

SMITHVILLE HISTORIC PRESERVATION & DESIGNS STANDARDS
COMMITTEE MEETING.

Thursday October 27th 2022

PRESENT: Sarah O'Brien, Faith Franklin, Bonnie Joplin, Walter Winslet, Victoria Allen, Nancy Catherman, Caroline Noya, Monica Poss.

CALL TO ORDER AT 9:02 AM BY SARAH O'BRIEN:

QUORUM PRESENT:

ANNOUNCEMENTS & PRESENTATIONS:

Faith Franklin was introduced as a member of HPDS and represents the Smithville Heritage Society.

MINUTES OF PREVIOUS MEETING 9/22/22 WERE APPROVED AS READ.

CHAIR SELECTIONS FOR ENSUING YEAR APPROVED UNANIMOUSLY:

CHAIR: SARAH O'BRIEN
VICE CHAIR: NANCY CATHERMAN
SECRETARY: CAROLINE NOYA

BECK COA FOR 200 MAIN STREET:

Mr. & Mrs. Beck have done diligent research since the last meeting. They provided multiple pictures of the history of the building, showing the multiple changes that had occurred over many years. They could find no records regarding the copper trim around the windows, three glass companies were contacted in an effort to preserve the copper, they were aware of this method used in the distance past but no one was willing to try to recreate this.

It is also not known exactly when the corner mirror had been installed, per photographic this probably occurred sometimes in the late 1950's. There is also damage behind the mirror. In the process of finding the most acceptable repairs and replacements, extensive damage was uncovered on the facade of the building where the tile was to be placed, with evidence of many prior repairs. All of the concrete will have to be reinforced and completely replaced. It was also discovered that the load bearing column is showing noticeable wear due long time weight bearing of the building.

Mr. & Mrs. Beck stated that the cost of the repairs that would bring the building close to compliance is now unsustainable and could be as much as \$100,000.00. Mr. Beck, stated that

due to the high cost he will replace the existing tile on the façade, paint the window mullions, replace the copper with wood and replace the mirror, and that a temporary fix to make the front of the building aesthetically pleasing would be completed in order for his opening date of November 11th for the gallery to move forward without interruption.

Faith Franklin then suggested that Mr. Beck employ an Historic Architect to assist with maintaining the history of the building. Mr. Beck is not willing to incur any further expense at this time, he is a structural engineer and is comfortable with his decision. The repairs and changes will begin sometime early in 2023.

The committee was in agreement with Mr. & Mrs. Beck and expressed their gratitude for their efforts. In light of the extensive research the Becks have done. Monica Poss moved that the HPDS recommend approval of the three requests presented at the meeting:

1. Replace copper window support system with a more appropriate, safer support system.
2. Replace the mirrors, which seem to have been added in the 1950's with the tiles they had requested in the original COA.
3. Add the steel supports to limit further settling of the building.

Faith Franklin seconded the motion. All approved.

EPIC PROGRAM & UPDATES:

Jill Strube stated that installation of ramps on the sidewalks along Main from the Library to First street will begin. EIPC asks the HPDS committee to assist by keeping eyes on the street to prevent any adverse effects on historic buildings.

HISTORIC PRESERVATION AWARENESS IN HISTORIC DISTRICT:

Andy Esquivel has completed the task of having information packets available at the Chamber office. It was noted that more communication is needed for the Central Business District, a sub committee with Monica Poss and Victoria Allen will plan to use social media and block walking to disseminate this information.

MARKER APPLICATION PROGRAM:

A subcommittee with Faith Franklin, Bonni Joplin, and Nancy Catherman will begin to make plans to increase application for historical markers, and will hopefully bring further information next Spring.

FUTURE MEETINGS:

HPDS will reconvene the 3rd Wednesday of January 2023 unless a new COA is presented.

MEETING WAS ADJOURNED AT 10:00 AM.

