

Historic Preservation Commission
Regular Meeting
Monday, November 14, 2024
City Council Chambers

Present: Jeff Wilson, CW Pat Niner, Pat Clifford, Alyn Brown
Absent: Sam Collins
Staff: Missy Gentry
Other: Jessica Keck, Colt Briggs

Meeting called to order by Wilson.

Wilson declared a quorum.

Clifford made a motion to approve the agenda including minutes, seconded by Niner, all in agreement of approval.

1. Application of appropriateness submitted by Evergy - represented by Jessica Keck

Staff comment was given by Gentry: Evergy submitted an application in May, 2024 to demolish the Ralph Green Warehouse building, they provided a condition report from their engineers and an estimated cost of repair for the board to review. Gentry stated that staff also reached out to Goodwin & Associates for guidance on mitigation concepts and Missouri Mainstreet for guidance as this is the first application received for a building demolition. Staff reviewed the condition assessment, completed an onsite inspection of the property and reviewed any possible uses for the structure itself outside of the current warehouse use.

Jessica Keck spoke on behalf of Evergy, the building is not safe for its current use, the cost of repairs are approximately \$2 million dollars. The expense of the repairs would be reflected back to the rate payers and it is not fiscally responsible to reflect that back to the rate payers. Colt Briggs the quote is for repairs not restoration, going forward, there will be additional costs to maintain the building.

Wilson questioned if the building is to be demolished what will be replacing it? Keck if there is a building to replace it in the future it would possibly be a smaller building that is easier to maintain.

Wilson questioned if the steel girders were the biggest concern, Keck believes that is accurate

Niner questioned if there were any salvageable elements that could be saved and reincorporated into a new building. Keck stated that is possible as long as it is not something they would need.

Brown, since this has never been done before, what is the threshold or guideline for the commission to vote on?

Gentry stated this building is unique because of its location in a heavy industrial area that could not be separated from the property and safely be utilized for anything other than a warehouse or utility, because of its design but also because it is in such close proximity to an active electric substation, the current zoning of M1 (light industrial) which will limit its use to warehouse, light manufacturing. Parking is another issue that would not be a factor in its use. Wilson questioned if its current condition is a safety issue. Gentry stated that it will continue to become one.

Gentry stated that utilization of the significant architecture elements with a plaque stating some of the history of the building be used elsewhere in the community or district would be ideal. Goodwin & Associates also suggested documentation on the building's history to include any blue prints, detailed photographs of the interior and exterior, etc. Wilson stated that the book, Missouri Public Service First 100 years, would have most of this information. Briggs stated that would have the most information.

Wilson questioned what elements would be considered an important element? Wilson stated the corner stone, limestone, brick. Briggs questioned if the commission would like to come down and determine what they would like. Niner supported that suggestion.

Niner made a motion to approve application for the demolition with the condition that the commission has the ability to obtain historically significant elements for preservation with the assistance of Evergy for removal of said items, seconded by Clifford, vote as follows: Niner aye, Wilson aye, Brown aye, Clifford aye.

2. Other

Gentry asked about moving the meeting time to 6:00pm from 7:00pm. All members in attendance were in agreement. Beginning December, 2024 meetings will be held on the first Monday of each month at 6:00pm.

3. Adjourn

Brown made a motion to adjourn the meeting, Clifford seconded all unanimously aye.

Missy Gentry
City of Pleasant Hill, MO