

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

Tuesday, February 18, 2020 at 6:00 PM

Minutes

Call to Order – Roll Call

Present

Carolyn Witt, Chairman  
Steve Strubberg, Vice-Chairman  
Rick Hopp  
Danielle Grotewiel  
Jamie Holtmeier  
Andrew Clary  
Joe Holtmeier, City Council Liaison  
Greg Skornia, City Council Liaison  
Sal Maniaci, City Planner/Economic Developer

Absent

Bryan Bogue  
Bridgette Kelch  
Tom Neldon, Building Official

Pledge of Allegiance

Approval of minutes from Monday, October 21, 2019. Motion made by Steve Strubberg. Seconded by Andrew Clary. Passed without dissent.

New Business

1. Design review for 3 W. Main St. (portion of old Modern Auto building) – façade changes

Sal Maniaci:

The applicant is here tonight to go through any questions. I'll go through the application really quickly. It is not the entire Modern Auto building. It's these two portions here. You can see the garage door side, where you can see the gable gets a little shorter. I believe its technically two units. There will be two address we'll be addressing as they take over the whole area. I know we went back and forth in the email a little bit. You had to read the notes really know exactly what they were doing. There is a façade rendering on A2 and the keynote does mention they are going to be matching. Where it looks like it's oddly colored here, that's because that note says that they'll be matching the existing. They'll be putting in two storefronts. That's a question I had is if it was going to be on business or two. You can see flat coverings here instead of awnings. Store front windows that look pretty traditional. I think it does meet our general guidelines. The notes in here do say that they're going to be replacing the brick with a style and color that matches the existing and there will be some amendments to the inside here. If you are walking into the gym area right now, this would be the wall you're looking at. I'll be happy to answer any of your questions and the applicant is here as well to address. Looking at this from the notes, it does match our dream initiative and our design

guidelines. We are pleased with it and didn't have any immediate comments. Obviously they haven't submitted for any sign permits yet. At that point, we would review to make sure there was no backlit signs or that kind of thing.

Danielle Grotewiel:

So this is the entire short section, not just the garage section? Or is it just the garage section?

Sal Maniaci:

The length of it matches. The area here, that's why it was colored differently, because this will all be new brick. The second one, you can see below, there's a door. That's where there was odd coloring below there. It appears to be two store fronts, one here and one here.

Andrew Clary:

But nothing is changing where the gymnastics is?

Sal Maniaci:

Correct. That is going to be a different condo plat.

Rick Hopp:

So this is from the front, all the way to the back?

Sal Maniaci:

Correct. This is where the door is.

Carolyn Witt:

Mrs. Underwood is not someone who is unfamiliar with old buildings - if you're familiar with The Inn.

Julie Underdown:

I have a design board that we've made to show you if you're interested in seeing it. This is Andrea Davis. She is my contractor and is fabulous. She is used to restoration work.

Andrea Davis:

The brick that's on the front of the building, this is a history lesson that I learned about it - back when it was Modern Auto, Chrysler had all their dealerships put this modern looking brick on the front. The side of the building, H&R Block, is different. The brick that is going to be on the infills, will be a little bit of a challenge to match in terms of color because it's not an appealing brick at all. I wouldn't pick it. It's really going to hurt to match it. We have a solution to that that we feel will make the building look a lot better and stay within the historic feel that you're looking for. That is the German Schmeer effect that is depicted down at the bottom. Julie's building, she did it in the white. We just felt there are a lot of other people doing white. We wanted to do something that felt a little more old-world, a little more historic - because that brick that is on there is not, at all. It almost looks like fake brick, but it's not. So that is what our proposal is for this.

Julie Underdown:

This is the technique. It's a pretty intense technique. It's going to look really great. You can also do a lime wash, but we kind of like the German Schmeer look. It's a little bit more complicated. We're going to do that on the front. We are going to do the flat awnings with the guidewire type look - that's what this part is. Above here will be my logo - the same, that metal - that will come down. Then the windows in the front will be, these two windows, they will be the same and will have the photos in them. The first window here on the side will also have the big photos in it.

Joe Holtmeier:

So you're moving your office from The Inn?

Julie Underdown:

Yes. We're selling our building.

Andrew Clary:

Julie, on the side that faces west, those three big gray blocks are all going to be giant windows?

Julie Underdown:

Right now there is a courtyard, basically. Don Meyer owns it and we met today. We kind of got some cool ideas for that courtyard area. I think I'm only going to do one window. I think here, we're just going to brick that in so it's all going to be the German Schmeer - but, we need a place for Joe's dumpster. We want to build a black fence so it's kind of in keeping with all the black that will come in the courtyard. Right now, it's very exposed.

Andrea Davis:

That is where the overhead doors were and they've got this green, I don't know what it is.

Julie Underdown:

It will be really pretty. I've driven down Main over and over again seeing how that looks. I think if there is one window, it'll kind of pop. Then having something so everyone can put their trash and stuff behind something.

Andrea Davis:

Because right now, it's just out in the open.

Julie Underdown:

Then we are talking about doing something neat to the courtyard like a little park type of thing. Don is very open. He's been really great to work with. He is going to try to compliment the H&R Block side so that it will all be complimentary with that whole block.

Greg Skornia:

This brick, you'll smear it on and then wipe it off - you'll still see brick color, but it won't be like that one picture where it's almost white?

Julie Underdown:

This one is not as much of a representation. It shows it more close. It's very much like this. This is probably the best representation. We felt like it brought a little bit of old, a little bit of new. There is no way, it is cost prohibitive to get that brick like the beautiful Washington brick.

Danielle Grotewiel:

The 1800's brick.

Greg Skornia:

You're going for a cleaner look than the multi-color? This kind of looks dirty.

Andrea Davis:

It's going to be like night and day.

Danielle Grotewiel:

Correct me if I'm wrong with the German Schmear technique – you basically schmear on like a plaster type and then wipe it off and schmear it and wipe it off and schmear it.

Andrea Davis:

That's exactly what you do. It's an exterior stucco. You just wipe it off and it gives you that look.

Danielle Grotewiel:

So you'll see a little bit of the red that comes through, but the overall presentation will be more of a white.

Andrea Davis:

It's more of an art because you want to show just enough. Plus, with the different color bricks we'll want to put it on in a way where we'll have a little bit of both colors peeking through. You've got a grayish brick and you've got a red. We'll want to kind of make that even.

Jamie Holtmeier:

Where that imaginary line is, although I can kind of see it, between the H&R Block side and then your portion – is that where the schmear is going to end?

Julie Underdown:

No, Don is going to compliment his side with what we have.

Danielle Grotewiel:

So Don is going to schmear as well?

Julie Underdown:

Yes. That is just what we talked about so I don't know when, or if it will be right away. We just met today and were brainstorming about different things. I don't know if he's going to do it on the Jefferson side, because that's all the old brick and that's beautiful.

Andrea Davis:

We could probably blend it where it kind of blended into that, but for now, we would probably tape off and do our side. Then, when he's ready to do his side. It's not flush.

Sal Maniaci:

That is one thing. In our design guidelines, we try to discourage people from painting like that whenever it's the same building. It's not flush here. You have about a foot back.

Andrea Davis:

You have to have one person do it.

Sal Maniaci:

Keep in mind, if he's just painting or just doing the schmear, it won't require a building permit – so he will not be coming in front of us. Unless he's doing some big alterations to the windows or something, but if he's just going to be doing that – keep that in mind. We're not going to have a comment period. There is no triggering event to get him an application. Yeah, you can see down here that it's not flush. If he doesn't do it, it's going to look like two different buildings.

Julie Underdown:

We're going to keep the inset on this where the garage doors are. We're going to keep that inset just to give a little dimension so it doesn't look like it's all one. Therefore, the windows are going to be a little smaller on the right side – and that's the retail side. It's going to look a little different. I think it's going to give it a little.....

Andrea Davis:

Well, and the architect is an architect who specializes in historical. It was his idea too – just to kind of an ode to what it was. Kind of like a little remnant of where the overhead door was. We thought that was kind of neat.

Steve Strubberg:

The west. The left is going to stay the same plane it is now. You can't set it back. The right side is going to set back where the door was. From a preservation standpoint, if we follow the preservation briefs – we're always supposed to discourage painting. As ugly as the brick may be, it is probably historic. I don't know the dates.

Andrea Davis:

That brick that is on there now is a brick façade over old brick.

Steve Strubberg:

I understand, but 1888 is not necessarily the only thing that's historic. I'm not saying I disagree with you, but we've got to look at things as a preservation. Even if it doesn't appeal to all of us and we don't like the color of the brick, it is historic. It's been there for decades.

Danielle Grotewiel:

Yeah, our benchmark is what – 40 years?

Sal Maniaci:

For curb appeal it is.

Steve Strubberg:

Historic is probably that, too. I do applaud the fact that you're leaving where the existing garage door was – you're recessing that so you are still recalling that there was an opening there. The left side, there's nothing there. My other question would be, are you going to do any lighting? I know at your existing facility you have a lot of gooseneck lights.

Julie Underdown:

We don't know yet what we're going to do because of the awnings. We don't know if we want to do the side lights, so to speak, on the door.

Andrea Davis:

This is a picture of Front St. Maybe some lights like that.

Julie Underdown:

I know we won't do that farmhouse type of look. I know we won't do those lights (gooseneck). I love them, but I don't know that it goes with the look we're going for with this building.

Carolyn Witt:

If there are no more questions, does someone want to move that we issue a certificate of review?

Danielle Grotewiel:

I'll move that we issue a certificate of review.

Sal Maniaci:

The notes do say that the brick is going to be matching. Just make a motion that it's as presented tonight with the schmear – because that will not match the plans that were submitted.

Danielle Grotewiel;

I make a motion that we issue the certificate of review and note that we have discussed the German Schmear technique tonight. That is what they are going to proceed with as of now.

Andrew Clary:

Second.

Carolyn Witt:

All those in favor, signify by saying I. Opposed? Motion carried. Thank you very much.

Sal Maniaci:

Julie, it doesn't matter at this point – are you going to have two different businesses?

Julie Underdown:

Yes. If you go back to the floor plans – to the left. This is the retail space. This is my whole studio and this is my camera room where all the photo shoots will take place. This will be 1,850 square feet with a garage underneath it for storage.

Sal Maniaci:

I'm just curious, your retail – or are you going rent that out to somebody else?

Julie Underdown:

Rent that out. I've got someone I'm kind of talking with that I think could be really neat.

Sal Maniaci:

The reason I ask is we have a lot of people wanting to be in downtown, so I was just curious.

2. Design reviews completed by email since last meeting – on agenda to put on the record

- a. 401 Main St. – addition
- b. 310 Elm St. – windows
- c. 317 Lafayette St. – awning
- d. 320 Jefferson St. – façade
- e. 310 Elm St. – fountain
- f. 406 Cedar St. – garage / mudroom / bathroom addition
- g. 214 W. Fifth St. – sign
- h. 310 W. Main St. – sign

Carolyn Witt:

These are the design reviews completed through email. We need to get this on the record. Do we have a motion to reconfirm all of these email approvals?

Andrew Clary:

I so motion.

Greg Skornia:

I'll second.

Carolyn Witt:

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

3. Mark Houseman – help with city cemetery sign

Sal Maniaci:

This came up this past month. We've been talking in administration about the possibility of doing – we got a flyer for African American Black History Month in Hermann. We starting talking about opportunities here in Washington. Marlin

reached out to Marc about the history of properties – different things we could do. It came up that there is a city cemetery that would benefit not only for having some type of designation and signage, but also because there are a number of African Americans buried there that may be unmarked – or there isn't a lot of information there for someone visiting to learn about, other than going to the museum. Branching out from not just Black History Month, but having that actually be designated separate from Wildey Cemetery. You wouldn't know there is a city cemetery in Wildey Cemetery.

Danielle Grotewiel:

You wouldn't even necessarily know it was a cemetery.

Sal Maniaci:

Right. There are quite a few unmarked graves there. One thing that was brought up is we do have some money for plaques that we don't use every year. We talked about this being a good board to discuss if we wanted to get some type of signage/plaque out at the cemetery.

Marc Houseman:

By 1881, the city of Washington had grown to the east to include what had been the town of Bassora. The Bassora Cemetery eventually became Krog Park, although it is technically still a cemetery because the bodies are still there. However, a year later in 1882, the city passed an ordinance banning the burial of dead human beings within the city limits of Washington. At the time, St. Peters, Odd Fellows, Lutheran, Catholic – they were all out of the city limits, so it wasn't a big deal. By doing so, the city put their own cemetery out of business. So the old Bassora cemetery became known as the Washington Cemetery. After 1882, Bernard Fricke was (we think) the last person buried at Bassora. He was the gentleman who welcomed the twelve Catholic families when they came to Washington and allowed them to use his buildings until they could build their own homes. Pretty significant guy. He's buried like twenty feet away from Lucinda Owens, which is really cool. So you have the old Americans, the founder of the town – and then twenty feet away is Mr. Fricke. The next year, a typhoid epidemic swept through Washington in 1883. It wiped out both of the Wilhelmi brothers, Otto bricks, a lot of the big movers and shakers in Washington died in that epidemic. At the time the epidemic broke out, the city said, "We need to do something. This is highly contagious." Of course, they were quarantining families and so on that had typhoid in the home. The city built on the property that is the cemetery, a pest house. Pest from the word pestilence. The pest house was built to house those who maybe didn't have a family to care for them during this typhoid epidemic. When those people died, the city frowned upon the fact that the contagious body might be hauled through the streets to go to whatever other cemetery. Several of the people who died in that typhoid epidemic were the first burials at the Washington City Cemetery. The city had acquired one acre, adjacent to the Odd Fellows Cemetery – which had been there since 1865. Pretty much over the years the cemetery has been used predominantly by Washington's African American families. It was also used as a place to bury paupers, unknown people. There are some fantastic stories. For 20-25 years, I've kind of been kicking around the idea – there should be a sign at the Washington City Cemetery. I've had discussions with

many past politicians, which went nowhere. I'm excited that the current administration and Marlin – she nudged me with her email the other day saying it would be great to do something for Black History Month, which is this month. I said, "Well how about we try to work on getting a sign for the city cemetery." It is not exclusive to African Americans, however, at the time of the establishment of the cemetery, every other cemetery in Washington – specifically excluded the burial of persons of color. They pretty much had to go there, or else they had to go farther away. There are about thirty marked graves, but there are well over 200 burials there. As I said, many of the families that are there were not families of any great means. Therefore, there is a lack of headstones. Until the 1970's, the city did not even maintain the cemetery. Skip Otto told me that when there was a burial there, the funeral home would have to go in and hack the brush out of the way so the next person could be buried. Most of the burials were done chronologically. It's pretty easy to follow the way the graves go. When someone is buried there, which is rare, you simply go to the next one in line. They kind of zig zag. I understand Mayor Lucy has expressed favor for such a project, as well as our City Administrator. Darren is excited about it. I was asked to get some ideas and some bids for signage. Of course, there a million different ways you can go with this. I did get two bids from Jim Peters Sign Company. One would be a metal sign on a piece of black fence. One would just be a metal sign on two posts. Marlin said as discussions have continued here at city hall, maybe something a little more permanent in granite. Not unlike a headstone. I rushed down to Washington Monument today. The price range from a metal sign to the top of the line decent sized granite monument, ranges anywhere from \$800 - \$5,000. It would just be dependent upon which route you want to go. Certainly, there are less expensive signs. In the Franklin County Cemetery Society, we do little metal signs for very rural remote little cemeteries that cost us \$30, but they probably won't even outlast me.

Danielle Grotewiel:

Isn't Jim Peters where we get our current historic plaques, those bronze ones?

Sal Maniaci:

It is. Which is why we originally said lets go to Jim Peters. Once you get to a certain cost, we have to go out to bids anyway. We were talking this morning and thought we could get something a little more permanent. A monument sign, whether it's stone or granite, that not only has the Washington City Cemetery – but also maybe an informational plaque summarizing what Marc told us. I appreciate that he did the homework. He did a lot more than I thought.

Marc Houseman:

A quick story about my favorite dead person in Washington, MO who is buried there, Fred Franke. He was the so called Prince Von Liechtenstein. Whether or not he was a prince is still in debate. Let's put it this way, the royal family over there goes, "Who are you talking about?" So maybe not. He was a despondent and completely destitute alcoholic by the time he got to Washington, MO, but he had been a prolific writer. He was extremely well educated. He spoke seven languages fluently, which your average hobo, I would assume, would not be able to do. There are lots things that point to the fact that he really had a privileged upbringing, let's

say. However, by the time he got here – he was cross eyed due to an exploding kerosene lamp. His other eye was damaged by a sword during the American Civil War. According to himself, he fought in the Austrian Hungarian War. He says he was awarded the Knights Cross of Maria Theresa, which I think is the highest honor in the Austrian government. If you look at the recipients of that award, his name does not appear there. Lots of other things. When he died they found this autobiographical, seemingly, journal that he had kept. Supposedly he had a lot of important looking papers and medals which were sold to a traveling junk dealer. He died in February of 1912. Two young Washingtonians found his body in a shack that a family had been allowing him to live in on their farm. The body had already been partially devoured by rats. No one claimed the body and the County of Franklin paid Mr. Bleckmann, the undertaker, \$11 for a six foot long casket and a very brief service, no doubt. About 70-80 years after his death, I convinced my boss – I was working at the funeral home at the time, I convinced Bill that it would be a good PR move to buy Fred Franke a headstone. So Mr. Franke does have a headstone.

Danielle Grotewiel:

If anyone is interested and is free on the Monday before Halloween, we'd love to have Prince Von Liechtenstein back on the Odd Fellows Cemetery Tour. We already have his story, so call Marc at the museum if you're interested. He asked Mr. Bleckmann, the Farmers Market building was his building. That's where his furniture store and undertaking business was.

Greg Skornia:

Isn't there a 47 page brochure about him?

Marc Houseman:

Yeah. His diary, which seems to be autobiographical, did survive. It wasn't sold to the junk dealer. Eventually it fell into the hands of the late William Wilke. William Wilke was very interested in local history. He was Stanley, Harold and Harvey's father. He actually translated it from German and had it serialized in the Washington Citizen in 1955. This kind of gave Franke another little boost. That does survive and it's a very easy read. It's pretty sketchy. I have an uncle, by the way, who researched Fred Franke as much as possible. My uncle's report is about this thick. It's thicker than the diary. He takes what Franke says, for instance, things he puts a date on – and my uncle compares that to real life. Could he have been here and here? Sometimes, he actually contradicts himself. He'll say that he was in two different continents at one time, for instance. That's a pretty big discrepancy. He's hard to verify. Many people over the years have tried to verify that he was of royal birth of the House of Liechtenstein, but no one has been able to prove it.

Joe Holtmeier:

Marc, I think if we get this out in the paper and tell people to donate to this, I don't think it would be a problem.

Carolyn Witt:

I think that would be an excellent idea. I think this commission would be a good one to go through. I don't know what our funding is as far as the budget we have.

Sal Maniaci:

We set aside \$4,000 a year for plaques and signage as needed. We are also taking a year off from grants – which would provide matching funds, because we have to wait a year. There is some funding there. I think if we wanted to go a little bit to the \$5,000 side, yeah, we may have to go to administration and ask...

Carolyn Witt:

I was thinking maybe if we did a thing where we would provide say \$2,000 or \$2,500 seed money towards, and then try to get some other interest. The more money we get, the bigger it grows.

Greg Skornia:

What about the sign like at Borgia Parish Cemetery. It was like \$1,500. I designed those and it was built down by Mountain View, MO.

Danielle Grotewiel:

It sounds like the granite sign would be the best, it would have less upkeep than a metal sign.

Andrew Clary:

That's what I was thinking. Or you've seen where you've got a nice piece of granite and you bolt a bronze plaque on there or something.

Danielle Grotewiel:

Like at Krog Park.

Marc Houseman:

That would increase the cost, just FYI.

Andrew Clary:

That would be more than just granite, you think?

Marc Houseman:

Yeah. For instance, if you buy a tombstone type monument from Washington Monument, you buy the stone – the engraving is free. Well, it's included in the price. Let's put it that way. My first vision, was simply Washington City Cemetery, Established 1883 – but of course, like you said, that could be expounded upon in many different directions.

Andrew Clary:

I think if you get the summary of that story you just told about how and why it started and who it served. I think that's great. It's part of who we are.

Marc Houseman:

Also, the pest house became the dog catcher's shack for the city dog catcher – yes, we used to have one. There is a great story. The dog catcher would catch a, let's say it was a light colored dog. He would bring it to city hall and Mayor Fred Ruether would give him fifty cents for catching the stray dog. He'd take it out to the city cemetery to the old pest house. He'd, supposedly, shoot it in the head and bury it there on the grounds of the cemetery. The dog catcher being the entrepreneurial type, would actually go out to the shed and he'd paint a couple of black spots on the dog and a few hours later he'd bring it back and Mayor Ruether would give him another fifty cents. The story goes that by the end of the day, it was a solid black dog – which was eventually euthanized. It had exhausted its purpose and therefore was sacrificed by the dog catcher. The city started digging a sewer line – there's a sewer line that runs kind of between the city cemetery and the Odd Fellows Cemetery. The city started digging and no sooner than the turf got disturbed, all these bones come flying out – and they're right between two cemeteries – so there was this great panic that all these people were buried right under the surface, there's all these bones. I don't know who they called that went out there, but they were all dog bones.

Sal Maniaci:

I think the next step would be for us to maybe get a final bid for if we wanted to get a monument and a plaque to kind of get a title and a history lesson there. Then if there is a motion for how much. We don't have to do it tonight, but talk about how much this group would like to designate towards that.

Carolyn Witt:

Are you all interested in pursuing this? I think it could be very worthwhile.

Jamie Holtmeier:

I like your idea of having seed money.

Steve Strubberg:

Marc, is there other interest out there in this, do you think? I think we'll give you some seed money, but...

Marc Houseman:

I would hope so. This is all pretty fresh, so I didn't really know what direction...

Carolyn Witt:

They've been sitting on this for years, but this is the first time you've brought it to us.

Steve Strubberg:

I think it's a good challenge, if we can give him some seed money to get a match for it – and get more interest in it.

Carolyn Witt:

And any way we can help, as far as speak to a group or something with you.

Danielle Grotewiel:

I also think that's a great opportunity for us as a commission to get out in the public, in front of service organizations.

Marc Houseman:

My thinking was that the preservation commission says to city council, "Hey, we heard this – we think it's a great idea." I'm a tax payer too, so I can say – let the city pay for it. It's the city cemetery.

Carolyn Witt:

If we say, this is what we're willing to contribute – can you help us?

Marc Houseman:

Right, and with the help of the newspaper.

Steve Strubberg:

Were there other events with Black History Month? Certain organizations that are involved in that, that could be part of this?

Marc Houseman:

I don't know that there's anything formally.

Jamie Walters-Seamon:

Are there still families still in Washington that maybe don't realize their families are buried there?

Marc Houseman:

Yeah. There are still local African Americans who have ancestors buried there. It's challenging research because so many of the graves are unmarked. However, the city has a book from 1899 to present.

Carolyn Witt:

And people can still choose to be buried there, if you didn't have an affiliation with a church.

Marc Houseman:

Yes. The cemetery was set up – there is no charge for a burial site. It is free. There is no burial vault requirement. In other words, you can just put a casket right into the ground.

Carolyn Witt:

Do we need a motion to contribute?

Sal Maniaci:

If you guys are comfortable, I would like maybe a motion for the \$2,500, or whatever you think, and then take that back to admin and say, "Do you want to go to service organizations or go to admin?"

Danielle Grotewiel:

It is the city cemetery. While it would be great to get the community involved, I think that's a great point of pride for the City of Washington. Saying, "Thank you to the Historic Preservation Commission for bringing this to our attention, we're going to rectify this and move it forward with that much from the commission and this much from the administration."

Andrew Clary:

Start a seed account. Try to fundraise the rest, or if we start with our seed money tonight and the commission finalizes everything afterward, I still think we need to get the word out. I wouldn't be surprised if so many people didn't know we have a city cemetery here.

Carolyn Witt:

And even if we don't get anything physically done, if in February we can say, "We're going to recognize this." We are making steps to recognize this.

Danielle Grotewiel:

I think this is the perfect opportunity for us to have "new history" to go to organizations and groups to talk about. Even though it's obviously been there for a really long time, you would drive by it and never know it was there. I would like to make a motion that we set aside \$2,500 towards signage at the city cemetery, and that we start a promotional campaign of speaking to groups about this cemetery and the project that we're undertaking. Then involve administration as far as the remainder of the cost of the final design of said sign.

Steve Strubberg:

Second.

Carolyn Witt:

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

#### 4. Elections

Carolyn Witt:

If no one has new candidates for these specific offices and people are willing to continue to serve, we could take a motion of a slate. Steve is willing to continue as co-chair. I'm willing to continue unless someone would rather do it.

Jamie Holtmeier:

I motion that you guys remain in charge.

Andrew Clary:

Second.

Carolyn Witt:

All those in favor, signify by saying I! Opposed?

## 5. International Shoe Factory P&Z meeting update

Carolyn Witt:

This is exciting. I'm going to pass this down because you haven't seen these, I don't think.

Sal Maniaci:

I'll pull it up on the screen. I'm just going to give you guys a quick update. It's actually on council's agenda tonight, here in 15 minutes. Since this has been on our agenda for at least four years now, to have some type of redevelopment here - I thought I would give you guys an update. We've applied for this to be a historic district, which means it would require to go before you - we cannot designate that until 2021. At that point, we would have to go through this. At this point, I just wanted to brief you that we can't require a certificate of review. I will say from what they're doing, it is pretty much on par with our historic guidelines. They are doing some demolition. If you look at this aerial, these building here as one, two, three, four - they will be coming down. None of these are part of the original structure.

Danielle Grotewiel:

They are mostly out buildings?

Sal Maniaci:

Yes, they are all out buildings. One is a quonset hut that is already falling down. There are some storage buildings that are all single story and aren't contributing to the integrity of the building, according to a survey. This is the site plan. It does have the demolition with all the parking in the rear. Storm water. Obviously you guys don't have any comment on site plan, I'm sure. The color code here is three-story, two-story, and single-story. Again, that's the demo plan. They are going to be vacating the alley in the rear. It's not an improved alley. It's just grass, so actually - the property owners to the south will gain half of that as part of their property. They'll put a fence up in between that and the parking lot. That is all the proposed parking area. There will be some parking in the front. We have actually requested they stripe on-street parking to maximize on that. Again, that is site plan stuff. I'm sure everyone is familiar, but this part of the presentation we did some before photos. This is looking down Rand. This is in the back so all three of these will be removed. This storage is on the subject property as well. Left here, this is the two-story looking north on Rand towards the river. This will be the main entrance into it. This is actually the alley to the rear that will be vacated. You can see there's a curb cut there that goes right in. It is twelve foot wide, but it's not developed - so it will actually just be a sidewalk. A fence will go right down the middle with this half going back to this property owner like it was decades ago. This half going back to the north. The renderings, which is what I'm sure everyone wanted to see.

Danielle Grotewiel:

It looks like they're intending to keep those factory style windows.

Sal Maniaci:

Yes. They have not proposed any real change in windows. Obviously, they will have to be replaced. I'm sure some of them will be factory made, as needed. I

didn't get a before photo. The reason you see this change of color here, this is actually covered in tin right now in the center. That's why you see a different color there. I'm assuming that will kind of be the office area. They'll want to be able to show the leasing office and delivery entrance there.

Carolyn Witt:

Eighty-five units. A two bedroom/two bath. Two bedroom/one bath. One bedroom/one bath and two studios. It's not limited to senior. Are they seeking historic tax credits?

Sal Maniaci:

Possibly, but that will be on the federal side because the building is eligible on its own.

Carolyn Witt:

Have they said whether they are interested in pursuing it?

Sal Maniaci:

Yeah, I think they are. They brought it up. We actually don't review that. That goes to the state and the state does a much more stringent review.

Jamie Holtmeier:

Have they talked price points?

Sal Maniaci:

Don't quote me. I think it started the studios at like right under \$600. Then the 2 bedroom and two bath was up to \$975. The applicant will be here.

Carolyn Witt:

Water, sewer and trash will be included in the rent.

Andrew Clary:

They can't be condo'd out? It will all stay one?

Sal Maniaci:

Yeah, all rentals.

Greg Skornia:

On the water, sewer and trash - how are we going to do inspections when there is a new tenant?

Sal Maniaci:

Same way they do for any apartments. They have to come in and have the tenants name be placed on it. I knew this was on our agenda for four years now. I wanted you guys to all get an update on where it's at.

Carolyn Witt:

We appreciate that because we won't meet again until May.

Andrew Clary:

If, and when, they get the ball rolling on this – it falls into 2021 and they're not done, no more site review or anything like that unless they significantly change it?

Sal Maniaci:

Correct. You won't have to see any approvals in front of you. We'll keep you updated in May as this goes forward. I think they're planning to close in May. I'm sure they'll want to get the building registered on the national list on its own. We definitely know the building is qualified. Our surveyors have told us that. It was just \$9,000 to get the building certified by itself. We don't do individual properties, we only do districts.

Carolyn Witt:

We're supposed to be a resource, so if they need any help.

Sal Maniaci:

I believe he's gotten a copy of our survey.

Carolyn Witt:

Any comments about this, other than exciting?

## Old Business

### 1. Potential Grants

Nothing new.

### 2. Education/Conferences

Carolyn Witt:

I think in April is the CLG meeting. The 24<sup>th</sup>, I think. If anyone is interested, last year was the best one I ever went to. It's in Jefferson City, it's on a Friday. It was better last year than it's ever been. It's really nice, for one thing, that would count as your education for the year – if you attended that. We often go through the city, sometimes they provide a car and a driver. Poor Sal got drafted one year. If any of you are able to go, I'm sure Jamie will get information out. It's very worthwhile. You meet other CLG's and other members of historic preservation commissions from cities all over Missouri.

### 3. Curb Appeal Award

Jamie Holtmeier:

If anyone would like to submit properties for the curb appeal, please let me know. I do have a list already.

Carolyn Witt:

Hopefully by the May meeting, we'll be able to narrow it down and maybe make some plans.

4. Creating New History Award

Nothing new.

5. Budget Report

Carolyn Witt:

We haven't spent anything, which is good because now we have money to spend on the cemetery.

6. Information Plaques for Historic Buildings

Carolyn Witt:

We've got that on hold, we're doing the sign for the cemetery.

7. Calvin Theatre

Nothing new.

Other Business

Carolyn Witt:

In May, we usually do the Historic Preservation scavenger hunt. I think the CAPS students helped us last year. Was somebody a contact person with them?

Danielle Grotewiel:

It was Bridgette.

Carolyn Witt:

Did it come through Downtown?

Danielle Grotewiel:

It did.

Carolyn Witt:

We had an idea, kind of through the design committee with Downtown to do kind of an amazing race. Maybe the first Saturday in May, we would hand out the sheets. People could sign up as a team. They'd be timed. You're off - the first team back would get something.

Danielle Grotewiel:

Was that CAPS idea or what that design's idea?

Tyler King:

It was design's idea.

Jamie Holtmeier:

That's a fun idea. I also want to have a scavenger hunt though, because I know a lot people enjoy doing it on their own.

Carolyn Witt:

What that would do, is it would be a kick off. Then all the sheets and everything would still go out to the schools. It runs all month. That way, it would be kind of a kick off. If that sounds like a good idea, I was going to try to work with the design and work on that.

Jamie Holtmeier made a motion to adjourn and Danielle Grotewiel, seconded the motion. A vote was taken and unanimously approved. The meeting of the Washington Historic Preservation Commission ended at 6:56 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Monday, May 18, 2020 at 6:00 PM in the Council Chambers of City Hall.