

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

Monday, November 15, 2021 at 5:00 PM

Minutes

Call to Order - Roll Call

Present

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

Absent

Bryan Bogue  
Rick Hopp  
Andrew Clary  
Tom Neldon, Building Official

Pledge of Allegiance

Approval of minutes from Monday, August 16, 2021. Motion made by Tyler King. Seconded by Steve Strubberg. Passed without dissent.

New Business

1. Design Reviews since last meeting approved by email:
  - a. 24 W. 2<sup>nd</sup> St. - mural at Angelina's - 8/23/2021
  - b. SE corner of 4<sup>th</sup> & Elm St. - sign for Plush 9/2/2021
  - c. 220 Jefferson St. - sign for Jefferson @ 3<sup>rd</sup> - 9/22/2021
  - d. 413 Cedar St. - 2<sup>nd</sup> floor addition - 9/28/2021
  - e. 511 W. 5<sup>th</sup> St. - roof and windows - 10/8/2021
  - f. 100 & 106 W. Main St. - façade improvements - 11/10/2021

Carolyn Witt:

We've done a lot of things by email and it's been an adventure. We've seen all kinds of interesting things. So we need to put these on the record. The mural at Angelina's, I think turned out really well myself. I think it's kind of cool. The sign for plush...

Sal Maniaci:

That has not been approved. There are sight distance issues. They're going to redesign and relocate, but the look should be the same. We'll send it back once we get it.

Carolyn Witt:

Okay. That's good. So we'll see that.

Joe Holtmeier:

Is that parklette going to stay there?

Tyler King:

The plan of the parklette that we moved in in front of their business for now, the idea of Downtown Washington is thinking about moving it quarterly. We went through the proper channels of traffic committee and things like that. So if we need to move it for like a snowplow or anything like that, we'll move it to the Farmer's Market. But the idea is to get that moved around throughout the year.

Carolyn Witt:

She had requested it to be put in front of her business initially.

Joe Holtmeier:

I'm just asking because people ask me.

Carolyn Witt:

And let's say Borgia has something coming up and they might have a use for it. You know, if they have a festival or something.

Tyler King:

Just call my office and what I'll do is, I'll bring it through our design committee and we can kind of figure out logistics.

Carolyn Witt:

You can decorate it as you see fit. It has a lot of options that you can customize it however you want if you have something coming up.

Tyler King:

I do have an awning for it. I'm not going to install it right now at this time of year, but that way in the summer you have some shade.

Carolyn Witt:

We will put b. the SE corner of 4<sup>th</sup> & Elm St. - sign for Plush on hold until tit is resubmitted. The 413 Cedar second floor addition - they've been working on that. 511 W. 5<sup>th</sup> St. - roof and windows. The last one we got was from Andy Unerstall on the old Pecka building, which looked pretty exciting.

Sal Maniaci:

Original windows going back in the storefront.

Carolyn Witt:

That is really cool. If we could just get across the street and John G's. to do that. It would be nice to have a less 70's look.

Joe Holtmeier:

Is is going to be what it says on the sign?

Sal Maniaci:

He doesn't have a tenant yet. Not that I've heard.

Carolyn Witt:

I think we can approve all of these in one fell swoop minus B. So is there a motion to put these on the record?

Jamie Holtmeier:

I motion.

Tyler King:

I'll second.

Carolyn Witt:

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

Jamie Holtmeier:

I'd like to add something to new business. I did notice that we had another whitewashed building on 5th Street, the mobile glass. I did not know if you guys had heard about that.

Steve Strubberg:

And the Missourian building has been painted. I sent an email.

Sal Maniaci:

There were no building permits, so no review.

Steve Strubberg:

Sal, so the way I understand the ordinances, there's no review unless they need a building permit.

Sal Maniaci:

Correct.

Steve Strubberg:

Even if you know they're going to do something future that would require a permit.

Carolyn Witt:

Was it the design committee? Somebody was trying to promote painting brick as something that needed a review by Historic Preservation. Didn't we discuss that earlier? Meetings so seldom, it's hard to remember what we've talked about.

Tyler King:

I proposed the question of mandatory review/mandatory compliance, at one of our previous meetings. Just asking what it would take to get to that point.

Carolyn Witt:

We'd have to go through council. That's really an uphill battle.

Tyler King:

We talked about, we don't want to stunt....

Jamie Holtmeier:

You never know.

Steve Strubberg:

That was my very first meeting on this board. That almost changed my mind.

Tyler King:

We don't want to stunt growth or anything, but at the same time we want to make sure that people are following the right rules – and being educated properly, too.

Carolyn Witt:

We like to think we're educational, not just an arm twister but to let people know. Thank you. I'm sorry. I had not seen that. It's gloom and doom.

Joe Holtmeier:

Once it's painted, it's hard to go back.

Steve Strubberg:

I just worry about 15 years, 20 years down the road. You know, when all this paint starts peeling, what's it going to do? We're going to see how good of building owners we've got.

Carolyn Witt:

Any other new business?

Steve Strubberg:

While we're talking about that, I do have a question for Tyler. I noticed today, they're tuck pointing the farmers market.

Tyler King:

Yeah, we're getting ready to start that and I just realized I probably need to get something submitted for this.

Sal Maniaci:

Not if you're not changing the color.

Tyler King:

We aren't. We aren't changing anything, but I wanted to bring it to your attention.

Steve Strubberg:

So that was my question – are you going to keep it the same color?

Tyler King:

Yes. Everything should remain exactly the same. We don't want to make any changes to that whatsoever. I was going to bring that up tonight because I figured somebody would pose that question at some point. Thank you for bringing that up.

Carolyn Witt:

What's nice is, Tyler had applied for a T-Mobile grant and we were able to get \$50,000 which enables us to pay for this. So this is a really good thing because we've known that this was coming, but it was just financially....

Tyler King:

We've had water damage inside the apartment buildings upstairs and it just, it needed to be re-tuck pointed.

Carolyn Witt:

Tomorrow we're putting up the Christmas tree and John Patke, who is going to have a piece of equipment there to start taking down the awning on the farmer's market, will help us put up the tree. So if anybody's bored at nine o'clock, please come help.

## Old Business

### 1. Potential Grants

Carolyn Witt:

Jamie is really good about forwarding stuff and I'm afraid I don't leap on a lot of those things.

### 2. Education/Conferences

Carolyn Witt:

Tyler just went to a workshop.

Tyler King:

I did, I went to the quarterly workshop for Missouri Main Street, it really wasn't on building revitalization or anything historic preservation wise – so it really didn't have anything pertaining to this committee. I think next April we have one in Joplin. I think that's more on revitalization so I can send you guys some information on that.

Carolyn Witt:

That should be interesting because they had a Missouri Preservation meeting about three or four months after the after the tornado. It was grim and I would be eager myself to see Joplin again and see how it's recovered in those neighborhoods. It wasn't so much downtown, it was in the neighborhoods. But that would be an interesting place to go for a meeting.

### 3. Curb Appeal

Carolyn Witt:

We haven't had anything since Angelina's. Jamie got me the information on the guy on West 5th that put the porch on the Victorian House. That looks really good. But I think that usually the winter is not the time to do curb appeal because things are pretty grim. So we'll try and get that up again in the spring. I think the attitude from what I read in emails and discussion was that it would come not out of a subcommittee. Just somebody on here would say we need to do this and we'll go for it. I still had thought about doing a picture of the Hotz Jasper house. I could never get them to participate, but we could still do a picture.

Tyler King:

I was going to ask. I know we talked about the application being updated at some point and I don't remember, Jamie, if you were doing that because I think it still had Mark's information on there. So if we wanted to share that.

Jamie Walters-Seamon:

We took that off and Sherri updated it on the website.

Greg Skornia:

What house are we talking about on 5<sup>th</sup> Street?

Carolyn Witt:

West of High Street about the second house on the right and it had no front porch. It had been taken off at some time and there were just some little wooden steps going to the front door. Well a young couple bought it with small children and he replaced the porch around two sides. He also laid a new sidewalk, pavers, and I saw he was working on lattice to go under the porch. I think he's maybe waiting till spring because he's got them piled back up on the porch. He had one underneath. I think he was checking out how it fit and it looks so much better because it looked like a house with a tooth missing, kind of thing. Like a smile with a tooth gone because without that porch and having the porch, it really looks good. Well I was graphic, you knew what I was talking about. So does that ring a bell?

Steve Strubberg:

What about the people on Main Street? Jamie, did you know those people that renovated that house?

Jamie Holtmeier:

The tree in the house?

Carolyn Witt:

Yeah, they had a really good article in the newspaper about that.

Sal Maniaci:

Yeah, they got a state award.

Carolyn Witt:

It was the same block as the Lucinda Owens house, but two or three houses down on the north side and it was wilderness. I mean, you'd never know that. You could hardly tell there was a house there.

Jamie Holtmeier:

They have that natural like driveway. I want to say it's 205 or 201 East Main.

Carolyn Witt:

Well they just, it's amazing what they resurrected it to. Also has anybody noticed there's a new owner of the really unique house on Third - and I don't know what the cross street is. It's the art deco white brick.

Jamie Holtmeier:

There's a new owner there?

Carolyn Witt:

Yeah, I think so. It was for sale and it looked like they painted it now. That has been painted brick the whole time I've lived here. An architect built it.

Steve Strubberg:

It's one this side of Locust. It's got the flat roof.

Carolyn Witt:

An architect built the house and he had a studio over the garage and it had a separate entrance. Years ago, two guys bought it and they had a house tour. They had the two bathrooms, both had a bay on the first floor and second floor. They had really cool tile. One was red and white, the other was white and green. They had a really cool mantel and you wonder if any of that is still there. The last owner put the porch railing up on the roof deck. It was looking pretty sad. I think there's a new owner and it was looking better. Anyway, we have to keep our eyes peeled because that's good.

#### 4. Creating New History Award

Carolyn Witt:

We haven't had any new history created recently. In this general consensus, we're having a V. I. P. Social Wednesday Evening with Downtown Washington. We are recognizing some of the developers or some of the things that have been done. While it's not coming from us, it's coming more from the Downtown Washington / Main Street approach. But we are going to recognize a couple of developers – the Jasper House and the International Shoe Factory. Those have been big big things in the last year. And we really haven't had a recognition. So we didn't have anything last year at all. So, anyway, we'll be doing that.

#### 5. Budget Report

Carolyn Witt:

Have we budgeted about the same thing we had last year?

Sal Maniaci:

Yes.

Carolyn Witt:

I was wondering how the status is going on the cemetery, the secondary, sign. If it needs a little money, we might be able to use some of our budget towards that. We have the major sign established, the city cemetery. I know in the original plan, working with Mark, they were going to have a placard kind of sign that would have some of the history. Since there's someone in the audience, would you come up?

Marlin Heidmann:

We had a bid quite a while back. I don't know if we need to update that bid. Remember we talked to Ziglin? We have an idea. We have that in our

spreadsheet that indicates all the money that we need. I can reach out to them and see if that bid still stands.

Carolyn Witt:

I know there was talk about that committee reaching out to some of the organizations in town to see if anybody wanted to contribute towards that.

Marlin Heidmann:

We did that with a few, right?

Sal Maniaci:

Yeah. I'll have to look at the bid. We may be able to cover it in our budget.

Carolyn Witt:

Well it's really hard because you can't keep an eye on everything all the time. You have a lot of balls in the air and you know, we got it going, we got that part of it done. It's great. And we need to go the next step. If we can help in any way because that is part of our, even though it's not strictly historic area or our preservation, it is historic and is something that was addressed that had not been in the past.

Marlin Heidmann:

I do know that Mark and Mary Trentmann and the mayor actually got together a couple of meetings and wrote out good historic – somewhere, there's information for the plaque. So maybe this would be a good time for other reasons with, you know, we've got until April we'll have mayor Lucy. Maybe this is something we can get accomplished prior to losing her. Because she really helped with supporting that effort. So I'm glad you brought that up so Sal and I can talk about that in the office.

Carolyn Witt:

I would appreciate that and as I said, I really feel that that this commission has always been very supportive of that project and if there's something we can do. That's why I was so glad to see you sitting there. Thank you working on that. Thank you.

## 6. Information Plaques for Historic Buildings

Carolyn Witt:

I think the plaques are still kind to the point where a lot of the commercial is done and you know, we just are not comfortable really pushing the residential at this point in time.

## 7. Calvin Theatre

Carolyn Witt:

Any other comments or rumors or such on the Calvin?

Jamie Walters-Seamon:

The owner called in and he was going to be replacing the roof. I thought it was supposed to be a week or two ago. They were supposed to be there getting everything ready. It was going to have to be put on with the crane and all of that, but I haven't heard anything since.



Carolyn Witt:

Well that's encouraging, because it's going to be too late. I mean in so many ways.

#### Other Business

Carolyn Witt:

Is there any other business? We will not meet again until February. It will be on a Tuesday because that Monday is a holiday. If there's no other business I'd like to wish you all a very Merry Christmas and a Happy Holiday and Thanksgiving and we'll see you next year, if not sooner. Do I have a motion to adjourn? Okay. All those in favor signify by saying aye. Opposed? We are adjourned.

Tyler King made a motion to adjourn and Steve Strubberg seconded the motion. A vote was taken and unanimously approved. The meeting of the Washington Historic Preservation Commission ended at 5:24 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.