

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

Monday, April 15, 2019 at 6:00 PM

Minutes

Call to Order – Roll Call

Present

Carolyn Witt, Chairman
Bryan Bogue
Rick Hopp
Andrew Clary
Joe Holtmeier, City Council Liaison
Sal Maniaci, City Planner/Economic Developer

Absent

Steve Strubberg, Vice-Chairman
Danielle Grotewiel
Jamie Holtmeier
Bridgette Kelch
Mark Hidritch, City Council Liaison
Susan Watermann, City Council Liaison
Tom Neldon, Building Official

Pledge of Allegiance

Approval of minutes from Monday, March 18, 2019. Motion made by Andrew Clary. Seconded by Rick Hopp. Passed without dissent.

Carolyn Witt:

Are we going to meet quarterly from now on?

Sal Maniaci:

For right now, yes. We are going to meet quarterly and as needed.

Carolyn Witt:

Since we've made that decision, we've continued to meet every month. Are we on for May? Should we skip that unless something comes up?

Sal Maniaci:

I think we'll go on what quarterly would be. We just met last month because we had to.

Carolyn Witt:

So we will meet next month per our scheduled quarterly meeting. Then we won't meet again until August.

New Business

1. Tonya Wade, Wild Sparrow Gift Shop, 120 W. Front St. – design review for awning

Bryan Bogue:

That is the awning she is doing. She's also going to be doing some other signage, but she didn't have that ready and wants to get going on the awning – if anyone has any comments on it.

Carolyn Witt:

I think that is a style that is correct.

Joe Holtmeier:

Are they in there doing business yet?

Bryan Bogue:

No. Right now the unit is being painted and new flooring is being put down. As soon as that is done, she's ordered a lot of the shelving and that, so she'll be setting up pretty soon. I think her original open date was sometime in April, but now I think it's going to be May. Most likely before Wine Fest weekend. She'll also be doing a blade sign. We have the original wrought iron bracket that used to be up there. The blade sign will be hanging on that.

Andrew Clary:

Were the holes above the awning?

Bryan Bogue:

It was, but I think it's going to be hanging more towards the front of the building so you can better see it from Front St. She's also going to do a sandwich board sign down on Front St. as well. I think she'll come back for the blade sign.

Carolyn Witt:

That's a good location right there on the corner.

Bryan Bogue:

Yes, and I think yellow was a good choice because the side of the building does tend to get lost a little bit.

Carolyn Witt:

Can I have a motion to issue a certificate of review?

Andrew Clary:

I'll so motion.

Rick Hopp:

I'll second.

Carolyn Witt:

All those in favor, signify by saying I. Opposed? Motion carried.

1. International Shoe Factory Historic District Survey

Sal Maniaci:

I haven't heard from them in a while. It's not scheduled to be completed until August, for the third and final phase. Then we have to take a year off before they can come back and submit the entire district as a whole.

2. Education/Conferences

Carolyn Witt:

I attended the Main Street meeting in Seattle. I went to three specific ones that were very useful. One was Cultivating Community to Save a Theatre. They had established an LLC that they had funded through donations. They sold sixty at \$10,000 each. This is not tax deductible, this was an LLC. They also had a very defined ordinance on demolition by neglect – which we have not really gone in to. They had an issue – it was an out of state owner. They finally got him to the facility to see the problems. He kept blowing it off. This was in West Virginia. They had a terra cotta front of the building. It's probably the only terra cotta building in West Virginia. It's not Chicago or Kansas City where people knew how to deal with it. They have concentrated on the internal set up of the theatre. Now they are seeking grants and things to help fund this restoration of terra cotta. The one quote they got from a specialist in New York was more than the building was worth. They are negotiating with someone who does more from a historical standpoint. They are hoping to get some help. I also went to Surviving and Thriving a Major Streetscape Project. Thinking in terms of Elm coming down the pike sometime. It talked about how to nurture your businesses through that sort of thing. Jefferson Street, we didn't have as many businesses when we went through that. We also had access from other points. Elm Street is going to be a challenge, depending on how much is closed. We know from when we went through Bank of Washington. That was a big chunk of street. That did affect certain businesses in that block. My favorite story, which only the women will truly appreciate – but, there was a beauty shop along the street. One of the contractors broke a water main. They went around to each store telling them they would be without water for several hours while they fixed it. In the beauty shop, there was somebody in the middle of a perm. Chemical on your head that you have to wash of or your hair will die and fall out. The word went out in the community and people came with buckets of water so she could rinse her hair and get the chemical out of her hair. That's a community effort. They talked about using back entrances. You know how we have the trees on Jefferson? The idea was, they did raised beds – so then they had seating. People could sit on that if there was an event and you had people downtown. I thought that was interesting. Someone in the audience who lives somewhere where there is a large homeless population said you need to watch that, because you want seating – you don't want living situations. The last one I went to was on Modernizing Main Street Mid-Century Design. That was interesting because they talked about how to define mid-century. They talked about glass blocks, flat glass, things that qualify as mid-century. I keep going to things like that because I keep trying to warm up to that.

The neon sign at Old Dutch fit that. Even though that was earlier. It was a really good conference. They had a lot neat stuff. We all had a good time.

Sal Maniaci:

It was really good. We went to some sessions on public/private partnerships on RFQ's, so we got some good examples for Locust St. and for the Waterworks Building. That conference is always well worth it. There is always a lot to learn from. With the seven of us that went, hopefully we got some good ideas to implement.

Carolyn Witt:

Main Street and Historic Preservation, like the National Parks Service, the National Trust – all these things fall together really well at these conferences. It's useful for anybody with an interest and I do thank you for the funding. I know Bridgette is planning on bringing a brief slide presentation to one of our meetings. One of the things in our Preservation Academy that we held was on bricks. It was fascinating. We have so many bricks in Washington. It was very useful. I can't even begin to tell you, but I've already driven through town going, oh that building really needs work, or look – it's bubbling or they painted it. You learned a lot. Andrew came to the one on windows. So did Bryan. They did a thing on landscaping. We also had Gary Filla doing the painting. It was very good. There is one more Preservation Academy. It's going to be May 4th. It is on Investment in a Downtown Building. Both of them deal with economics and Bryan is one of the speakers and Chris Eckelkamp from the bank and Andy Unerstall. All of them have dealt with historic buildings and invested in historic buildings. I'm hoping that the word gets out enough that anybody who is even thinking about it, could come and get some value out of it. It's excellent because it's \$25 to register for the session, but if you are there from 8 until noon – you get \$25 back in Downtown gift certificates. You also get a \$10 gift certificate to pay for your lunch and we feed you breakfast.

Bryan Bogue:

Sal, you're doing one with Bridgette too, correct? What is that one titled?

Sal Maniaci:

Yes, Saturday, May 4th. Public Incentives for Investing.

Carolyn Witt:

I think yours is 10-noon. The other is 8-10. Both previous sessions, we've gotten out a little earlier. It doesn't mess up your Saturday. It's been very valuable. You have a lot of the board people, but we've also had a lot of residents that have come in. They have an interest, they have a house. That's been really great. They've had some wonderful questions.

Rick Hopp:

Carolyn, this afternoon – we received an email about the preservation commission in Jeff City on the second. Is anybody planning to go to that?

Carolyn Witt:

Yes, Bridgette and I. It is two days. There's a Thursday and a Friday in May. The second and third. Bridgette and I had planned to go on the Thursday. If anybody else is interested in that.

Bryan Bogue:

I've gone before and it is really good. The topics are fantastic.

Rick Hopp:

I was at one many years ago. I might take you up on going to that.

Carolyn Witt:

That would be great. It will also work for your CLG training. The state Main Street meeting is in July this year and it's in St. Louis, which is great. If you need training or you have something there you want to attend, you don't have far to go. I think it's the 15th through the 17th. It's the third week in July. We hosted that here in Washington two years ago. They are back to the big cities, but it was fun to have it locally. I know Lee's Summit wanted to do that. May 2nd or May 3rd is the one in Jeff City, it is a camp.

Sal Maniaci:

I realized it's May second *or* third. The same agenda each day.

Carolyn Witt:

I'm sorry, it's the 24th - 26th. That's the Missouri Main Street Connection meeting in St. Louis. I'm not sure where it is. I think we're going to be nominated for some awards, so it's always fun to go to the banquet. Even if you can't attend any of the other events, the award banquet is nice. That will be the last night, Saturday night. I love it when we win. That's always good.

Sal Maniaci:

We'll send out the registration for both of those to everyone so you can see the cost of it and the agenda. Keep in mind, there is some funding to cover your registration costs. Neither of those you would need a hotel, so we should be able to cover the registration for everyone.

Carolyn Witt:

Being in town, you can kind of see the schedule ahead of time. So if you don't want to stay in the hotel, it is close enough you could run into town.

Sal Maniaci

Typically, for the St. Louis ones - you either stay with a friend or come home.

Bryan Bogue:

It's at the Westin, it looks like.

Sal Maniaci:

That's a nice conference center, too. Also, for the Jeff City one - we can car pool in the Tahoe so you won't have to worry about gas either. Whatever is most convenient for you guys, just let us know. We can try and coordinate that day.

3. Curb Appeal Award

Nothing new.

4. Creating New History Award

Nothing new.

5. Budget Report

Sal Maniaci:

I did submit our budget for next year. It is significantly less, but that is because we have to take a year off from surveys. We always put \$20,000 in there for a survey. \$12,000 of which we try to get from a grant. I took that out because obviously we don't have an additional survey. I know we talked about doing the downtown one as a whole. I don't think we put that application in this go around. It's already been surveyed once. Last time we re-surveyed something, it didn't pan out. Nothing changed. Other than that, we did put in the same amount for scholarships. Keep in mind that if it doesn't get used for camp or the July state conference, that may get slashed down.

Carolyn Witt:

If you decide to take advantage, you know you'll be funded.

Sal Maniaci:

I did put \$4,000 for plaques and or other awards.

Carolyn Witt:

We talked about doing a preservation award - like the Washington Preservation Inc. used to do. That was fun because they used to have an Hors d'oeuvre event. They would reward someone like say, Andy, for his creating new history. Or even Bryan with a house that they have done a lot of work to bring it back up to speed, but yet respect the historic elements of the property. I think the Landing lofts would qualify for something like that. It was a nice recognition of those people who have put in the effort. We talked about doing that, maybe next year.

6. Information Plaques for Historic Buildings

Nothing new.

7. The Jasper House, 320 Lafayette St.

Carolyn Witt:

The Jasper House looks amazing. The windows are in. They're working on the brick. From what I understand, if Sully is there he's more than happy to show you around. So please, if you see his truck, stop by. He's very proud. I'm going to quote him. He said, "I'm going to save Washington one historic building at a time."

8. The Calvin Theatre

Carolyn Witt:

Did they replace the tarp that blew off?

Sal Maniaci:

John contacted them when it blew off, so I haven't heard.

Other Business

Jamie Walters-Seamon:

May is Historic Preservation Month, so Mary Trentmann is going to put that on one of the agendas for council for the Mayor's Proclamation. When I get that date, I'll let you know.

Sal Maniaci:

It will probably be the first one because we like to get it out there early enough and say there is going to be a hunt. I'm hoping Danielle is still putting together the hunt as she did last year, even though she is part time. If not, we'll just have to switch it up a little bit.

Carolyn Witt:

Actually, I think the CAPS students at the career center put together the photographs.

Sal Maniaci:

We had an idea to still do the month long one, but we saw a town while we were in Seattle that does an actual race. You get teams to sign up for it and then you do it in a couple hours and it's a race. First to finish gets some type of prize. All the teams were adults and they ended at a little party. It would be really easy to do because we already have it made.

Carolyn Witt:

I'll talk to Bridgette about that. That would be great. We could still do the kids' one through the schools.

Sal Maniaci:

Yes, because they do it during the day. This would just be something we could do on one night. It would be really easy for us to throw together.

Carolyn Witt:

We will meet in May and take a break until August. We will play it by ear. If we have nothing new to discuss in May, we can cancel that meeting.

Sal Maniaci:

I would be very surprised if we don't have a new five story building to look at on Market and Front. That was supposed to be in last week, but Andy went on vacation. I'm sure it is coming any day now. We looked at that streetscape as a whole, but we did not look at that individually.

Carolyn Witt:

If anything comes up that need immediate attention, let us know. Some people are on a definite time frame and don't want to wait.

Bryan Bogue made a motion to adjourn and Andrew Clary seconded the motion. A vote was taken and unanimously approved. The meeting of the Washington Historic Preservation Commission ended at 6:26 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Monday, May 20, 2019 at 6:00 PM in the Council Chambers of City Hall.