

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

Monday, May 18, 2020 at 6:00 PM

Minutes

Call to Order – Roll Call

Present

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

Absent

Bryan Bogue
Danielle Grotewiel
Jamie Holtmeier
Tom Neldon, Building Official

Pledge of Allegiance

Approval of minutes from Tuesday, February 18, 2020. Motion made by Andrew Clary. Seconded by Steve Strubberg. Passed without dissent.

New Business

1. Tyler King of Downtown Washington, Inc. replaced Bridgette Kelch as an advisory member for the Historic Preservation Commission

Carolyn Witt:

Tyler King is now our representative from Downtown, which we are very happy to have. It's really great to have a representative from the Downtown organization as part of this team. For anyone who doesn't know, Tyler King is the executive director of Downtown Washington.

2. Small TIF application

Sal Maniaci:

This is the main reason we needed to meet. This wouldn't have been one of our quarterly meetings, but I'll give kind of a quick recap of this program because it's not used very often. As you all are aware, all of downtown is in an active TIF district. Our large TIF districts have to go through quite a bit of process – application and approval from a TIF commission to get the entire district approved. In 2012, we integrated this small TIF program to allow individual property owners and smaller projects to benefit from the TIF process. The way it

works is, there are five programs – four of them can be piggy backed – and then one is kind of a catch all. They can fit into these for different projects they are doing. It can be from historic façade, upstairs commercial, upstairs residential – that kind of thing. If they are making improvements to a property that's in the TIF district, what they can do is: turn in the plans to make sure they meet the historical guidelines; go to council for a development agreement; after it's approved – they implement the improvements and get the project completed. Say they significantly improve the property value of that building or of that property, there typically would be an increase in property taxes from the assessor. They can turn in their previous tax bill and their new tax bill and we can rebate 80% of that increase as kind of like an encouragement or an incentive to get people to renovate their buildings. The biggest thing, is that it's meant to encourage upstairs downtown to try to get space that isn't being fully utilized and get historic buildings to their full advantage. On this specific application, it's 116 W. Front St. On this street view, Revolution Cycles is currently the tenant on the ground floor – they are the applicant on this. The owner, James Jansen, did sign off on the application – but Joe Ferguson is here as the applicant. They plan on doing some façade work, improvements to the front of the building, adding a balcony – that is one program they are qualifying for in the small TIF. On top of that, there is an apartment that is planned for upstairs. So they have upstairs second floor residential that qualifies them for an additional program. The way the program works, you can max out each project program – you can get up to a certain amount. Facades get you up to a \$40,000 rebate. Upstairs residential, you can qualify for up to \$30,000. Putting those together, you can get up to \$70,000 rebated every year. We have a spread sheet that we track all of our active projects. Once it hits cap, they just won't receive anymore. The kicker is that legally, we cannot offer this program after a TIF district expires. It has to be in an active TIF. This TIF district expires in 2030. That's kind of the lifespan for this. For the next ten years, this project – and all of our other small TIFS – will be able to take advantage of that until 2030. I will show you the plan, then I'll let the applicant get into it in more detail. You can see here, in the apartment – they plan to have the living room and the master bedroom each have new doorways where the windows are currently. Also, to have a new balcony. I'm not the architect, but I would almost consider it like a French style that you would see in Soulard. It does match the existing style that they have down there currently. The awnings will be removed in this photo. They do show an alternate for additional awnings up here, as optional awnings that may not be put on these doors – but they wanted to include that. We said anything that is changing the façade, make sure you show on this. Lastly – it's important to know, with these certificates of review, we can do them via email. Because this is requesting public funds, this triggers it to be mandatory review/mandatory compliance. Meaning they cannot move forward with approval from council, nor start turning in receipts until this board issues a certificate of review. That is what we are asking for tonight, is a certificate of review for improvements to the façade. The ramp will still stay there as is. Again, there are going to be changes to the interior. If you saw in the packet we emailed, there are plans for the layout of that. That is not something this group would typically look at. We are recommending approval of this. We hope to get it on to the council agenda June 1st.

Joe Ferguson:

I don't have anything to add. I'm happy to represent Dr. Jansen on this project. We are hoping to really enhance downtown a little bit more than the old has been all these years. Moving forward, it will be a business in the bottom and a residence up top.

Rick Hopp:

Joe, that's one of the main things that we've pushed in downtown for the last ten years now, is these second floor units – putting them back to use again. This is a good example, good for you. I'll make a motion we approve this.

Carolyn Witt:

Excellent. Is there a second?

Andrew Clary:

Second.

Carolyn Witt:

I have a second with Andrew. All those in favor, signify by saying aye. Opposed? Motion carried. Well I am excited. This is terrific. It's going to have a beautiful view. As far as downtown goes, as Rick said, the Downtown Washington organization has been active in trying to support upstairs development. This is another winning scenario, so we thank you.

Joe Ferguson:

Thank you very much.

3. Update on City Cemetery sign funding/progress

Sal Maniaci:

I'm sorry, I don't have any updates. Marlin covered the last meeting on this and she had reached out and got a bid for a sign. I need to check in on this. We are going through a budgeting process right now. As of right now as a precaution, the city has told our department heads to basically duplicate your budget – don't put anything new in there for now. We don't know what the economy is going to look like in a couple months or in a year. Any capital improvements that were already planned for are still in, like the pool. What I did was completely copied our budget from last year. It was already small if you remember, because we didn't have a grant. We didn't have matching funds. We are technically still in our waiting period for the International Shoe Factory anyway. We would still be able to add that in once that waiting period is over. I will put that on my to-do list to check in on that. I think I remember it being \$5,000.

Carolyn Witt:

As far as the budget goes, it's as long as we can stay in the game. The city has no idea what the sales tax is going to do, which we rely on so heavily. I imagine everyone is up in the air on if there is money to be spent – and where it needs to

be spent. I have no problem with remaining where we were, even if it was small. We still like to keep a foot in the door so they know we're here.

4. Design Reviews since last meeting approved by email:

- a. 216 Elm St. - Beautiful Journey sign
- b. 514 W. Front St. - 514 sign (formerly Driftwood)
- c. 216 W. Front St. - Draft Room Tavern sign (formerly Otis Campbell's)
- d. 120 W. Front St., Ste. 101 - Undergrounds Espresso Bar sign
- e. 14 E. Front St. - Present Moment Yoga sign

Carolyn Witt:

The 514 W. Front St. sign is a different sign than what was originally applied for.

Andrew Clary:

What prompted that change, Carolyn?

Carolyn Witt:

It did not receive a review from us. There were issues.

Sal Maniaci:

I spoke to the owner. Ziglin Signs was the applicant on that originally - we had not spoken to the owner and explained the guidelines and why it was taking so long. The owner reached out to me after we canceled that meeting. They want to be open by June 1st, they've been renovating the inside. He reached out to me and wanted to know what the hold-up was. He had not been aware of why it was held up. I said, "Well, if you take out the electronic message display board, we can approve it today." That's not mandatory/mandatory anyway, you still get comments but it's not specifically in there. He didn't say much, he said okay. Two weeks passed, then we got a revised application and it wasn't in there anymore.

Carolyn Witt:

We couldn't stop it, but at least they paid attention. I think that's fine. It looks fine and that was good.

Sal Maniaci:

On 120 W. Front St., Ste. 101 - they are not done. They will be coming back. Those are just window vinyl. They did have a backlit sign. Bryan owns that building. Before it even got to us, he told them to change it out.

Carolyn Witt:

Let me take a motion to approve these to add to the record so it's official.

Steve Strubberg:

I motion we add them to the record.

Andrew Clary:

I'll second.

Carolyn Witt:

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

Old Business

1. Potential Grants

Nothing new.

2. Education-Conferences

Carolyn Witt:

Most conferences have been canceled. I know the National Main Street was to start this weekend in Dallas. It canceled. Is the Missouri Preservation still meeting in Jeff City the first week in June?

Tyler King:

They have not announced yet if they are canceling that or not. The state conference is also up in the air right now, too.

Carolyn Witt:

That's probably the next conference. I had not planned to go to that, but it's in Jeff City and it is Missouri Historic Preservation. The Main Street state meeting was in Kansas City. That was the last week in July.

Tyler King:

That is still up in the air.

Carolyn Witt:

I know this has nothing to do with us, but I know as far as the Town & Country fair, they are waiting to see what the state does with the state fair. We are all in a state of waiting.

3. Curb Appeal Award

Nothing new.

4. Creating New History Award

Nothing new.

5. Budget Report

Sal Maniaci:

Just to reiterate what we talked about earlier. We'll just be carrying over what we used last year.

6. Information Plaques for Historic Buildings

Nothing new.

7. Calvin Theatre

Nothing new.

Other Business

Carolyn Witt:

Our next meeting, I noticed, isn't until August. If something comes up, like this small TIF came up, we may have to meet. Otherwise, I think we've been very successful. The majority of the commissioners respond to the emails. We're very grateful for that. When Jamie sends something out, you get back to us. I always rely on a lot of the comments that we get from our fellow commissioners who often bring a point of view that I don't see. I don't know if anybody read in the paper about the planning and zoning meeting. They brought an issue to planning and zoning, the owners of Elijah McLean's, about changing to C-3 zoning from C-2. C-3 is what our historic downtown is. It is for high density urban historic area. Most new buildings require a certain amount of parking for size, residence. C-3 does not, because if you're putting an apartment on a historic building upstairs, you don't want somebody to have to buy the building next door and knock it down to have parking. C-3 is very distinct to our historic district. The owners were attempting to change the zoning because they were doing things to the business which would expand the number of guests and that would throw off their allotted parking. It was brought up to planning and zoning. I'm on planning and zoning and stated they are not high density. They are 2.9 acres, I think. They were not contiguous to the existing historic. We as a group need to watch that, because it has a specific designation and that's what it's used for. We don't want it misused, I feel. I was going to go to city council tonight in case it was supposed to come up, but it was postponed.

Andrew Clary:

So you can only become C-3 if you're in a historic district, is that correct?

Sal Maniaci:

No, council can approve a C-3 just like any other rezoning, it's just in the definition in our code under intent and purpose of the C-3 district – it is for our downtown historic area. So like Rhine River, when it was redeveloped – got designated C-3 because it was a planned district and they knew what that plan was going to look like. They knew C-3 was appropriate for what they wanted to do. It's not technically contiguous because the corncob pipe factory – it's still zoned industrial. That's why there is a gap there. There is no

boundary in our code where it says you have to be within this area to be C-3, but it is meant to be in that downtown historic area, per say.

Carolyn Witt:

While there is no question that it's a historic building, but it seemed to be targeted to increase their parking. I felt it was misuse of that.

Sal Maniaci:

I think there are other alternatives they can go through to find parking.

Carolyn Witt:

All the things they talked about, they talked about a lot of plans that they could expand parking along Stafford St. Back when I was on the council, we had talked about initially, if we could expand the parking that's between the railroad tracks and Front St., there is room to go further, but you have to work with the railroad. I think that was in the original plan which is why I think that area is fenced off. None of that needed the C-3 zoning to do.

Steve Strubberg:

It's mainly off-street parking, correct Sal? C-3 you don't have to provide that off-street parking. So if you're not C-3, you've got to provide those parking spaces on your property, not on the street.

Sal Maniaci:

That is correct.

Carolyn Witt:

They were presenting it that night that it was a historic building so it should be C-3. When I called them to task on that, they said that's not what they meant. The neighbors were very concerned because if there was no required parking for them to provide, they would bleed into the neighborhood. That would be hard.

Greg Skornia:

Does it take a super majority or does it take a super majority when there's a petition?

Sal Maniaci:

It takes a super majority at council. They asked to meet with us, they just haven't picked a time. They could keep C-2 and go to board of adjustment and ask for a variance, if they wanted to. They don't have to go to C-3. Coming up with all these parking solutions with Stafford and extending Front St. and donating right of way and all this – that can all be done without having to get a rezoning. That's what we're recommending.

Carolyn Witt:

The city's recommendation to planning and zoning was not to change it – which is what I agreed with.

Greg Skornia:

There are places where they could stair step parking going up that hill.

Steve Strubberg 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, August 17, 2020 at 6:00 PM in the Council Chambers of City Hall.