

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

Monday, November 16, 2020 at 6:00 PM

Minutes

Call to Order – Roll Call

Present

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

Absent

Bryan Bogue  
Rick Hopp  
Danielle Grotewiel  
Tom Neldon, Building Official

Pledge of Allegiance

Approval of minutes from Monday, August 17, 2020. Motion made by Steve Strubberg. Seconded by Tyler King. Passed without dissent.

New Business

1. Design Reviews since last meeting approved by email:
  - a. 12 Oak St. – garage footings and retaining wall – September 4, 2020
  - b. 513 W. 5<sup>th</sup> St. – window – September 14, 2020
  - c. 12 Oak St. – house exterior (garage to match house) – September 21, 2020
  - d. 120 W. Front St., Ste. 201 – awning/signage – October 14, 2020
  - e. 508 W. 2<sup>nd</sup> St. – shed – October 19, 2020

Carolyn Witt:

Most of our design reviews have been approved through email. I really appreciate people putting their comments out there.

Sal Maniaci:

We received an update today on 12 Oak St. You can see a picture that Andy submitted of the new material that is being requested. It is a vinyl siding that is grayish blue. This is that blue house on Oak right behind Larry Pogue's old building.

Jamie Walters-Seamon:

The color is the same as what we sent out, but he said the Hardie board was more expensive. They ended up spending more on the inside than they planned. They were trying to cut costs, so they switched from Hardie to vinyl. It's the same color as what was originally sent out.

Carolyn Witt:

I appreciate your comments [Steve Strubberg] about how it was not very historic preservation wise. It didn't have a lot of traditional....

Steve Strubberg:

Right - and we are going further down that road now with vinyl siding. All we can do is try to educate.

Sal Maniaci:

They have not requested any public funds to require mandatory approval.

Carolyn Witt:

Any discussion on that? I think the color is pretty much what it was. We'll do this one separate and the other ones as a group.

Steve Strubberg:

I motion we issue a certificate of review.

Jamie Holtmeier:

I second it.

Carolyn Witt:

All those in favor signify by saying aye. Opposed? Motion carried. The other issues have been addressed online. Is there any discussion on any of these that we've spoken about online? Can we have a motion to include these in the minutes?

Steve Strubberg:

I'll motion that we issue a certificate of review on all of them.

Greg Skornia:

I'll second.

Carolyn Witt:

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

1. Potential Grants

Carolyn Witt:

Have we heard anything else from Danielle?

Sal Maniaci:

No. We submitted a pre-application and they had some additional questions. To be honest, I told Danielle I was going to let that ball be in her court. We didn't have any money budgeted for matching funds this year for grants because it would have been an off year for the shoe factory anyway. The proposal was to have the work from Branding Bear be the potential match. We said that was fine. She was offering to write the grant and if we got it, we would then go out for proposals for companies and Branding Bear would then submit it - which is how it often works with the reviews for the districts. This would just be for educational. It would be for access to Twitter, Facebook, Instagram to then do weekly/monthly reports on existing buildings/projects and just educating the public on historic preservation. There are two rounds of funding. I know we didn't get in the first one. I have not heard if she was planning on submitting in the second round. I thought she may be able to explain a little bit better. Since we don't have matching funds, it's a little tough to get some of the grants.

Carolyn Witt:

With this COVID atmosphere, that was a more positive long distance type of project.

2. Education/Conferences

Carolyn Witt:

A lot of stuff is definitely on hold. Did anybody come for your workshop in the office [Tyler King]?

Tyler King:

Yes, we had five board members attend. The education was based around COVID and managing moving forward from a business perspective. I would say it was definitely worth while listening to. It was all day, 9am to 4pm.

Carolyn Witt:

That was great because a lot of those people needed education for their year. I'm glad. I had no idea how well it had turned out. That was a Missouri Main Street workshop that was through Downtown Washington. A lot of our members coincide with either Downtown or a committee. I think most conferences are currently on hold. There have been virtual options which gives you an opportunity to participate. Usually they don't ask for any money, which is great.

3. Curb Appeal Award

Nothing new.

4. Creating New History Award

Nothing new.

5. Budget Report

Sal Maniaci:

I know last meeting, we pledged \$2,500 for the cemetery sign project. We have ordered the sign. The city is paying that out of admin's budget – then we'll transfer out of our budget into that. We requested some funding from Rotary. It was a little over five grand total because this is going to be two signs. The actual city cemetery sign and an educational plaque that's more pedestal style that you see at civil war sites and the caboose. The plan is to do an installment of that in February. We went to Rotary and asked for additional funds, the Lions Club and then with the article in the paper – we have received some random donations via mail. So we are getting there. The only change to our budget will be the \$2,500 out of our plaques budget to pay for half that sign.

Carolyn Witt:

That is great. Have we had any more meetings of that committee? I seem to be out of the loop.

Sal Maniaci:

No. They have not met since – other than going to the Lions and Rotary.

Andrew Clary:

Sal, do you know offhand what the difference is for what the sign expense was and what we've received so far in addition to our contribution?

Sal Maniaci:

I don't know what rotary ended up voting to give. I have not heard that amount yet. Lions, as an organization, hasn't given yet. We received an additional \$100 from two families – so \$200 from mail in donations. The Historic Society gave \$500. Right now we're at \$3,200 without anything from Rotary or Lions.

Carolyn Witt:

If you've been on Wildey Way, the base has been poured. They've got the mulching around it. We're hoping we can get someone from the Master Gardeners or American in Bloom. Somebody who would take that on, similar to a lot of the other work they do around town. Low plants so they don't block the sign, but something to call more attention to it.

Sal Maniaci:

I don't have a date yet. Tentatively, before the first council meeting in February, we were going to do an installation ceremony and a dedication for Black History Month. We will obviously make sure everyone is invited and aware of that once we get the times and date nailed down. We talked about doing something at 3pm while the sun is still up. There will be a proclamation at council that night.

Carolyn Witt:

I was hoping that we could maybe get a picture in the paper with our commission, because we really were the seed money that got this rolling. Even though it does come from the city, it did come from us. We're a very low profile group. We don't get a whole lot of press. It would be really nice if we could get good attendance of the commission and we could have a picture. They had a great picture with the Historical Society's donation. It would be nice to have recognition of our contribution. I think we really got the ball rolling. It's going to be a very positive thing.

## 6. Information Plaques for Historic Buildings

Carolyn Witt:

Plaques are still on hold because the money is going to the cemetery.

Sal Maniaci:

Not 100% of it. I think we typically do \$4,000 for plaques. So there is a little bit in there. I know we had a list of people. The Stumpe house at 2<sup>nd</sup> and Stafford just sold. It was put on the National Register of Historic Places in 2000. They said they would be happy to put their name on that list to get a plaque up.

Carolyn Witt:

You really want a personal home like that. It's better to have them instigate getting the sign rather than - Hi. We're here to put a plaque on your house. That's good.

## 7. Calvin Theatre

Carolyn Witt:

Tyler, did you ever talk to anyone about the Calvin?

Tyler King:

No, I haven't. We played phone tag for a while and have never sat down to move forward with anything. I'd still like to have that meeting with the owner, but I haven't had the opportunity.

Carolyn Witt:

Tyler was approached by the owners of the Calvin about having a discussion. Any movement at all is a positive thing. Apparently, they are looking to liquidate their property here in Washington. You have to find someone who A - has the money. And B - has a plan. It has a lot of potential.

## Other Business

Carolyn Witt:

Several of us on this committee are also on the design committee for Downtown Washington. The design committee has had the ambition to reinstate the preservation award that was with the Washington Preservation, Inc. They are no longer functioning, but used to do a preservation award a year. They would do one commercial and one home. It was for recognition on someone's work on an old building to preserve it. The design committee has tried to get this going again. The ambition is to present some awards at our membership meeting in February. Somebody volunteered to put this together. I've got some possibilities of people. This committee, speaking of curb appeal, if you know of any house or something that you've either been looking at or maybe we've recognized before that hasn't been too long. This hasn't been done in years. How do you draw the line with how far back you go? From a commercial standpoint, Ed Schmelz – even if you didn't do the International Shoe Factory, you've got Schroeder Drug. Apparently it's full. The apartments are. Also, Hotz and Sullentrup with building the law office. Mroz, which is down on Front St. and is amazing. It is filling up and it's wonderful to see cars parked there. The other person I had thought about was Julie Underdown. She's got two buildings. Has the other one sold? I noticed the sign was gone. She's made a major investment in downtown with her two buildings. I think we've gotten away from being too picky about painted brick.

Steve Strubberg:

I know with our curb appeal award, there are some standards to it – as far as age and material. Will it have any standards?

Tyler King:

We don't really have any set standards from an organization perspective. I'm speaking on behalf of Downtown Washington Inc. We don't really have a set standard. It's just something that's discussed in the design committee specifically. I would not be opposed to coming up with some kind of standards.

Carolyn Witt:

The only residential I came up with was the old Post Clinic on Cedar. I don't know if any of you have seen what they've done with that. It was a family that bought it.

Jamie Holtmeier:

One that I've really been impressed with and we just haven't been able to give them a curb appeal award yet. It's been about two years now. It is 205 E. Main St. They're the ones that had the tree growing in the middle of the house. They completely gutted it and made it beautiful. They preserved it.

Carolyn Witt:

It was totally hidden by the undergrowth.

Jamie Holtmeier:

That is one that is definitely on my list.

Steve Strubberg:

Next to Kluesner's house, their AirBnB on Cedar. They did a lot there.

Jamie Holtmeier:

We did give the Kluesners a curb appeal award for their own house. It was not for the house next door.

Carolyn Witt:

We still have lots of time. It's not until February. I came up with this warped idea of what do you give people when they get a prize. I was going to hit Andy Unerstall up for a brick. Each one would get a brick with a plaque on the brick. It doesn't have to be a really old brick, but we would put felt on the bottom and they could put it on a window ledge or whatever. It would be symbolic of preservation. We haven't had a meeting for me to tell anyone this. It's hopefully in the works. This commission can be as involved or not as they choose. I think from a downtown Washington stand point, it's heavy on preservation, but it's also heavy on investment in the community and the economic impact. It's a balance. I'm open to suggestions. Is there anything else that we've missed?

Sal Maniaci:

Jamie does a good job of forwarding out any training opportunities they've moved online. If anyone is interested, just let us know.

Tyler King 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 6:25 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Tuesday, February 16, 2021 at 6:00 PM in the Council Chambers of City Hall.