

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

Monday, June 21, 2021 at 6:00 PM

Minutes

Call to Order - Roll Call

Present

Carolyn Witt, Chairman  
Steve Strubberg, Vice-Chairman  
Bryan Bogue  
Rick Hopp  
Joe Holtmeier, City Council Liaison  
Tyler King  
John Nilges, City Engineer

Absent

Danielle Grotewiel  
Jamie Holtmeier  
Andrew Clary  
Greg Skornia, City Council Liaison  
Tom Neldon, Building Official  
Sal Maniaci, City Planner and Economic Developer

Pledge of Allegiance

Approval of minutes from Monday, April 19, 2021. Motion made by Tyler King. Seconded by Bryan Bogue. Passed without dissent.

New Business

1. 104 W. Main St. - demolition of building addition

Carolyn Witt:

We have demolition of a building addition on Main Street. I think everybody is aware of where this is by Pecka's across from Droege's. It did not come before us. John, if you'd like to give us a brief rundown of the situation.

John Nilges:

I was notified of a situation on Main Street where there was a building that was reduced to rubble in between the Pecka building. I had the building official Tom Neldon look into it make sure we get a demo permit and everything was taken care of. For me to not be aware of everything, you know that those things happen. So I always just request to see what's going on. Once we looked into the situation, we found out there was no demolition permit. Then I got a hold of a Sal to see if it went to Historic

Preservation. The procedure there is to reach out to the property owner and then if necessary, put a stop work order until everything gets sorted out. Just a procedural type deal. Sal said it did not go in front of you, which I think it is a mandatory situation to do so. Sal reached out to the building owner and got that squared away and here's where we are today. I think we all know the procedures and how to move forward. I don't have the history of this building. I know it changed the face of a Main St. building without any review. To have that history, I don't know it - to be honest. I talked to Sal, we did get together and we all agreed that the correct procedure to get everything back on track is to go through historic preservation, like it should have, and then that stop work order would be in place until it goes through this procedure and then a demolition permit can be issued and then things can proceed to get cleaned up. So we're kind of in that first step. The building, and again this is my being naive of the situation, but this is obviously the old Western Auto Pecka building. This is the area that was taken out, it was an addition that that was put onto this building at one time, correct? Okay. From what I understand, it has a shared wall and it's just this portion - it's on the ground in a pile of rubble. That's where things sit. As far as staff goes, I think it's just important that the procedures get followed in the future and I think that's probably the most important thing that we see here, that you all get an opportunity to voice here, do your job, as the mandatory review group. So with that, do you want to come up?

Andy Unerstall:

I'd like to start out by apologizing to you guys for getting started on this. I had a demolition permit for interior stuff and I don't know, I just got carried away one morning just trying to get, I wanted to get the trash trailer there between the buildings and when I was working, when they were working on the new plans - so I could get my trash chute in there and I just I don't know, I just got carried away. But I was definitely in the wrong, not following the procedure - I know the procedure, I don't know what I was thinking. I got some new elevations for the building completed. The front of the 100 building on the end, we're going to take off all the metal and build a new front facade where it will go up to the top of the first floor level. The only thing that's not on that plan, that center window will be turned into a door so you'll be able to enter onto that patio area that's going to be created over top of the mezzanine there in the front. Then we're pulling brick out of there, saving brick from the demolition building, to put that - basically tie that facade straight through with a garage door raising the roof high. So in a sense we're putting that back a little bit different, a little bit taller than what it was before. Then we'll create a hallway between. You can see where the new garage door is going to go there in the front and the man door, but create like a 45 ft deep by 16 ft wide patio area. But it will be covered. And then we're going to put skylights on the roof. Clear

story windows, like six clear story windows 4 by 4. It would be like 4 x 8 and going down the roof to let the light flood into that area and for ventilation. And then the other facade on the other side. The original door was in the middle. We've demo'd the ceiling and stuff out of out of the number 106. It used to be in there in an angle, but since we have the angle on the other one, just thought we just put it in there straight but it could go on an angle, too. It just left a little more window in the front. That was our thinking on what we're doing there. But everything will be all at one level when it's done between the buildings. Where building d is in the middle, that will flow through from building to building. And also flow into - there's a room in the back. I think it's c back there. So that all will be at one level all the way through except for the garage area in the back corner have the ramp coming down into a lower area. And then they'll just do a tenant finish plan once we get the property leased out.

Carolyn Witt:

Are there any questions for Andy from the board? Thank you. That was great to see.

Andy Unerstall:

I don't know if you have any comments on it. We went up and down the street, tried to look at different things. You know all these buildings have the facade. You know if you look in that building they lowered the sub floor in that building about 38" years ago. But they re-dug the basement underneath it which is amazing how they did it. It's kind of nine ft deep basement in it that's dry and you can walk around and it's crazy how they dug that down after they lowered the sub floor. So you can see the old sill height right into from the front corners of the building where the window sills used to be, where they knocked out the front wall years ago. On the one on the other side, the windows are only nine ft tall. At first, we just didn't put the awning on there, but we wanted to bring that up a little higher to give it a little more height on 106. So we kind of brought that facade up a little bit onto the brick. The other door with the single awning will be the entrance to the apartments upstairs. So there'll be two apartments over this space and there'll be either two or four above the 100 building when we're done. That entrance will be from the back.

Joe Holtmeier:

Are there going to be any elevators?

Andy Unerstall:

No, there's really no place to put an elevator in there. It would be nice to put an elevator, but I don't think it'll probably happen. It would be too costly.

Carolyn Witt:

This will end up to be very similar to the Farmers Market apartments.

Andy Unerstall:

Yes. Two apartments. Right now there's no stairs upstairs in this 100. The first thing I'm going to submit to Tom is the new staircase putting it back in where it used to be going up the back. We're going to put the stairs back in and then the construction drawings for the front facades. Then we'll go in and frame a wall through there and take the facade off and try to get that built before this fall and get that completed.

Carolyn Witt:

Okay, that's good.

Steve Strubberg:

We're not painting any break. Right? That's a big hot topic right now.

Andy Unerstall:

No. I don't paint break. I'm actually going try to get around that door. It is painted something behind that metal, you know, so once I take that aluminum off, they screwed that aluminum on the wall, we're going try to have John Patke, he said he's got some stuff he can clean that with. And you know, get the building Tuck pointed, get a new roof put on. Possibility, the building 106 - the smaller building here - it has some structural stuff going on up here at the top. This building had three fires in it over the years. If you look right there to the right of the upper windows, you probably can't see in that picture - but there's some cracks through the masonry there. One fire that was in the front part of the building, you can see it just burned an area probably 20 by 30 - it almost went through the ceiling. The back one story part, they had a big fire back there and it burnt, the whole ceiling is black. Then they had a fire on the outside of the building from where the creamery was. Evidently electrical fire came up the wall and burned into the roof line. So the roof has got some old swimming pools up there catching the dripping water if it comes through to the little plastic pools right now. So I'm probably going to have to take the whole roof off of that building. Once we get up there and can start designing on that and see what we can do with it, but we'll probably end up putting a whole new roof on - framing and all.

Carolyn Witt:

That's going to be exciting.

Bryan Bogue:

That corner building looks really good. Do you know if it originally came out like that and had a deck above it?

Andy Unerstall:

It had stairs above it before. Which is weird I guess when they lowered that down, but if you look at the old picture of this building, it had four or five steps going up to it and I guess that's why they lowered it down so that you wouldn't have steps going into the building. There's a set of steps in the basement that's in the right hand front corner there that were in there that just come up and stop and they kind of poured over top of it. So I don't know what we're all going to run into. I don't know if it has a foundation or what it has, but this is basically following the footprint of what's there now with the corners and the angles. The angles are what's different. Now it's kind of square, straight in, but there's some steel columns there, right in the corners on that where the door steps in. There's some metal columns that we have to work around that are holding that building up.

Carolyn Witt:

It's an adventure with old stuff. You never know what you're going to find versus the new stuff. It's a mystery. That 2<sup>nd</sup> and 3<sup>rd</sup> floor is untouched, I think.

Andy Unerstall:

Yeah, all the floors in this building when they tore them out, they flipped the floor joist around and put the rotten ends to the middle and then they put new one by sixes. So there's no tongue and groove floor. I was hoping for a tongue and groove floor, but that's not what's there.

Steve Strubberg:

Are you are you replacing any existing windows?

Andy Unerstall:

We haven't decided yet. We're looking at them. I probably will end up replacing all the windows. I just don't know. I don't want to put storm windows on them because with apartments and having storm sashes up that high that fall out or somebody dropped one down on the sidewalk, it could be an issue. If I did put windows in it, I don't know that I can afford to put wood – there's so many windows in there, it'll probably end up being vinyl windows.

Steve Strubberg:

That's why I ask because some of our design criteria that we're supposed to review these on, it's based on historical things and materials like vinyl are usually not preferred.

Andy Unerstall:

I know. The front probably will be all borough, so it can be painted. Just not one of the plastic woods, but to be the borough. It's a little easier to work with and it has more characteristics of wood, but at least it won't ever rot. It's one of the better products right now, I feel, in the market for that. Once I get the all the materials picked for this, I'll resubmit that to you. Once he does the complete final drawing on it, we'll spec all the materials and I'll send it back to you for final review. This is just more of the concept.

Steve Strubberg:

The only other thing I had - did we have a historic plaque on that building?

Andy Unerstall:

The one on the other side of the door is off. I'm going to put it back on there. We're taking that aluminum off and then I'm trying to save that. I'd like to try to repurpose it someplace in the building.

Carolyn Witt:

Well thank you. We appreciate it. I spoke with John this morning and I think initially we were all like, Andy didn't do this? Because Andy knows this stuff. So it was kind of surprising, but at the same time - it's not like you don't have a lot of balls in the air, let me tell you. But I think it is important for going forward that we follow procedures, so you don't have somebody else coming in and going, yeah well, he didn't do it - and they paint the building or tear it down or whatever without a review. So I think it was very important for John to go back and follow procedure and that may have delayed you some, but I think it was the right thing to do and we appreciate it. Are there any other comments? Can we vote on this on this review? Design review for demolition?

John Nilges:

I would say that right now you're in the situation with demolition. I would just review that, wait until Andy maybe shores up some of his materials and stuff. He just said he would bring the plans back and what that does is at least checkmark that in the permit process. We can then start moving forward this demo. We could take the ugly placards off and he could get to cleaning up and moving forward, which is in everybody's best interest. I think from our perspective, we are going to be in the same spot regardless we just need to get caught up. So I would just say this is just for demo.

Carolyn Witt:

Okay. So we're just doing the demo today, but keep us in the loop.

John Nilges:

Correct – and we're not going to remove the stop work order until we get this out of the way because this is the first step.

Steve Strubberg:

Are you utilizing any TIF funding on this at all?

John Nilges:

That changes to a whole different animal because that's required.

Andy Unerstall:

No.

Bryan Bogue:

I'll make a motion we issue the certificate of review of the demolition.

Tyler King:

I'll second.

Carolyn Witt:

We have a motion and a second. All those in favor, signify by saying aye. Opposed? Motion carried.

2. Design Reviews since last meeting approved by email:
  - a. 313-B Elm St. – sign for Dapper Bully Barber Co.

Carolyn Witt:

The most recent was the sign for Dapper Bully, which is great. They're still downtown. That's a good thing. Can we put in a motion so it will be on record that it was reviewed?

Tyler King:

I'll motion.

Rick Hopp:

I'll second.

Carolyn Witt:

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

## Old Business

### 1. Potential Grants

Carolyn Witt:

I don't think we have anything particular out there. Jamie is good about forwarding stuff to us from the state office, SHPO, but I'm sorry Danielle isn't here because I thought she was going to come, so I'm sorry. She's kind of the grant writer amongst the troops.

John Nilges:

Not necessarily an update on potential grants, but just an update. The city does currently have a request for proposals out for use of the waterworks building as one use and then the freight depot as another use. So we're accepting proposals. Whatever your heart desires to go in either one of those buildings, we'll be reviewing anything we get. So hopefully, I know Sal was working pretty diligently to get that out to the streets. We've reached out to a litany of uses that we felt would be good at those locations, but if you have any other ones - or any leads, make sure you let us know.

Carolyn Witt:

It's good because a lot of times Tyler gets people and he can steer them to city hall.

Tyler King:

Yeah, I've been talking to Sal.

Jamie Walters-Seamon:

Do you have a deadline?

John Nilges:

I believe it is right after the fourth in July.

Ethan Colbert (press):

It's July 9<sup>th</sup>.

### 2. Education/Conferences

Carolyn Witt:

The Missouri Main Street Downtown Revitalization Conference is July 28th to the 30th and it is virtual. So if anybody's interested, you can contact Tyler about signing up and apparently from your very nice email it's a Zoom.



Tyler King:

Yes. So it will be very similar to what the national conference was where you could attend different webinars as you so choose. I believe Bryan is actually speaking on one. I'm sorry I missed you on the email today. I didn't see it until after I sent the email. And then also locally, John Veitmeier will be presenting on a topic as well for historic preservation. The cost is \$65 a person. So if you are interested in attending please let me know. I will get you signed up.

Carolyn Witt:

I think July 1<sup>st</sup> is the deadline for the \$65 and then it goes up so get a deal. I don't think there's anything else at the moment with other conferences or if anybody has anything. Again, Jamie is very good at forwarding information and things we can tag in to.

### 3. Curb Appeal Award

Carolyn Witt:

I am disappointed that we haven't been able to get cracking on that. I'm sorry Jamie Holtmeier isn't here. If anybody else is interested in taking that on. Even if you just come up with a place and we can agree - we could just go ahead and do it. But I think everybody's leery about, and I feel the same way, I don't want to take it over because I don't want to take it over. Does that make sense? So if anyone has any suggestions. I was just talking to the guys up here, if anybody's looked on West Fifth Street on the north side of the street, it's about the third house on the right past High Street. It's a red brick standard typical two story Washington house but it had no porch. It had this little stairway going up to the front door and there must have had a porch at some time. Steve said that and there's a family that bought it with young children and he and the little boy were out working on that. They put a wood porch and he's just recently put a banister all the way along, he put in new steps, he worked on the pavement, the pavers from the sidewalk to the front door. I mean it looks finished. I think that was amazing and I have no idea who they are. They certainly have done an excellent job. So I would suggest that. Jamie Holtmeier had brought up that house on East Main that had been in the newspaper. But it already has gotten a lot of attention through the big article in the newspaper. How do you decide - if anybody has any other recommendations?

Rick Hopp:

I'm going to throw out something. One that caught my eye is on East 5<sup>th</sup> Street. That's on the north side of East 5<sup>th</sup> Street. You know where the homes are sitting up on the hill. There's one home up there where they

have it nicely done. They put a nice porch on it and it catches my eye every time I go down 5<sup>th</sup> Street. I'll get the address for the next meeting.

Carolyn Witt:

I think in our rules, it had to be 50 years or older.

Steve Strubberg:

I think that one is 10-15 years old. It's either got to be 40 or 50 years old.

Tyler King:

Honestly, that was a foreclosure a few years ago, too. So they've done quite a bit of work to it. Is this something we could pair with American in Bloom on? They do Yard of the Month. Is that something worth talking to Sally about?

Carolyn Witt:

We could, but we don't have a sponsorship like Sally does where they get a prize.

Tyler King:

Yeah, it's typically gift cards.

Carolyn Witt:

This has been so sporadic. We haven't done a curb appeal in two years, at least.

Tyler King:

Do we have an actual application that people can fill out that you guys know of?

Carolyn Witt:

We had a subcommittee on this and before Bryan stepped down and I became chair, I kind of did it with Danielle and then when I got this - I passed it. It was somebody else's time and so Jamie and Daniel were going to do it.

Tyler King:

Because it's just similar to what yard of the month is.

Steve Strubberg:

There are some kind of requirements. There are standards.

Carolyn Witt:

And again, as Steve mentioned, if it's somebody that put new windows in, or in other words, it's a reinforcement of the history of the house. It's not somebody to put vinyl siding and that kind of thing.

Steve Strubberg:

It's more of a historic award.

Jamie Walters-Seamon:

Here's the application. I'll forward it to everyone.

Steve Strubberg:

You can nominate yourself, or a neighbor. I think some of that went down because when we were awarding them, we were in the paper a lot. So they saw it, they knew what was going on.

Tyler King:

I'm just thinking from a marketing perspective that this is something we really want to continue to pursue. That's something that Downtown Washington Inc. or the historic foundation can put out just as a reminder to reinforce. I have no issue helping with that.

Steve Strubberg:

I think that's what started the creating new history because a lot of that wouldn't meet the standards for the curb appeal because it wasn't old enough.

Carolyn Witt:

And while that landscaping is terrific – that should be a yard of the month simply because they have done such a terrific work on that yard. But, it's a newer building. It could be creating new history versus curb appeal. And the whole idea of creating new history was instigated, not just by Andy, but the building that's between Andy's that is next to the Mroz... Speckles. They built that and it was amazing because it was a new structure that paid homage to the brick and the history of where it was sitting in town. And we talked about Immanuel Lutheran Church. It fit because it was a new structure, but they were really creating, but they didn't want the award. We tried, but they wouldn't take it. And that's even before 5<sup>th</sup> Street School. Andy's Rhine River really was what started that, the idea that it was new construction that fit the whole ambience and the heritage of the history of Washington. And so that's where that came from. Because we felt we needed to have something to recognize that because 50 years or older, that's fine – but it's still important that we're growing.

Tyler King:

I'll take a look at the application and maybe I can put it out there and start marketing a little better and I can get with Jamie or Danielle and see if we can come up with some.

Steve Strubber:

Did we give the attorney's one over here on the corner?

Carolyn Witt:

No, but that is certainly worthwhile.

Bryan Bogue:

I think we talked about it and then I think we were going to do it when it got to be nice weather or something. We talked about it last fall.

Jamie Walters-Seamon:

It's 40 years.

Carolyn Witt:

40 years. Well, I'll tell you what - let's start with that one. I'll go head and go in and talk to them and ask them if they will receive the award before I arrive with the press. As I said, people in the past have refused to be honored.

Tyler King:

Maybe make a phone call or stop in.

Carolyn Witt:

What we'll do is when we arrange for a picture, will contact the press and then we'll send an email out and if anybody wants to come and be immortalized. That would be a good one, too, to take in late afternoon because you'd have a good sun coming in and they'll be good.

#### 4. Creating New History Award

Nothing new.

#### 5. Budget Report

Carolyn Witt:

I know Sal was working on that and he was asking for the same amount we got last year.

John Nilges:

I don't know what the numbers are, but I do know that was the strategy.

Carolyn Witt:

It's still in the process. You guys don't have it finalized yet. It won't start until October 1<sup>st</sup>.

John Nilges:

Correct. Right now department heads basically submit our budgets to the finance director. She reviews things and then that goes to the city administration level and then cuts and additions and things through that process.

Carolyn Witt:

What's nice is Darren Lamb is someone who has been in a position where he supported historic preservation. He was very involved in the design review booklet back when he was planning and so we're you know, we're good. We're recognized we're not just a blip on the radar. And so I think I'm not I'm not really worried. And also we certainly made good use of our money this year with the city cemetery sign. So I mean, nobody can look at us and say, well you waste your money.

## 6. Information Plaques for Historic Buildings

Carolyn Witt:

This is where our budget for years has gone. It's also paid for when we attend the CLG meeting in Jefferson City, which isn't a huge amount. So, plaques are still kind of on hold. At this time that would be next year's budget because this year's budget all went to the cemetery sign.

## 7. Calvin Theatre

Carolyn Witt:

Then there's the eternal Calvin Theater, which is sad. I get depressed when I see this on the agendas, but I'm assuming he never got back to you.

Tyler King:

I haven't spoken with him, no.

## 8. City Cemetery Sign

Carolyn Witt:

I think everyone was pleased at the turnout for the dedication of the sign. And I think it meant a lot to Mark. That was one of the last real public

things he did. It meant a great deal to him that that recognition had been established. That was nice. It was a good crowd and it was across the board. There were people there from all over. I mean they weren't just from downtown or from historic or from the city, but it was a very good turn out all the way around – so that was great.

## Other Business

Carolyn Witt:

We have the community cleanup on June 12th which Downtown Washington holds every year. We had 75 volunteers, which was the largest group in a long time. And man, they mulched right and left. There was a Boy Scout troop that cleaned up around the cabin, Gottfried's Cabin, and it made it in the newspaper, which was great to see. Those young men needed to be recognized for that because that was a lot of hard work on a hot day. We had some painters. Yes, Rick and Bryan both. These guys are awesome. The design committee is working with Downtown Washington and the parks department and we should be getting new banners for downtown. They were designed by Nicole out of the downtown office and everything was on hold until the pool opened. Hopefully the banners will be coming soon. The promotions committee is working on signage to get signage downtown that would point towards specific businesses. Businesses would sponsor a sign for their arrow towards their business. Downtown would put up the pole or use an existing pole – but that new signage should be coming before too long. So that will be nice.

John Nilges:

Budget next year – we have been preliminary awarded the grant to redo Front Street. So we went with S. T. P. which is Surface Transportation Program. It's MODOT money 80/20. We have been shortlisted and we are pretty confident we're going to get that grant. It's 2025 construction, so it's a little ways out there, but that will redo all the sidewalks, curb and gutter, ADA compliance stuff, paving and new pavers – whatever that solution looks like. Pavers, stamped concrete, whatever it is. We haven't decided upon that yet, but with that – Front Street is eligible for that. As you work south, Main Street and Second Street. Those are not eligible to be done with local dollars. Second Street probably needs some work done before the other ones just because the pavements are kind of falling apart. So I'm going to be working with Sal on trying to come up with some renderings to make sure we get this right on Second Street. So then we just take that same concept of those intersections and then move those throughout town. I think I spoke to Tyler about how far south we go rather than just putting in concrete ADA ramps, do something nice, you know, where is that cut off line? We're kind of proposing Second Street seems reasonable right now. Just so you know, we'll have something put together maybe in the next six months just to make sure everybody's happy with that concept.

Rick Hopp:

John, what's the time schedule on burying those power lines?

John Nilges:

Good question. This actually works out fairly well, but Ameren is still in their design process and I know we keep leaning on Ameren, that's the easy button for us, right? They have to design all that before we can even kick anything off. I think Sal had a conversation like a month ago that they're moving along. It's just taking some time. If you remember, they were focused on getting the substation out on Madison done and then getting those lines brought out to the industrial park. That was their primary concern. That hopefully would transition over to you. You know, getting Front Street the next big project to get taken care of. The money is there. There's a decent schedule. A part of me would like to push it out a little bit until this grant comes in because you're going to bury lines and they will sit like that for three years until you do this other project. So it would seem to make more sense if we could marry those up to where the lines get buried, then you come into a temporary patch for let's just say a year and then come in and redo the street would be ideal. Rather than space that out 3-4 years. That's not a very good answer, but we're trying to strategize a little bit.

Carolyn Witt:

I'll tell you, you have a lot more businesses to deal with on Front Street than you would have ten years ago, five years ago.

John Nilges:

One that makes me not sleep at night is Elm Street. When that needs to be done, that's going to be a huge deal. So hopefully, the idea here is if we get Second Street, we could show, hey, this is what it's going to look like. Create that conversation and say, oh, you know what? We could do this on Elm Street as well, but be aware it's going to be not so nice for a little while. It takes time. It is. And that's kind of the idea. Second Street doesn't have as many impacts.

Carolyn Witt:

I know speaking of signage, something else that's on the design committees radar is they would like to have a sign welcoming people to downtown over the street. A bunch of places have them, St. Joe, Sedalia. This one said Historic Sedalia. I think even just Historic Downtown or Welcome to Washington or something along that line. And we were looking on Jefferson - down at this end -the idea of a kind of where these bump outs these tree bumps out.

John Nilges:

I mean that's not a new concept. I think the original plans on Jefferson actually had that in there and it was pulled – private budgetary concerns, whatever it was, I wasn't here – but that's not a new concept.

Carolyn Witt:

They're working and trying to get a bid, which is very hard to get anybody to give you an idea of a concept. The idea is that other agencies, other groups in Washington, we all work together. So it's always good as historic preservation to know what other groups are doing that are going to enhance what we do. If there is no other business, I will accept a last motion.

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 6:44 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Monday, August 16, 2021 at 5:00 PM in the Council Chambers of City Hall.