

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

Monday, October 21, 2019 at 5:30 PM

Minutes

Call to Order – Roll Call

Present

Carolyn Witt, Chairman
Rick Hopp
Jamie Holtmeier
Andrew Clary
Joe Holtmeier, City Council Liaison
Greg Skornia, City Council Liaison
Sal Maniaci, City Planner/Economic Developer

Absent

Steve Strubberg, Vice-Chairman
Bryan Bogue
Danielle Grotewiel
Bridgette Kelch
Tom Neldon, Building Official

Pledge of Allegiance

Approval of minutes from Monday, August 19, 2019. Motion made by Andrew Clary. Seconded by Jamie Holtmeier. Passed without dissent.

New Business

1. 401 E. Main St. (Lucinda Owens House) – design review for garage, kitchen and family room additions

Sal Maniaci:

That's why we moved our quarterly meeting from November to this month. As you all know, we have some items that can be reviewed online – but that's at the discretion of either this board or staff. We can decide to meet in person and I thought if we're ever going to meet in person – it should be for our founder's home. Going through the plans, nothing really jumped out to me as problematic but I thought this is something we shouldn't review via email. This is the site plan that was submitted. The applicants are here to be able speak on their behalf. I'm going to run through some of our staff's comments first. You can see here there's a new garage construction. That's the largest building that's being constructed. It looks like it's separated here, but you can see on the elevation there is actually a breezeway so the roof will connect and there is a breezeway in-between. A new kitchen addition to the rear. They are going to demolish a shed that is back there. I do not believe that shed is historic. They're going to demolish that and have some different landscaping and a new patio in the back. For reference here, I know that's not a house that everyone can see from the street very easily – it's the way it's oriented. It's kind of an L-shaped home. They will be building in here. This is the shed that will be demolished and replaced. The addition to the rear here. The applicant did submit pretty detailed plans which we appreciate. As you can see on

the elevations here, they do have the existing shown – and the proposed. Some of the notes I want to point out they do comment quite often on here “match existing brick height” to try to get it to fit in there. It has asphalt shingles and then brick veneer to match existing. It does have some board and batten siding – that is technically vinyl. Given the fact that it’s over some of the windows and not on the façade as a whole – I know vinyl siding is something in our building design guidebook that we typically try to not encourage, but in this case I didn’t think it was overtaking the design of the building. You can see there are some changes here instead of the deck, they’ll have this new roof awning. No removal of anything historic as far as I can see. I know this building did go through some renovations in the 90’s and I think that deck may have been added on at that time. There is a window going to be filled in here. That is one significant change there. As far as the other elevations, you can see the breezeway looks like it connects there with the roof line. You can see the existing elevation, that’s the deck that comes off – so this would be looking inward of that L shape. Similar with those notes, this whole side will be brick to match the existing. The re-elevation with the new construction here. There are some windows to be changed, but not to be filled in. It does show install of smaller windows. There is some more siding on the rear, but again – it’s not the side of the home that faces the street. The front of the home that faces the river is more the historic looking side of the home. This side here with the addition, I didn’t think that vinyl really raised any red flags in my eyes with being against the guidelines. It has some new window construction with this new addition. Asphalt shingles here. Our codebook doesn’t necessarily get into types of roof being discouraged as long as it fits into the area. I don’t have any reason to believe this wouldn’t be appropriate here. From our comments, staff comments, I don’t have any real concern for it. They have the gondola. I think we’d all be happy to see work be done on it and make sure it doesn’t go dilapidated. They’re not hindering the integrity of the building by any means. I know it did have significant work done before this commission existed.

Greg Skornia:

Is that rear elevation actually facing the old Locust Street school?

Sal Maniaci:

No, it’s facing Burnside.

Joe Holtmeier:

You won’t see this addition from the streets.

Carolyn Witt:

I was just on Amtrak over the weekend. That’s when you get your best view from the historic standpoint. From the train track or the river.

Sal Maniaci:

There were some questions I still had on it. I appreciate that the applicant was able to be here. I know it said the brick is going to match, but I didn’t know if there were some color questions that weren’t answered in there. That’s was really the only other thing that we wanted to clarify before we issues a certificate of review. Then I’ll open it up if you guys have any questions of me.

Carolyn Witt:

Any comments? I think it's great that the house is going to continue to be livable – to update without jeopardizing the history.

Greg Skornia:

I've never been in any of their homes, but everything I've heard – every time they redo a home, it's first class and it's top rate. I don't think we have a problem with this remodel.

Andrew Clary:

I appreciate you submitting such detailed drawings. I feel like the continuity is going to be so much better and the look afterwards. So thank you for that. Is the siding going to be vinyl, or the Azek plastic wood stuff? It kind of looks like wood.

Donald Brinker (applicant):

It is my understanding that the siding is wood. It's the board and batten. That will be mostly on the back of the house.

Andrew Clary:

So it's real wood.

Donald Brinker:

I just talked to my wife before we left and she said it was wood.

Sal Maniaci:

I apologize, I thought it was vinyl.

Donald Brinker:

That finish on it, they'll pre-finish wood sometimes, but it's definitely not vinyl or metal. It's wood or a composite or something.

Sal Maniaci:

Is the new brick going to be white to match the existing?

Donald Brinker:

The brick on the house is the old original brick. It's red. The house has never been painted. It has some staining, if you will, of the bricks which is light. I don't know if that's a salt or something that comes out of the brick itself, I don't know. To my knowledge, it has never been painted. The areas we're working on have not. We've talked to the contractor about this. Basically, we want the thing to look seamless. We want the brick to look just like it did. That's hard to do. There's a lot of used brick available in the area, there is a lot of it down in St. Louis from the demolition they had down there. That's going to be our goal – to match it as close as we can, but fully realizing that we may not be able to get it exactly perfect. The side you are going to see the most from a traffic standpoint, is looking from the south. You'll just see the top of it mostly. The part there that is clear, that is an existing build on. That is brick – and you'll notice we are matching the brick to come off the other side. Then you have that breezeway – it looks like a door, but it's just a breezeway.

Andrew Clary:

It's like the soft brick, I don't if that's the technical term – but kind of like soft brick, not fire hardened.

Donald Brinker:

From what I've read and talked to Mr. Larson about, they had a number of brick companies here in town around that time. I assume this is all local brick that has been dug out of the clay right here.

Carolyn Witt:

I think we had three brick people.

Donald Brinker:

It's really amazing how it's held together. It could use some tuck pointing, but it doesn't have to have it. We don't have bricks falling out or anything like that. For a 200 year old house, not bad – huh?

Carolyn Witt:

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

Andrew Clary:

I'll motion.

Rick Hopp:

I'll second.

Carolyn Witt:

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

2. Design reviews completed by email since last meeting – on agenda to put on the record:
 - a. 120 Elm St. – sign
 - b. 201-205 Elm St. – façade changes
 - c. 115 E. Second St. – garage
 - d. 24 W. Second St. – sign
 - e. 6 E. Front St. Unit 100 – sign
 - f. 204 Jefferson St. – sign
 - g. 24 W. Second St. – paint side of building
 - h. 310 Elm St. – replace block windows to match regular windows

Sal Maniaci:

They've already been issued, we just like to have it reflected in the minutes.

Carolyn Witt:

These are the ones that I didn't get. I understand Jamie recently spoke to Angelina's about the side of the building – the flag.

Sal Maniaci:

Yes, she compiled the comments. We typically do that and let them know if we'd like to see something different and why it doesn't fit in our guidelines. We compile them and send it to them. They didn't respond, but it's not required. Actually, I was appreciative that they even asked – because they didn't need a building permit. It's tricky. Our Historical Preservation Code requires any change of façade to get a certificate of review. That would be windows, roof, painting – according to the code, but none of those three things require a building permit. It's hard for us to know when that happens. They came in knowing they were in a historic district and asked. I think that's part of our education we've been doing to get out, so that's good. I didn't hear back from them. It's painted white now. I don't know if they're going to continue with the flag or not.

Jamie Walters-Seamon:

I did talk to Joe today. He said they're just painting it white and they're going to do a mural. He said Jim something, but I think he meant Jim Peters is going to be doing a mural – a Sicilian type scene is what he said. It's not the whole wall, maybe 7x11. The wall will be white and they'll have a mural painted on there with a Sicilian scene. They agreed with you guys that it was probably too bold for downtown and they didn't want to be too loud.

Carolyn Witt:

Where there questions on any of these other items? I think everything was pretty straight forward. Can I have a motion to enter this into the record as a whole, A-H?

Rick Hopp:

I so move.

Jamie Holtmeier:

Second.

Carolyn Witt:

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

Old Business

1. International Shoe Factory Historic District Survey

Sal Maniaci:

The shoe factory survey has wrapped up. We have issued our final payment, so that will be the only change in the budget report. We've issued our final payment to Landmarks. Jamie submitted all that to the state. We're wrapping up the grant there. Again, we have to wait a year before we can apply to get it registered. Which is actually ok, because we'll apply for the grant next year. If we get it then it will go for the following budget year. We'll still be able to apply by next September for the following year to get it registered as a district. Some hopefully good news – I have spoken a couple times to a developer who has some serious interest in the shoe factory building itself. They're not ready to come forward with plans or anything

yet, but the whole point of the conversation was that is in an inactive TIF district so we are trying to determine the best way to move forward. I did speak to our bond council about that. We both agreed that activating that TIF is probably not the best idea for what they have planned. One, because that district included Elijah McLean's and the shoe factory only. Elijah has already completed their improvements and has already been reassessed. If you activated the TIF district, the taxing rates would be frozen at the increased Elijah's – so you wouldn't see that increase in that development. Two, a TIF district is really a good tool for when someone wants to redevelop and resell and have a property like Andy's what you see down here. You demolish, fix up the area and then sell those. This would be an apartment building, where they would hold on to the ownership of it. They would be paying their own property taxes and then taking that increase back to pay off their bonds. It wasn't really the smartest way to utilize that. However, we didn't want that to deter the developer. We have discussed some other options we think would be more beneficial to the community as a whole. There are some tax abatement programs – it's like Chapter 100 for industry. You can use that for big developments as well, such as the shoe factory, or you can get up to 50% for ten years. A TIF freezes the rate at the current rate – which is really low and goes for 23 years. This would be a ten year program. It's all negotiable, but we could abate half the property taxes on it for ten years. Technically, there's a Chapter 100 and a Chapter 353. Very similar programs by the state, but they have different qualifying factors. One is strictly for renovations – that's Chapter 353. There are some other benefits and drawbacks of that. Then Chapter 100 is for big projects that can help with the community. This would qualify for both. You can't do both, you have to pick one. After talking to our bond council I think the developer and his attorney are going to set up a conference call with our bond council. He's never done that before. We've never used Chapter 353. We've only ever used Chapter 100. It is an eligible program so we will basically lay out the options for them. It's all approved by council at the end of the day, but I think if we're willing to do a TIF – I think this would be a better compromise. One, I think it's better for the taxing districts. It cleans up the area and it's got a decent incentive for the developer, may not be as big as a TIF – but it's still a decent incentive that lasts 10 years instead of 23.

Carolyn Witt:

Were they looking at the historic credit versus the senior?

Sal Maniaci:

Yes. I have spoken to two developers. One was specifically more interested in senior tax credits. Those can be applied for every September by the state through the housing commission. They did not apply for it this round with that building, but they have that in mind next time. However, this would be a different developer who would not utilizing any type of low income or senior tax credit. They want it, in their words, to be “work force housing” – which is market rate rent for our area based on the size he is proposing. If he's not going for the low income or the senior tax credit – is there anything else we can do to help facilitate it. That's where we started the conversation with Chapter 100 and/or 353. Last I heard, he was speaking to the owner and having some meetings.

Carolyn Witt:

The owner needs to know that we're a resource to help if they need to get that designation.

Sal Maniaci:

There are some other things that will have to be done. I know the water line is not adequate for residential there. It wouldn't be able to hold an apartment building. We've already looked into upgrading from a 6in to a 12in - or 4in to 8in. Whichever is required. I just know it isn't adequate right now. Sewer was okay. The sidewalks are all in really bad shape right there in front of it. There are some things that typically would be handled in the TIF. Chapter 100 is a little bit different because it's not based off public improvements. Those are all things that need to be worked out. I've met with him twice now and it seems promising. I think some of the news about it and with us talking about the district and getting some education out there with what we're trying to do for the shoe factory. Making sure people know it's something that we want to save - has helped.

Carolyn Witt:

Well the housing, in that district - is workforce, basically. So you're not changing the whole feel of the neighborhood. You're not putting the same kind of development like on Front Street. It's a really good fit. A lot of times you come in and change the whole neighborhood, and that's not always a good thing.

Sal Maniaci:

It would have to go through some type of rezoning because it is still zoned industrial. I don't think you go planned residential because I don't think he's got any ownership. You can do that where you can do townhomes. I think it would just go to multi-family. I would think the neighbor would be excited just to get that cleaned up. I think it's shown our efforts at making sure we got the grant for the survey and completed it. I know it took three years to get all that cause it's so big and it may end up being a small district - but it just shows that it got the word out there and got them interested. Now they know there are tax credits available. The state and federal credits are not issued through us. We can facilitate with the application if needed, but they can do that on their own. We have property owners in town who have done that on their own. Speaking of our bond council, he thinks they should be able to piggy back, if they wanted to, Chapter 100 or 353 AND a historic tax credit.

Andrew Clary:

Do you think all parties involved would be okay moving forward if that developer came in next year or two years and said I want to do this?

Sal Maniaci:

I think so. I could tell you from city staff, we would recommend approval of the rezoning. On that level, I would recommend some sort of program or incentive to that. Council would have to discuss it, but I think it's been a target as a clean-up area for so long I think a lot of people would be willing to do that. It was 2007 council at the time, but the city at one point did deem that as an inactive TIF district - saying yes, we would like to utilize some type of public funds to help

revitalize this. I think the support is there. We just have to figure out the right avenue of doing it. I would think that community wide, people would be excited about cleaning that up.

Carolyn Witt:

I find it very encouraging that they're talking about it. There hasn't been a whole lot of movement for a long time. So this is good.

Sal Maniaci:

We weren't necessarily trying to discourage senior housing, by any means. That came up at a council meeting once. My recommendation would be – if we're going to utilize any type of public funds or any type of incentive to get anything done, I think it should be towards a target audience that we're already trying to tackle in our comprehensive plan. Our comprehensive plan is clear about providing life cycle housing – everything from rental opportunities for young professionals to first time home buyers. That's kind of the gap we're missing. That could be another pretty decent size apartment complex if it was all 100% senior housing – that could be a quarter percent of our population. It would increase our median age is what I'm getting at. That is one thing when you get the census data out, investors and companies/businesses – if they look at your data and you're rapidly increasing in age or you have a higher median age in your surrounding areas, they may be more hesitant about investing because you have an aging workforce.

Carolyn Witt:

Right. You need a balance.

Sal Maniaci:

If you look, our median age is right around 41 years old. Union, New Haven, Marthasville – they are all about 33. It's because of the cost of living. That's really kind of how the conversation started.

Andrew Clary:

That's important. That is what it hopefully will be.

2. Education/Conferences

Carolyn Witt:

The only conference I attended was the American in Bloom Symposium in St. Charles. The City of Washington is going to host the American in Bloom Symposium next October 1, 2 and 3. While they're staying in St. Louis they will spend a day out here in Washington. We will show them the Miller Post and a variety of things and that will be a real benefit. Part of the foundation of a Bloom includes cultural and heritage – which is what we are. In fact, that's why I'm on the committee. I'm not a plant person, but I represent that element that's part of the In Bloom. It's going to be a great opportunity to show off what we've got. We've got a lot to show off.

Sal Maniaci:

I just got in the mail today, Missouri Main Street is having a conference in Moberly on November 8. That is my test day for my certification, so I will not be there. If any of you are interested, I'll have Jamie scan in a copy of the information. It's based on rehabbing old buildings and what to do for historic preservation.

Carolyn Witt:

I'm planning on attending.

Sal Maniaci:

We're in the new budget year and our training budget did get cut in half because it wasn't being utilized. It's still there. If any of you are interested, it's \$100 and you wouldn't have to get a hotel. It's all in one day. So just let us know.

Carolyn Witt:

I've got a flier on that, or you can stop by the downtown post office. I'm sure they'll have one and we'd love it if you you'd like to go.

3. Curb Appeal Award

Nothing new.

4. Creating New History Award

Nothing new.

5. Budget Report

Sal Maniaci:

For training, we originally had around \$12,000 and it wasn't being used – so it's down to about \$6,000 now. Last year we had taken out the plaques, I did put some more back in there. We had to spend a little more on our survey. I think we have 4 plaques budgeted this year. As for actual spending, our last expenditure for the shoe factory – even though we were billed after the budget year, we were able to take that out of last year's budget. We've paid that out and it's wrapping up our last year's budget.

Carolyn Witt:

If you have an opportunity to go to something, there is money. So please go. Thank you because I'm sure you're the one who submitted the budget and argued for anything we were able to keep, so thank you.

6. Information Plaques for Historic Buildings

Carolyn Witt:

We'll have four this year we can do.

Sal Maniaci:

We have a list. We just need to figure out which four we want to tackle.

7. The Jasper House, 320 Lafayette St.

Carolyn Witt:

I love it. It's been on this agenda for how many years? Now it's done and it looks amazing.

Rick Hopp:

I would suggest that we take it off because it's no longer at risk.

Carolyn Witt:

It is going to be on the Downtown Christmas House Tour. People have dropped by, so feel free to stop by. The receptionist is very kind.

8. The Calvin Theatre

Jamie Holtmeier:

I've been spending some time next door to it. My daughter has dance class in there. Community Arts - it is stinky in there. I don't know who the owner is of that building right next to it, but it's concerning.

Andrew Clary:

There's been a persistent water leak. My son took tae-kwon-do classes there and Mrs. Schaeffer said there has to be a main leak. It just leaks all the time in there.

Carolyn Witt:

If there's an issue like that, those business owners need to tell the city. That would give us a handle on trying to push some changes.

Jamie Holtmeier:

Now that I've witnessed it first hand, I'm very concerned.

Carolyn Witt:

I got your imminent domain email a couple of years ago where the city steps in. We've talked about that, but there again if the city gets ownership - what are they going to do with it? We need somebody who has a plan and can step in. Assuming that we got to that point. Again, that would have to come through the council.

Sal Maniaci:

I think when Jim Briggs was still here, there was the discussion about our options legally were for imminent domain because it's hazardous to neighboring properties. Then again, if there's not a development plan for directly after it - it's just too high of a risk for the city to take over liability of it. I think the only way we'd be able to do that is if there is some re-development tied to it. You never want to go through imminent domain. That's not easy to do. It's too big of a project to tackle for our small TIF program. It wouldn't be enticing enough for them. It's too small of a parcel to have its own TIF - well not legally, but we probably wouldn't recommend that. There are some other programs like Chapter 100 and Chapter

353 that we've never used that could qualify for it. I don't even know if the owners are local anymore. I don't think they live around here.

Carolyn Witt:

I know they've tried to sell. One of their properties was the house that's for sale on Fifth St. Then they owned the building next door at Fifth and Cedar St. That small brick on the corner with all the bushes. He owned that. I don't know if he's left or not.

Sal Maniaci:

There are programs available that we could help with, but you have to have a plan in place before you can do that.

Carolyn Witt:

If you had a plan, then you could push forth to try and condemn it because he has been approached about selling and that goes nowhere. It's an outrageous amount and he wanted to be the contractor in charge of any fixing. Please, if you know the owner of the building you are in or even the tenant – the tenant would have a gripe to come to the city and say I have an issue. I've got a problem with being adjacent to this building that is causing foul air – which is unhealthy. In fact, there is testing you can do to show the danger.

Other Business

Jamie Walters-Seamon:

Nominations.

Sal Maniaci:

We vote in February, but we would normally do nominations in November.

Carolyn Witt:

Despite that fact that this is earlier than we would have had it – it's really good we are doing that this month. If you would like to nominate the existing slate, since Steve isn't here to argue, I am currently Chair and Steve is Vice Chair. Unless he speaks up between now and February. We won't vote until February. Or if anyone has any interest. Would anyone like to nominate a slate? Or individually?

Jamie Holtmeier:

I nominate the existing slate.

Andrew Clary:

Second.

Carolyn Witt:

All those in favor of the existing slate of myself as Chairman and Steve as Vice Chair, signify by saying I. Opposed? We've got a slate to vote on in February. The next meeting will be on a Tuesday, February 18th because of President's Day. We won't have a council meeting or a meeting on Monday the 17th.

Joe Holtmeier:

Next to All-Pro, down the street here. There's an old building that's falling apart. They're still using it as an office. They would like to either tear it down or fix it up, but they don't know how historic it is. They were just wondering what direction they should go or who they should see to find out options on historical grants or if they can tear it down.

Sal Maniaci:

I would have them come in and see me. If it's in a district I could pull the file on it if it got surveyed.

Carolyn Witt:

Is it between All-Pro and Grace's Place?

Joe Holtmeier:

Yes. On the back side of it, it's an old house. So it's cradled inside their warehouse. It's falling apart and they'd like to tear it down.

Sal Maniaci:

Our design review area is only downtown, but our survey districts are kind of funky. If it has been surveyed, we can just pull the file and give them all the info on it. They can see if it's registered on its own and they can get tax credits. If not, we can look at different options. I will look into it.

Joe Holtmeier:

It's got a wood frame with brick.

Carolyn Witt:

I know at one time they approached the city about buying it. I wasn't sure if they owned that, but they do own that. I know Graces Place is really old. It has historic significance. That's a good example of what you can do. Even if the house is not historic to the point of say Jasper House. Bond Plumbing has done a lot to really make their building look a lot better. It's the old cascade effect. People start looking and saying wow! We need to spiff this up.

Jamie Holtmeier 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 6:42 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Tuesday, February 18, 2019 at 6:00 PM in the Council Chambers of City Hall.