

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

Monday, December 20, 2021 at 5:30 PM

Minutes

Call to Order - Roll Call

Present

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

Absent

Tom Neldon, Building Official

Pledge of Allegiance

New Business

1. Design Reviews since last meeting approved by email:
  - a. 306 Lafayette St. - building demolition
  - b. 1 Elbert Dr. (Waterworks Building) - paint and windows

Carolyn Witt:

New business - design review 306 Lafayette building demolition. If you're familiar with this, it's between All Pro and Grace's Place. The owner apparently has concerns about the liability, which I can certainly understand. Is there any discussion on this? I know Tyler looked into the historic background.

Tyler King:

I did reach out to the historical society to see what kind of historical significance there is to it. I can read, if you want, what Katie sent to me. Otherwise, she didn't feel that it was necessary to bring forth. I do have the information that she sent me in an email. She said I could definitely read it to you guys if you would like me to, but I don't have any other comment.

Andrew Clary:

Was there anything in there that you said it's really worth it?

Tyler King:

I think we need to do our due diligence as a commission and part of my job is the preservation of obviously our historical resources. I didn't see anything outstanding that I wanted to point out. So no. I think the original use she had said was just a residence. The main floor was a residence. It was built in the 1880s, around that time. It's always been a residence according to her. That's what we had found. Again, I'd be more than happy to read the paragraph that she sent me.

Carolyn Witt:

Well I know I've seen pictures of that area and it was like the Jasper house had a business and a residence. So you had some combinations. But for the most part, there were a lot of small houses with yards where they had chickens.

Tyler King:

I think she said it could have been used, at one point, as a rental. But that was the biggest significance.

Rick Hopp:

Will there be anything built?

Carolyn Witt:

I don't think so, from what I understand. Sal, were they talking about a parking lot?

Sal Maniaci:

From what we were told, it was a parking lot for All Pro.

Carolyn Witt:

Is All Pro going to buy it?

Joe Holtmeier:

They own it.

Carolyn Witt:

Oh, they do? Okay, they're the ones that are requesting the demolition. I didn't realize. All Pro does have a need for parking. That's what we've tried to avoid, you tear something down. But not everything is salvageable. We don't have a plan on this the way we did with the Jasper House. If you'd like to come up and speak, just tell us who you are.

Shirley Wiedemann:

I'm Shirley Wiedemann married to Eugene Wiedemann. We moved here in 1972. In the back of the building we want to tear down - at one point we needed to expand. And so what we did is we ran around the back and you can kind of see it. The building, we added on the store part, which was a metal building. Then what we did is we built behind it for additional warehouse space and so at that point, all we were really doing is using the residence for a couple office spaces. Well now we've decided that keeping that big building and keep it up and everything, we'd much rather just take

it down, make that for parking, which would be right in front of the warehouse addition and that's what we want to do. Thank you.

Carolyn Witt:

Does anyone have any questions for her? It's pretty straightforward.

Rick Hopp:

I hate to say this, but I agree. I vote yes in favor. I'll make a motion we allow this to happen.

Carolyn Witt:

Is there a second? I have a second. All those in favor, signify by saying aye. Opposed? Motion carried.

Sal Maniaci:

One of the things I wanted to bring up - it's worth putting on the record that this is outside of the TIF district. So, it does not qualify for the small TIF, because that came up. Was there was anything we could try and promote to the property owner as a benefit of an incentive to keep it up? Unfortunately, the only programs we have for historic structures right now are in, if you're in an active TIF district, which this is not. So, we didn't really have - because they did talk to us before about tearing down, we just didn't have the incentive programs to offer like we've had for others. Obviously, the Jasper House was a little different. There was a plan for that. The city owned that - they had a little bit more, since there wasn't a private property owner who wanted to do what they wanted to it. We had a little bit more of a say and what should happen to that. So I just thought that should be reflected into the minutes before Historic Preservation actually approves is.

Carolyn Witt:

That's good because it is nice if you are in the TIF district to have that to tie into. When the city owned the Jasper House, that did make a whole difference being publicly owned, we weren't stopping a private owner from the property. So this is good. Thank you very much. The waterworks building - I hope you all got the information that Jamie sent out and if anybody wants to look at it. I couldn't read the small print, so she made me a copy. I had a concern about the windows because there are so many buildings in town that started out with, you know, a curved window and then they've gone to a squared off and luckily we have an expert here to address that. Steve not only is on the commission, but he's also in the group that is working on it.

Steve Strubberg:

So, exterior wise, the only thing we're going to see different is - if you look at this elevation here, the four windows towards the right that are more of a solid shade. There's four windows on this side, there's four on the north side and there's, I think a couple on the east side. Those windows are going to be replaced, but they'll look similar size and style and everything that's there. They are rotted all the way through the muntins are gone. It's plexi-

glass in them, they're in bad shape. The rest of the windows are going to stay there and they're going to just repair as needed. Otherwise exterior - it gets painted or, you know, the wood gets painted, the brick doesn't get painted. Wood trim - there's some around the windows. The existing doors are all staying there, just getting refurbished, will get repainted. There's a little bit of tuck pointing outside, it's going to take place on the north side. There's an exhaust fan that's there that's getting taken out and we're going to fill that in with brick to match. There's some brick on the north side that's got a lot of water damage that will be replaced also. West side - it's hard to see because of all the landscaping. There's a panel there where a door used to be or something that's got some wood across it. It's going to look like a door, but it's not going to be functional. We'll make that look more in appearance like these other ones. Most of the work's happening on the inside - so new mechanical system, a lot of new electrical and structural work, a lot of tuck pointing going on the inside. Roof stays the same. This western side on the inside. I don't know if anybody's ever been in there, but there's actually a large vaulted ceiling in there. We're going to open back up, insulate that area and finish that off. The big hole - what we're doing is, right now, if you're at the main floor, you can go down, there's two levels, we're going to eliminate one level. And we're going to bring that bottom floor up about six feet. And so you'll just have the main floor in the bottom. There's some code issues with getting out of that. Travel distance is way too far to be using that lower level. It's also going to help with, there's a lot of moisture that comes into that basement. So we're going to raise the floor up in there. The existing wood floor on that side, it's basically all going to get torn out and reframed. Right now it doesn't really meet any building codes as far as loading. We are going to salvage a lot of the railings around that open area and reuse those in the future.

Joe Holtmeier:

Are you putting in a sump pump in or anything like that?

Steve Strubberg:

The sump pump is already in there. We're putting in a new restroom, ADA restroom, in there. There is some tile, kind of in the center section, that people believe may be historic. It's some old clay tile, but we think it's made here in Washington. We're going to try to salvage it and leave that in place also. Katie came up with some information on some tile and it looks pretty similar to the drawings for a patent for how they made these brick pavers back in the day. We kind of approached this two years ago, I guess it was, Sal? And it got put on hold because of tenants and so the city has a tenant. Hopefully later tonight that gets approved and the project's been bit out. Once we get approval, they'll start - hopefully in the next 30 days or so.

Rick Hopp:

Steve, a couple questions. I know part of a sub-bid was for a retaining wall for a dumpster.

Steve Strubberg:

There was a trash enclosure bid. They're not accepting that. They're going to delay that, Sal, for the near future?

Sal Maniaci:

The park's plan already has their own schedule to redo that parking lot and then to add a trash enclosure as part of that project. Because the tenant, Toni Cavin, doesn't have a need for a dumpster – she's not going to have food or a lot of trash, so she doesn't need a dumpster for the commercial side of it. But, obviously, we'd like one down there anyway. So once the parking lot gets done, that's part of that plan.

Rick Hopp:

I have one other question, only because I witness this on a daily basis. That chimney houses chimney sweeps or starlings, whatever they are.

Steve Strubberg:

We are capping the chimney. We're going to put a metal cap on top of that.

Sal Maniaci:

Every time a property owner has put up netting, they've gone down on Main Street and start going to the next building. I think that's kind of inevitable as we started putting protections up.

Steve Strubberg:

One other thing that we're doing outside is we're redoing all the sidewalks around it. It'll be exposed aggregate. Right now, they all kind of slope towards the building. The downspouts, we're going to collect those and run them further out into the park, because right now they spill right next to the building. Only the eastern end has a basement, but all that water seeping in through the brick wall. So we're going to try to get all that water pushed further away from the building. We are adding a little bit of an area between the waterworks building and the restrooms. Putting like a 12 x 12 concrete pad there that the parks department is going to put a bike rack down there.

Sal Maniaci:

I think Toni, and she apologized. Actually, I apologize. When we moved it up for a special meeting, I forgot to tell Tony until beforehand. So I said Steve can cover it. We're here and he's got all the information, but I believe she's got some plans with Revolution Cycles to kind of have some, you know, if they need storage outside with additional racks and everything. It's an excellent use for the building. It's not only kind of an incubator for retail, it's very good adjacent use for the park. I know it's not necessarily what we're looking at tonight, but I'm very excited about the potential for it. There's going to be a museum side to it and so I think it's checking a lot of boxes. This has been neglected for 30 years.

Tyler King:

And the building is getting fixed up, so that's great.

Carolyn Witt:

Absolutely, and it's really good. It's seven days a week. She's looking at it. There's a lot of stuff, you know, like the tourism center around the train station isn't open every day and has limited hours. So this this has been a win-win I think.

Rick Hopp:

I can assure you on any given sunny day that riverfront park – it's packed.

Sal Maniaci:

So there's not going to be food or area to sit down. It will be, especially if you're going on the trail, drinks that you can take to go – sandwiches you can take to go, power bars, protein bars. She talked about pizza from Benito's, by the slice. You know, stuff like that. It's called Wash Mo On the Go. Pretty much any business can rent out wall space as a souvenir shop and can sell Wash Mo specific product on a wall down there. Then maybe if they don't have a brick and mortar, they could set up as an incubator retail. You know, maybe I'm making t-shirts for Washington. I can rent wall space and if it has a following, then we could talk to them. That person could come talk to Tyler and look for space downtown. It's like a stair step model that I think could work really well for downtown.

Carolyn Witt:

That is good. That is very good. And obviously we're in really good hands. I mean Steve has a view. I'm serious, you have a view of historic that a lot of people don't and we appreciate that. But really, this is great. Are there any other comments about this? I think it's going to be great. Okay. Do you need a motion to put this in the, in the minutes?

Tyler King:

I'll motion.

Rick Hopp:

I'll second.

Carolyn Witt:

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

Sal Maniaci:

Well, now that we have time and Toni's here. They approved the plans, but if you just want to talk about your plans from your mouth rather than for me to talk about what you want to do.

Toni Cavin:

I want to take the waterworks building and convert it to essentially a welcome center. Although I can't call it a welcome center because we have a tourist center. So, it's going to be Wash Mo On the Go because it will involve things pertaining to our trails, our rivers and our trains and so we will sell souvenirs. We will sell things from each of the businesses downtown that want to participate. So far, I have 17 businesses who have

signed on who said yes, we want to sell some of our products in your store. And then, what we're going to do is sell like a slice of Cowan's pie and say if you would like to see the rest of our things, visit our store at this address on Main. So I'm trying to promote all of our businesses downtown. It will also partially be a museum, but a hands on museum so kids can touch a snake skin and touch a beaver pelt and go in and you know, hands on things. Right now, I'm working with a guy to get a 5000 gallon aquarium with Missouri river fish in there. I have a metal sculptor who is going to build me a replica of the old bridge to put above the aquarium, so it looks like that. I want to promote downtown. I will have a big map of the area and then each one of the vendors like Missouri Meerschaum wants to put in t-shirts and pipes. Neighborhood reads, it wants to put in historic books about Washington and about Missouri and then also hold Children's sections with puzzles and toys and things like that. Iron spike is willing to put in things pertaining to the railroad, little hats and train whistles, things like that. So both Jim Peters and Gary Lucy are willing to put in their postcards and note cards and some prints about downtown Washington. Joe Ferguson, he's going to still rent his bicycles out of the place on Front Street, but he will put in bicycle trail support things in there - metal tumblers, visors, band aids and sunscreen. So it's literally grab and go, that kind of stuff. It will be open seven days a week, 9 to 5 year round except for probably Christmas and things like that. When people first come to Washington, they head to the river. Everybody wants to see the river that's not from around here. And so I want something at the river that says this is Washington. There will be different plaques about the history. The History Museum is willing to loan me a zither that I will keep in a case. I want history of the area. I want welcome to Washington., here's a sample of our businesses - even ones that aren't open, Sundays, Mondays, Tuesdays so they can still sell things down there on those days, you know, so I just wanted to promote downtown Washington. I think that's the perfect building and the perfect use for that building. Any questions?

Tyler King:

No. We just, we really appreciate you, Toni. You know how I feel. Just super appreciative.

Toni Cavin:

Downtown Washington is going to put in ornaments and other things we need to unload. Maybe wine glasses from previous wine fests.

Tyler King:

Good possibility we could find a few of those.

Old Business

### 1. Potential Grants

Nothing new.

2. Education/Conferences  
Nothing new.
3. Curb Appeal  
Nothing new.
4. Creating New History Award  
Nothing new.
5. Budget Report  
Nothing new.
6. Information Plaques for Historic Buildings  
Nothing new.
7. Calvin Theatre

Carolyn Witt:

I do want to bring up the Calvin because for the first time I can bring up the Calvin and actually something is happening.

Jamie Walters-Seamon:

So far, it's just for the roof. The renovation is going to be in pieces. Right now he's doing the roof over the main stage portion and then he'll come in and give us his plans for the other. This bronze color is what the roof is going to be.

Carolyn Witt:

At this point, I don't care about the color - as long as you have a roof. This is exciting. This is a very exciting time to be on. Anything that has anything to do with Washington because I have been here over 40 years, which means I'm not a native, but I've still been here a long time and I've never seen anything like the last decade. In fact, we were down on the riverfront eating ice cream this afternoon and I said the riverfront - what would Lewis and Clark say? Well, they probably fall over dead. But also, it's unrecognizable from what it had been. I mean it's amazing. Sal deserves credit because he's out there beating the bushes and it's an amazing team effort on the part of the city and local entrepreneurs who are investing their money and their time. So we thank you. Historic preservation is a whole lot easier if you've got a solid economy and people who appreciate the historic as well as the new - which fit in so well. The new looks good. So anyway, we all need to keep an eye on the Calvin and see what happens. And thank you. Keep us posted, because unless it's something that we need to review, we don't always know what's going on. So thank you.



## Other Business

Carolyn Witt:

I haven't heard anything back on the cemetery sign.

Sal Maniaci:

Marlin has been looking into that. I wasn't anticipating having a special meeting. We force an in-person meeting if it's a demolition. But she did get, I think she's looking to get a second bid for that. It was close to \$1,200. So then we need to then go back and look, are there other opportunities for someone to submit? We could request donations or – I need to look at our budget. We normally set aside some for training and plaques – and that's how we funded part of the sign for the pedestal. It would be something on our next agenda for this group to discuss. I need to dig into the budget if we wanted to maybe forego some more plaques again or possible training. Especially if we're not going to be traveling. If we're only going to do virtual, those are always free. Then we could possibly just bite the bullet and buy the \$1,200 pedestal.

Carolyn Witt:

The National Association of Preservation Commissions only has a national meeting every other year. So, they haven't had one two years ago because it was in the midst of chaos. And so there is one coming up this year and I can't remember exactly when or where, but if anybody would have any interest in going, then you need to think about this. I'll look it up online, so I'll be able to tell everybody. I'll tell Jamie and she can send it out where it is and when it is and if anybody has any interest in going. Even if all we paid for was registration and you'd be on your own for travel and staying or whatever. I've been to several of those and they're, you know, they're people like us. It's historic commissions anyplace. And, it's very interesting to compare notes. I sat next to some lady from Santa Fe and she couldn't believe we didn't have mandatory compliance. I mean they have, has to be a certain color adobe and you know, and it's like, yeah, well we all don't live where you live, but, but you learn a lot at those sort of things.

Sal Maniaci:

That'll be something we can look at the budget say, what do we want to allocate this towards?

Carolyn Witt:

We don't expect the city to pick up whole tag, but at the same time – if it would help contribute, that would be nice if anybody's willing to go.

Bryan Bogue:

Does the state still do any kind of grant or is that all dried up? One year, I feel like SHPO paid.

Carolyn Witt:

They did. We went to Philadelphia.

Sal Maniaci:

Yeah, they have grants for training. We are planning on applying for a SHPO grant for the auditorium. Well, for the whole complex to be its own historic district. It was all built with new deal money and that alone qualifies it for a historic district. I

don't know if you're allowed to apply for two in one year. So that's kind of prioritized right now, but we'll have to look.

Carolyn Witt:

I was thinking it was when we went to Norfolk. Like five of us went, it was really good. So we'll, we'll look into that.

Sal Maniaci:

Thank you, everyone, for coming a week before Christmas.

Carolyn Witt:

Really, and when you have a demolition, even if it's something that you don't feel strongly about preserving, it's still important for us to give that a serious overlook before we tear anything down.

Tyler King:

Me looking into it made me feel more comfortable after that.

Carolyn Witt:

We appreciate that.

Steve Strubberg made a motion to adjourn and Bryan Bogue seconded the motion. A vote was taken and unanimously approved. The meeting of the Washington Historic Preservation Commission ended at 6:00 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Tuesday, February 22, 2022 at 5:00 PM in the Council Chambers of City Hall.