



November 12, 2024

Missy Gentry
Development Coordinator
City of Pleasant Hill, Missouri

Dear Ms. Gentry,

The Green Power & Light Company Plant building, located at 101 Front Street, Pleasant Hill, Missouri is owned by the company Evergy. The property is currently vacant. After evaluating options to restore the building, Evergy found that these options were not cost-effective, and is proposing demolition of the property. The Green Power & Light Company Plant building was constructed in 1918, and provided power to over 50 towns and small cities in western Missouri (Davis 2004:37). The property was constructed during a period of increasing commercial and manufacturing investment in Pleasant Hill resulting, in part, from the development of transportation routes, including railroad lines and highway systems to and through the area. The Green Power & Light Company Plant building is a contributing property to the Pleasant Hill Downtown Historic District, added to the National Register in 2004 under Criterion A for commerce and community planning and development and under Criterion C for architecture. The National Register describes the construction of the Plant building as “one of the most significant investments” undertaken in Pleasant Hill in the early twentieth century (Davis 2004:37). In 2004, a historic resource survey of Pleasant Hill found that the Plant building is also eligible to be individually listed on the National Register under Criterion A for its local significance in commerce and industry and under Criterion C for its local significance in architecture (Historic Preservation Services 2004:54). The one-story industrial building is noted as a “vernacular interpretation of Modern Movement design elements,” and features brick coursing, cast stone and terracotta panels, and tall vertical bands of windows (Historic Preservation Services 2004:50).

Demolition of the Green Power & Light Company Plant building requires a demolition permit, reviewed by the Local Historic Preservation Commission (HPC). The Local HPC was created in 2000 to “promote the protection and enhancement of buildings, structures or land improvements of special historic, aesthetic or architectural significance” within the Historic Preservation District, whose boundaries roughly coincide with the National Register Historic District and include the property at 101 Front Street (City of Pleasant Hill, Missouri n.d). The purpose of this letter is to discuss potential mitigation opportunities following building demolition.

Mitigation

Mitigation is widely used as a way in which to offset the loss of a historic building or structure. Mitigation measures have been developed for demolition projects at the federal, state, and local levels. This report considers and lists several potentially feasible measures to mitigate the demolition of the building. Documents and guides including “Heritage Documentation Programs: HABS/HAER/HALS Documentation and Section 106 Mitigation” by the National Park Service (NPS), “Mitigation Options and Documentation Standards” by the Washington State Historic Preservation Office (SHPO), “Standard Stipulations for Memorandum of Agreement under Section 106 of the National Historic Preservation Act” by the National Preservation Institute, and “Exploring Alternative Preservation and Evaluation Methods” by the National Alliance of Preservation Commissions were consulted to determine feasible mitigation options and procedures. Mitigation options are primarily separated into two categories: documentation and salvage.

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New Orleans, LA 70121
504-837-1940

CENTRAL

2500 W. 31st St., Ste. B
Lawrence, KS 66047
785-856-0744

NORTHEAST

830 Berlin Tpk.
Berlin, CT 06037
860-299-6328

Documentation

Documentation is the physical recording of a structure through drawings, photographs, and text. Historic American Building Survey (HABS) documentation is frequently used and approved by the National Park Service to mitigate the demolition of a property. Mitigation documentation is divided into three levels depending on the degree of documentation required. Level three includes sketch plans, photographs of the exterior and interior, and a short-format historical report. Level two includes copies of existing drawings, photographs of the exterior and interior, and an outline-format historical report. Level one includes a full set of measured drawings depicting existing and/or historic conditions, photographs of the exterior and interior, and an outline-format historical report (National Park Service 2024). Documentation may be amended or expanded upon to better serve the purposes of Pleasant Hill. This may include the preparation of a historic context report in place of or in junction with the historical report on the property. The historic context may also include an architectural survey to identify other architecturally or significantly important industrial buildings in the area. Documentation can provide physical records of the building's history, which can be stored for public viewing at a city hall or local library. Data collected can be used to produce future historic interpretive exhibits, either in-person or online, physical pamphlets, or commemorative plaques, which can be used to present the history in a publically-accessible manner. Interpretive exhibits, in-, may include various forms of documentation, including but not limited to photos, drawings, and laser scans, supplemented by text discussing the building's history, materials, features, and significance. Historical pamphlets should include a history of the property supplemented by historic and current photographs. Pamphlets may be created using a variety of online databases, and can be printed, stored, and/or digitized. Commemorative plaques should include a brief summary of the building, including when it was constructed and demolished, and be placed in the former location of the building. Commemorative plaques come in a wide variety of materials and sizes.

The Missouri State Preservation Plan calls for increasing public education on preservation (Missouri Department of Natural Resources 2018:26). Documentation may be used to supplement a report discussing the history of the property, including what led to the deterioration of the property, and the importance of preventing the demolition of historic properties in the future. The report may include a list of options for restoring properties, including historic tax credits, that may be utilized before a building deteriorates to the point where restoration is no longer economically feasible.

Salvage

Salvage may be used in place of or alongside documentation as a mitigation procedure. Salvage is defined as preserving and protecting certain materials or features of a demolished building. Salvaged materials from the Green Power & Light Company Plant building may include the tapestry brick, stone and terra cotta paneling, and windows, and any other exterior and interior character defining features. Character defining features should be salvaged and stored for potential historic interpretive exhibits, educational displays, or restoration of historic properties of similar time period and use. These physical components of the building can also be lent to other museum collections, as appropriate. Potential educational displays using salvaged materials may include displays on industrial architecture or early twentieth century architecture. A report on which materials or features of the building were salvaged and why these features were chosen may be produced. This report could be attached to future design guidelines or available on the HPC's website to provide additional education of character defining features and the importance of salvaging historic materials. Successful examples of salvaged building materials in new construction and museum exhibits include:

The Georgia Archives Building

The Georgia Archives Building was a 17-story, modern style building constructed in 1965. The building stopped being in use in 1980, and in 2017 the building was demolished. Prior to the demolition, a nonprofit organization, Lifecycle Building Center, salvaged several architectural features of the building. Salvaged materials, including granite curbs, modern casework, trim, and steel door pulls were incorporated into the construction and design of the new Kendada Building for Innovative Sustainable Design on Georgia Tech's campus.

The Abbey Mausoleum

The Abbey Mausoleum was constructed in 1924 in Arlington County, Virginia by the U.S. Mausoleum Company. The building was closed in 1966, and fell into disrepair. In 1995, the U.S. Marine Corps purchased the buildings with plans to demolish it. Under Section 106, the building was found to be eligible for the National Register; however, no feasible alternatives to demolition were found. To offset the loss of the historic building, the U.S. Marine Corps agreed to salvage any architectural fragments and stained glass windows. Thirteen stained glass windows and exterior architectural features were successfully salvaged, and restored. In 2004, the windows were installed at the Arlington Art Center and Westover Public Library, where they could be seen by and used for the community.

The York County Agricultural and Industrial Museum

The York County Agricultural and Industrial Museum in Pennsylvania includes an exhibit on agriculture. The main part of the exhibit is a three-story grist mill that was deconstructed from a local mill and reconstructed at the museum to be used as an interactive, educational display.

The National Buildings Museum

The National Building Museum hosted an exhibition 2018 and 2019 titled “Rediscovering Baltimore’s Forgotten Movie Theaters”. The exhibit included a survey of movie theatres in Baltimore from 1896 to the present using photography, oral histories, and architectural fragments. Architectural fragments from former movie theatres were incorporated into the exhibit and helped to touch on themes of loss and preservation.

Several mitigation options may be used to mitigate the effects the demolition of the property. The options discussed may be used individually or together. A bulleted list of the mitigation options discussed is provided as an attachment. This streamlined list may be used to reference the options discussed in detail in the report.

Sincerely,



Samuel Young

Senior Project Manager

Architectural and Historical Services Division

References

City of Pleasant Hill, Missouri

n.d. "Historic Preservation Brochure". Electronic resource:
<https://www.pleasanthill.com/files/documents/HistoricPreservationBrochure1307070459040115PM.PDF>, accessed November 2024

Davis, Kerry and Elizabeth Rosin

2004 "Pleasant Hill Downtown Historic District," National Register of Historic Places Nomination Form, United States Department of the Interior, National Park Service.

Historic Preservation Services, LLC

2004 *Historic Resources Survey, Pleasant Hill, Missouri*. Prepared for the City of Pleasant Hill.

Missouri Department of Natural Resources

2018 "Our Sense of Place" Preserving Missouri's Cultural Resources." Missouri's Comprehensive Statewide Historic Preservation Plan, 2018-2024.

National Park Service

2024 "Heritage Documentation Programs: HABS/HAER/HALS Documentation and Section 106 Mitigation". Electronic resource: <https://www.nps.gov/subjects/heritagedocumentation/section-106-mitigation.htm>, accessed November 2024.

ATTACHMENT

Overview List of Mitigation Alternatives

Below is a list of the mitigation methods discussed in letter report:

- *Visual documentation*
 - o Photographs
 - o Drawings and floor plans
 - o Site plans

- *Textual Documentation*
 - o Historical report
 - o Historic context detailing the development of the Plant building and its impact on the area
 - o Architectural survey to identify similar architecturally or historically significant buildings

- *Salvage*
 - o Salvaged materials may be used in an exhibit or display
 - o Salvaged materials may be used in the restoration of similar historic properties

- *Public Displays*
 - o In-person historical interpretive exhibit
 - o Online historical interpretive exhibit
 - o Pamphlets
 - o Plaque

- *Public Education*
 - o Educational report on what led to deterioration and how deterioration and demolition of historic buildings can be prevented in the future
 - o Education report on what features/materials were salvaged, how they were salvaged, and why they were savaged.