

Washington Historic Preservation Commission Meeting
Council Chambers of City Hall
405 Jefferson Street
Washington, Missouri 63090

Monday, November 19, 2018 at 6:00 PM

Minutes

Call to Order – Roll Call

Present

Carolyn Witt, Chairman
Danielle Grotewiel
Jamie Holtmeier
Joe Holtmeier, City Council Liaison
Mark Hidritch, City Council Liaison
Susan Watermann, City Council Liaison
Sal Maniaci, City Planner/Economic Developer

Absent

Steve Strubberg, Vice-Chairman
Bryan Bogue
Rick Hopp
Andrew Clary
Bridgette Kelch
Tom Neldon, Building Official

Pledge of Allegiance

Approval of minutes from Monday, October 15, 2018 meeting will pass to the January 22, 2018 meeting.
No quorum at present meeting.

New Business

1. Certificate of Review – 231 W. Main St. – Gary Lucy Gallery sign. Issued on November 2, 2018, per email correspondence.

Sal Maniaci:

We did this by email and it has been issued.

2. Certificate of Review – 123-125 W. Main St. – replace awning shingles with red metal. Not issued at this time. Waiting for more information on roof color and manufacturer brochure.

Jamie Walters-Seamon:

We are still waiting on a few things. He doesn't want to start it until spring. Everyone wanted to see the color palate and the exact type of awning, or a brochure from the company. He did ask for one, they haven't given it to him yet. He is still in the bid process and will get us more info.

3. Certificate of Review – 116 W. Front St. – bike ramp at Revolution Cycles. Email sent to commission members November 13, 2018. Only three responses, to date.

Sal Maniaci:

We were still waiting for one more response to issue this one. The building permit was issued because we couldn't wait any longer.

Jamie Walters-Seamon:

They've already started. I had three yeses. I need one more to make it official, if anyone would like to okay that.

Jamie Holtmeier:

I'll okay that, if I haven't.

4. Applications for Historic Landmark Designation – discuss previous ordinance/section of code and recommendation letters.

a. Bleckmann Building / Washington Farmers' Market – 317 W. Main St.

b. Old Main Post Office – 123 Lafayette St.

c. Godt House / Gottfried's Cabin – 124 Jefferson St.

Sal Maniaci:

Those will go to council the second meeting in December.

Carolyn Witt:

I will try to be there.

Danielle Grotewiel:

I will make sure I'm there this time.

Carolyn Witt:

It was awkward because – I was under the understanding that this definitely put a delay on razing a building. Mark Piontek seemed to think that it was no big deal and it didn't make a big difference.

Danielle Grotewiel:

That's why we put the wording in the way we did.

Sal Maniaci:

I know, that didn't come up the first time. I was in New York. The way I interpreted the code – is that's the whole point of it. I'm 99% positive that it specifically says prohibit demolition.

Danielle Grotewiel:

I don't think that just being made a local landmark prohibits demolition, but you can put that in.

Sal Maniaci:

The code lists thing you can add to the designated ordinance. Regardless, we'll pass it the same way we did the last time.

Danielle Grotewiel:

Perhaps he didn't realize that the Historic Washington Foundation had requested that. He may not have understood that that's what they wanted.

Sal Maniaci:

It will be clarified at the council meeting. It clearly says in here, and again – this is what he could be interpreting differently – “upon designation, the landmark or historic preservation design area shall receive the supplemental classification H for historic preservation design area and designated ordinance shall prescribe the significant exterior architectural features, the types of construction, alteration, demolition and removal of, other than those required. A building or demolition permit should be reviewed for review. The design guidelines including minimum maintenance standards.....” then it goes through special use and zoning. It says for demolition.

Danielle Grotewiel:

It’s not extremely complicated, but it does take quite a bit of time. Most people are minded that if they’re going to pursue this type of designation, they’re looking for that prohibition on demolition.

Old Business

1. International Shoe Factory Historic District Survey

Sal Maniaci:

Phase III, the contract was approved last Monday. We’ve already submitted the first four milestones.

Danielle Grotewiel:

So then we need to start talking about if we want to do something next year. We have to take a year off from this district. I would like to put this up for consideration and we can all think about it in our spare time until January – we should start thinking about some sort of historic district for Bassora – Krog Park was the Bassora City Cemetery.

Sal Maniaci:

I agree. I think we’ll have to do as much internal surveying between us, as much as we can. If we can go through and visually see that most of the structures are not contributing, it’s just a waste of money.

Danielle Grotewiel:

Right. There are only certain sections of Bassora that are really intact.

Sal Maniaci:

Phase I of the shoe factory – almost none of it was contributing. I understand that you have to get the whole district in before it will work. When you look at the reports, it’s like yeah – I could have told you that, but we are paying this person to do it.

Danielle Grotewiel:

Right. JoAnne Radetic, where her house is – that’s Bassora. She’s got an individually nominated property. That area is very intact. Those closer you get the river, the more intact it is. We also need to consider re-surveying our existing

districts, because they want you to do them every ten years. None of our districts have ever been re-surveyed. They re-survey to look for changes, things that were contributing that have become not contributing. Or that were not contributing that are now contributing. I think the latter part of that is more relevant, because that puts more people in a position of being able to utilize tax credits if they're contributing now - but they weren't in the right age range when it was first surveyed in the late 80's early 90's.

Sal Maniaci:

I'll look at when the deadline is and I'll talk to you about what we want to apply for next. It can't hurt to just ask for money.

Danielle Grotewiel:

They'll be excited if we ask for a re-survey. They'll be very excited about that.

2. Education

Sal Maniaci:

Keep in mind, we do have (to cover your education for the year) the March national conferences in Seattle. I know it seems far away, but every year we budget some funds for training.

3. Curb Appeal Award

Nothing new.

4. Creating New History Award

Nothing new.

5. The Jasper House

Carolyn Witt:

I noticed there is work going on there.

Joe Holtmeier:

He's pretty much got it gutted. I went through it the other day. There's some pretty cool archways in the basement.

Danielle Grotewiel:

I have to say, I'm glad that Sully got it. He does great with the other historic properties that he works on.

Joe Holtmeier:

It's been added on to a couple times.

Danielle Grotewiel:

Yes. It started off square, then it went rectangular - then a bigger square.

6. Budget Report

Nothing new.

7. Information Plaques

Danielle Grotewiel:

I am going to the museum tomorrow. I think there are at least three. I can whip up a fourth one pretty quickly from an individually nominated or some other commercial property that I have most of the information on. We could do the post office or the cabin. Neither one of those have an informational plaque.

8. Conferences

Danielle Grotewiel:

Remind me what our educational requirements are.

Sal Maniaci:

Everyone on the commission has to go to one training event a year.

Danielle Grotewiel:

It's not a number of hours, it's go and attend a training. Whether it's a one day or a three day doesn't matter.

Sal Maniaci:

Yes.

Carolyn Witt:

There are webinars.

Danielle Grotewiel:

You have to get webinars approved by the SHPO, unless they come directly from the SHPO. They haven't done new webinars in a long time. They usually approve those, unless they have something to do with a cemetery - they want you to go and do work.

Carolyn Witt:

I think there are some of us who are looking to go to conference in Seattle.

Sal Maniaci:

There is a cheap registration right now. It opens November 1. It is down to \$175 as opposed to \$500. I did add two of the educational tours, so the total was \$260 with the dinner and the last day. That is way cheaper, even, than when I went to Kansas City.

Danielle Grotewiel:

It's an expensive conference, but it worth it - even at its regular price - for the amount of trainings you get.

9. The Calvin

Danielle Grotewiel:

Realistically, we're never going to be able to do anything about it - right?

Sal Maniaci:

If we were to do any type of condemnation or eminent domain, then we would have to pay to fix it.

Carolyn Witt:

The training I went to at Cape Girardeau last week was on abandoned and neglected type vacant properties. The general consensus was you need to use the carrot, not the stick - when you are dealing with someone that won't deal.

Danielle Grotewiel:

When Jill was still here, we went to camp training - there was a guy from South Carolina. South Carolina has some very strict rules when it comes to preservation. According to him, everyone has the rule that your police department can seize a dangerous property without eminent domain and take possession of it. I wouldn't want to be the one who says let's do that, because that's awful. Everyone hates the words eminent domain, but..... here's my issue with it. Does it stink that it's vacant and nothing is being done with it? Yes. But we are quickly approaching the point where that building is going to start to come to critical mass. If it goes down, it's not just going to take out itself. It's not going to collapse in a vacuum. We learned that on Main Street. It's going to go into the side of Hartbauer's. It's going to go into the Fricke building. It's going to go into the Washington Community Arts Center. How would the city know if it was ever approaching that close to be in danger of collapsing?

Sal Maniaci:

We've talked about that. At that point, it's a civil issue. It would be up to the neighbors to report to their insurance company.

Carolyn Witt:

But so often, they can't do anything until something happens.

Danielle Grotewiel:

Bryan Ratermon reports them constantly because stuff flies off their roof all the time and damages his building.

Sal Maniaci:

We sited them for that and they fixed it, recently.

Other Business

1. Recent Code Changes

Jamie Holtmeier:

Strike it off. Everything worked out.

Sal Maniaci:

I want to bring up our meeting in January, we have to have a quorum because it is our annual public hearing for the shoe factory. By SHPO standards, we're only required to meet four times a year. I'm not saying we should go down to that - I think we need to have reports on stuff and I don't want to ever hold off building permits without issuing a design certificate. I'm just throwing it out there that we can do maybe as needed, when there is no new business.

Carolyn Witt:

Yes, because this is very distressing when you have very few people come.

Sal Maniaci:

I don't care, because I'm here anyway for council.

Carolyn Witt:

That has always worked out well, particularly for our liaisons, when it's the same night.

Joe Holtmeier:

Makes for a long night.

Danielle Grotewiel:

Would you propose, bi-monthly?

Sal Maniaci:

I was thinking to keep this slot scheduled.

Carolyn Witt:

If you could put together a little blurb and remind them that we are not meeting in December. We will meet on Tuesday, January 22. That we have important stuff that needs to be done and we would really appreciate it if they would make a concerted effort because we will also discuss how often to meet. Having a non-quorum meeting is not good.

Sal Maniaci:

I'm happy discussing it with full quorum. My suggestion was going to be that we keep it at the same scheduled time with the same time reserved for this room. If we don't have anything in when the agenda goes out, then we say we don't have anything in.

Danielle Grotewiel:

I'm thinking that if and until we get to that point where we start getting some mandatory compliance....

Carolyn Witt:

Yes, then we have an actual event. Something that we can say no you can't.

Sal Maniaci:

The only reason I don't want to go to every other month or anything, is because a lot of these are done by email. These two that are on here are simple, but more times than not the applicant will come and be able to answer questions or show us something. I want to be able to keep that precedent.

Carolyn Witt:

I want to keep that flexibility.

Sal Maniaci:

Giving comments doesn't do anything if you can't do it face to face.

Danielle Grotewiel:

I also think that even beyond with these certificates of review, this commission should be available to anyone who wants to come and get our advice. We should be able to not just issue the certificate, they should know that they can come to us prior to starting anything and that we can help them through that process.

Sal Maniaci:

If we ever send you anything – just because we send it to you, doesn't mean we have to issue it via email. If you look at it and there is too much going on, you can say – this needs to be discussed at a meeting.

Joe Holtmeier:

And maybe ask the people that are on the board – are you really interested in being here. If not, somebody else will be.

Carolyn Witt:

If they have conflicts, I know those things happen – but we need to have those with a vested interest who want to be here. We are so grateful that people are willing to give up their time because it is kind of a thankless job. We all know the city could not run the city whether it's the Chamber, the Downtown, the city government – you cannot survive without the volunteers. People willing to put their time out there. A lot of people don't even know that things are available. That they may have an interest and they've never thought about doing this.

Danielle Grotewiel:

Many of the citizens of Washington that don't happen to reside in the downtown area – may have seen us listed on the city website, but don't necessarily know.... we generally focus on downtown, which is why I bring up Bassora. Downtown is not the only place where we have historic buildings. If you don't live downtown and you have a historic building or home and you want advice because you want to keep it in its era – that's what we're here for as well. Not just for problems. I much prefer to be proactive in helping people keep up with their properties and achieve what they want.

Danielle Grotewiel made a motion to adjourn and Jamie Holtmeier seconded the motion. A vote was taken and unanimously approved. The meeting of the Washington Historic Preservation Commission ended at 6:29 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Tuesday, January 22, 2019 at 6:00 PM in the Council Chambers of City Hall. A meeting will not be held in December.