ FAX _____

MOBILE _____ EMAIL _____

SHEET NO. _____ OF _____ DATE 6/3/20



ORDER# 6061306	P0/REF#: 155885 TMARION	PATTERN TYPE: Perfect Pattern	VERSION 1	4/8/22	1910665
10 in FIDELITY ABSTRACT & TITLE COMPANY 10.4 in 300.6 in			FLAT CUT METAL		
			3/8" Aluminum 10" H Gemini Times Bold 1230-Vert.Dark Bronze Anodize Stud w/Spacers: 1/2"StandOff		



City Hall 203 E. Main Neosho, MO 64850 Phone 451-8050 Fax 451-8065

APPLICATION FOR CERTIFICATE OF ECONOMIC HARDSHIP

BUSINESS / PROJECT

Name: Fidelity Abstract & Title Co

Address: 229 S Wood Street

Telephone: 417-451-3387

OWNER / APPLICANT

Name: CSG

Address: 12451 Highway 59

Telephone: 417-451-5743

Project Description: _____
Exterior facade improvements and storefront replacement

☒ Project Denied ☐ Project Conditionally Approved Date: June 1, 2022

Reason Denied / Conditions (per Historic District Commission): Committee requestd documentation from an architect that the bricks were not reusable and brick on the North alley side could not be relocated to the West and East elevations. Committee requested the architect letter and economic hardship form filled out. Denied to comply with specific response times.

[Signature]
Applicant Signature

7/8/22
Date

For Office Use Only

This is to certify this application for the approval of a CERTIFICATE OF ECONOMIC HARDSHIP for the above described project was reviewed by the Historic Preservation Commission and it has been determined that the previous *denial of / conditional approval of* a CERTIFICATE OF APPROPRIATENESS,

☐ WILL deprive the owner of the property of reasonable use of or reasonable economic return on property,

☐ Will NOT deprive the owner of the property of reasonable use of or a reasonable economic return on the property, and therefore, this application for a CERTIFICATE FOR ECONOMIC HARDSHIP is

☐ GRANTED ☐ DENIED

Chairperson and Date
Historic Preservation Commission

Comments: _____







NEWTON COUNTY COURTHOUSE ANNEX

FOR SALE
CONTACT
(417) 451-8201

















Wright Cheyenne

From: David Kennedy
Sent: Wednesday, July 20, 2022 6:10 AM
To: Paul, Jordan; Wright Cheyenne
Subject: Fwd: Historic Building Commission documentation

Sent from my iPhone

Begin forwarded message:

From: Jeffrey Jones <wjjeffjones@gmail.com>
Date: July 20, 2022 at 3:36:59 AM CDT
To: David Kennedy <d.kennedy@neoshomo.org>, David Sims <david@simslawoffice.com>, Suzie Crossno <greystoneplace@fairwaymanagement.com>, Terry Neff <tneff@neosholawyers.com>
Subject: Historic Building Commission documentation

As you can see, we made a specific request on June 1 for documentation from an engineer or architect concerning the repairability of the brick on the Fidelity Abstract building. The request was made on June 1, but we did not receive said documentation until July 18.

Jeff

Historic Preservation Commission

June 1, 2022 – 12:00 p.m.

ZOOM

203 E Main – Neosho, Missouri

Having determined that a quorum was present Commissioner Sims called the meeting to order at 12:01 p.m.

ROLL CALL

Present: Commissioners Sims, Neff, Crossno, Jones

Absent: Collinsworth and Siler

Visitor(s): Tyler Marion

APPROVAL OF MINUTES

Regular session May 16, 2022

A motion to approve the minutes was made by Commissioner Sims and seconded by Commissioner Neff. There was a unanimous vote to approve the minutes.

NEW BUSINESS

None

OLD BUSINESS

Consider the Certificate of Appropriateness for Fidelity Abstract 229 S Wood St for a façade remodel/renewal. This item had been tabled from the May 16th meeting.

There was discussion over the proposed refinishing of the façade of the building with a stucco type finish and that type of finish not being historically accurate. Similar brick materials do not appear to be available and the feasibility of removing bricks from the north alley side and using them in the west and south façade was requested to be examined.

The committee requested documentation from an engineer or architect that the current brick was not reusable/repairable or that the reuse of bricks from the north alley side was cost prohibited. They informed the applicant of the financial hardship exemptions and requested that information and forms be forwarded to applicant.

Ordinance limits the amount of time this committee has to act on the items before it. To comply with this requirement a motion made to deny the Certificate of Appropriateness for 229 S. Wood St. and request Construction Services Group refile when further information is available. The motion was made by Commissioner Sims; seconded by Commissioner Jones.