

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

Tuesday, January 18, 2022 at 5:00 PM

Minutes

Call to Order - Roll Call

Present

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

Absent

Bryan Bogue  
Tom Neldon, Building Official  
Greg Skornia, City Council Liaison

Pledge of Allegiance

New Business

1. Design Reviews since last meeting approved by email:

- a. 118 E. 4<sup>th</sup> St. - house demolition
- b. 206 W. 4<sup>th</sup> St. - house demolition

Carolyn Witt:

Our new business revolves around two demolition requests. That being in the historic district, it has to be reviewed by us. Tyler had very kindly contacted the Washington Historical Society and Katie Dickhaus did some research on these houses. She had approximately how old they were, but they had so many rentals and ownership had changed quite a lot - that she really couldn't track it back to any historically significant thing.

Sal Maniaci:

The first one is 118 E. 4<sup>th</sup> St. It is directly next to Harmony House. It shares that parking lot. I believe the proposed use is AirBnB - once it's demo'd and rebuilt. You can see on the pictures that were emailed out, it's in pretty poor condition on the inside. Like Tyler said, we always reach out to the Historical Society on an significance to the building and past uses and everything like that so we did not hear back on anything of any significance. It's been a rental.

Tyler King:

It was built circa 1860. It first appeared on the Sanborn map in 1908. The façade porch is probably not original to the building. It is Katie's understanding that the last owner, Holtgreiwe, worked at Missouri Meerschbaum for many years. Prior to that, she confirmed it was a rental as far back as 1931. That is what I have on 118 E. 4<sup>th</sup>.

Carolyn Witt:

I imagine the value is in the land because it's a good location for downtown. Is there any discussion on this?

Andrew Clary:

When you say demo - all of it, or just the additions?

Jeb Maciejewski:

It's all of it. We had a structural engineer look at it. He didn't even charge me for it. He said I'd have to put steel underneath it and there is so much inflection from the foundation down below and all the interior walls are solid. I don't think you can lift it up without it breaking. We're actually going to save certain pieces for the historical preservation of it, which I love because that's kind of what drew me to the house - the big tall ceilings. I'm not saying much, but there are a few cool things - some big trim pieces, probably some brick - that we'll be able to salvage from the interior wall for the next project.

Carolyn Witt:

That's good. If there is no further discussion, we can take a motion.

Jamie Holtmeier:

I motion.

Rick Hopp:

I'll second.

Carolyn Witt:

All those in favor, signify by saying aye. Opposed? Motion carried. We have 206 W. 4<sup>th</sup>.

Sal Maniaci:

This is the other side on 4<sup>th</sup> St. I believe both of these properties were under the same ownership. They were both recently bought, so just kind of cleaning up some dilapidated buildings downtown. So again, we reached out to the Historical Society. No real significance. Tyler's got the review and we've forwarded that to everybody. I don't have pictures of the inside of this, but I know it's been condemned. Our building department has been inside. It would not pass inspection and it would need a lot of work. We really have kind of the same comments here, but Deb Giffin is here as well. I don't know if she's willing to share what the plan is with everything.

Deb Giffin:

We're here tonight to present just the demolition. We're not fully prepared on the rebuild, but we will take the entire building down. Bill Coleman is with me. We'll take the building down and our intent is to do commercial there. Part of that I can disclose will be kitchen share space. So, we're excited about that. We're working with ECC. They connected us with a company that can actually design the kitchen and provide the commercial equipment for us, so super exciting.

Carolyn Witt:

I knew when I saw that it was close to you there was a plan here.

Sal Maniaci:

Obviously, when we get the building permit for the new construction we'll bring that forward for everybody to review as well.

Tyler King:

There was even less information on this house here. It first appeared on the 1893 Sanborn map. I don't have a construction date. It's been a rental, also, since 1931 is the information I was given – so same kind of situation.

Carolyn Witt:

Does anybody have anything to contribute?

Andrew Clary:

When do we think the siding was added? The 70's? The stone façade on the front?

Sal Maniaci:

I doubt that's original, so I don't know if there's really anything significant there.

Steve Strubberg:

I'll motion we issue a certificate of review.

Tyler King:

I'll second.

Carolyn Witt:

All those in favor, signify by saying aye. Opposed? Motion carried. Thank you very much. Really, it is good that some of these properties that are passed – they need to move on. Historic Preservation is only to a point. We are right across the street from a success story, but they're not always salvageable.

Sal Maniaci:

There's only so much we can really offer when it comes to incentives on that, like we mentioned last time. Think about it – we've had three demos in a month, but we haven't had any in quite some time. I think we've done a good job of pushing preservation when possible. If we don't have programs to really help, I don't think we can expect property owners to sink money to try to save them.

Carolyn Witt:

These are not for parking lots. People have plans. I think that is a really big thing. They're being replaced. A parking lot provides nothing in the way of tax support or contributing to the economy, relatively speaking. These are great projects that we're moving into.

Sal Maniaci:

You can see on the application the property owner, Deb, owns next door. So I think it opens up the opportunity for a nice redevelopment of the whole intersection really.

## Old Business

### 1. Potential Grants

Sal Maniaci:

The only update I have on potential grants is that we have budgeted for the city to have a matching fund for the Historic Preservation grant. We have hit our one year on the shoe factory district, so we can apply for that. I will say administration has shown some interest – and we may be able to apply for two, I don't think you can have two open ones – in a designated district for the main park district. The area for the old pool house, the pavilion and the auditorium. Because their all built with new deal money, according to SHPO, that right there can qualify you as a district just when you have structures that were built with that program. We are going to have to weigh that on both sides of which ones we want because with the International Shoe Factory District, that doesn't expire. You could always bring that back up. There are plans to renovate a portion of some of those building for maybe some parks office or insulate the city auditorium. So, we're kind of looking at what the best use of our matching funds are for that. On the opposite side of that, we are waiting to hear back from SHPO of what improvements we can even do to those buildings once we get that designation. There are some ideas, like I said, for improvements to those where it would still match the historic integrity, but maybe not to historic tax credit standards. So once you put in that district, the whole point to put in the district is that we could apply for more grants to renovate them. But if it doesn't allow us to put offices in there or cut a new door or something, we may not apply for it at all.

Carolyn Witt:

Because you want it to be usable. I was so thrilled that at least they kept the pool house. It's not usable for this whole new complex, but I'd hate to lose that.

Sal Maniaci:

There are some ideas. I know parks has looked at possibly doing some really nice offices there. For right now, they're in the basement and they don't have a ton of space. Our consultant that did our energy efficiency report for

city hall and the auditorium has already kind of warned us that they've ran into that before – where a city gets it designated as a historic district, then they can't do the improvements they want to do because it's on that national district. I think with our board and council, we could preserve the historic integrity still to the level that we want while still allowing to get an efficient use. We're kind of mulling that over. Our match is our match on that, \$12,000 on either – it wouldn't matter. It's a \$20,000 grant to get the process started on either, so kind of weighing that. Those aren't due until September. Pre-submittals are in August and then you submit in September. So we have time, but we started kind of looking at that with parks. That's kind of where we are right now. I know Marlin has talked to Ziglin and I think B&J on finishing the sign out at the cemetery. Again, we had gotten donations to do the monument, not on the educational sign. If, again, we have matching funds and then we have some for training and plaques. Probably at our next meeting in a couple months we'll be able to sit down and decide if we want to maybe just go ahead and get that plaque. I think it was \$1,200 and so if we say hey, were not going to utilize the training reimbursement, let's just get that sign paid for. That's what I would recommend, but I'm going to get a final bid. We were told \$1,200 about a year ago.

Sal Maniaci:

We request money each year, so if we don't spend it – we're not going to get it. Pre-pandemic, we were going to more trainings and utilizing the hotels and all that. Now they're opening them back up. The one in May, the one that in Jeff City that we typically spend the most money on, is already going to be opened up for virtual. That may save us \$1,200 to spend on another sign.

Carolyn Witt:

That's a good thing and we were involved in that from the beginning, so that's a good thing to spend money on.

Sal Maniaci:

I think we have most of the information we want on there already. We just need to get some images and get it laid out of what we want it to look like. The hard part is done when it comes to getting the information. We just need to get it in the ground.

## 2. Education/Conferences

Carolyn Witt:

Are they still planning on a National Main St. conference in Richmond?

Tyler King:

Richmond, yes. That is the week of May 17,18,19<sup>th</sup>, somewhere around there. It's the week before Winefest, so we'll be very busy.

Carolyn Witt:

That is a conference that has things we could tie into historic preservation as part of their umbrella. So if anybody is interested in that. I know I may be interested in that and it's awfully nice if the commission could pay registration fees. If anybody's interested, there's more information out there - especially as it gets closer.

3. Curb Appeal

Carolyn Witt:

This is the wrong time of year. Winter is not a good time to take pictures.

4. Creating New History Award

Carolyn Witt:

They are creating new history all around us all the time.

5. Budget Report

Budget Report:

We just kind of got a budget report.

Sal Maniaci:

We haven't spent anything since the last meeting.

6. Information Plaques for Historic Buildings

Carolyn Witt:

I know the plaques are still on hold. It would be better to spend the money on the sign.

7. Calvin Theatre

Sal Maniaci:

No real update. It still seems very optimistic.

Joe Holtmeier:

They had roofing material delivered.

Sal Maniaci:

They're moving forward with what they said they're moving forward with. What they said in the paper - applying for state and federal tax credits isn't quick. So they have to get that in line. We had a very productive meeting with them, but it's just going to take time.

Other Business

Carolyn Witt:

Since we've met the last three months, rather than have our normal February meeting, quarterly - we're going to skip to May.

Jamie Walters-Seamon:

Does that gentleman still plan on coming in?

Carolyn Witt:

I don't think so. I heard from him recently again – Ed. That's up to him. I gave him the information and if he wants to come and vent, that's fine.

Sal Maniaci:

It was an interpretation of the trash enclosure at Sirens Hotel. They were upset that it didn't go through historic review, but it's not removable. It doesn't have a building permit for a trash enclosure. It's just something on site plan that we make sure is there. He just disagreed that it didn't require a permit. Really, it wouldn't be something that we would review. That's more teeth on interpretation of the building department and council. We've explained it and he's been very nice. He just disagrees with our interpretation there. Any time anyone in the public disagrees with staff's interpretation of the code, they can go to the board of adjustment. So, that avenue is always there.

Carolyn Witt:

That's the key, if you give him his options. I think he came here from somewhere where they had much stricter rules, which is possible. There are places that you can't change the paint on your building. They are so limited – not just voluntary compliance, but mandatory compliance. You can't use these windows – not, we suggest you don't use these windows. I have always said we are an advisory board. People can come to us and we can tell them, or hopefully guide them, into the best historic way to do something.

Sal Maniaci:

That would be anywhere in the city. Someone comes and a commercial business wants to add a dumpster, we have a code that requires it in an enclosure. So if they put one up without an enclosure, code enforcement can say hey, you've got to put it around – but they don't have to get a building permit to put up the enclosure. I think because it is downtown, he was asking why I didn't have some type of architectural review, but we don't have that.

Andrew Clary:

I think it was two weeks ago, Jamie sent out an email and it had like a punch list of three or four grants on there for different items. I just want to know if there is anything we can or should be doing to help with any of those grants.

Jamie Walters-Seamon:

When SHPO sends those emails, I send them directly to you. As far as who's supposed to be sending those in, I don't know.

Sal Maniaci:

If there is anything in there that you guys catch, we can always look into it. How it typically works, you can apply for one grant in a fiscal year.

Jamie Walters-Seamon:

Previously, Danielle and Bridgette would pick those up and say we need to work on this. I'm not sure who's shoulders that should fall on now, but I think it's more of a group effort. If anyone sees anything, we can discuss it.

Tyler King:

I can tell you from our point of view on my organization, We get grant opportunities all the time. There are so many opportunities out there, it's just taking the time. If you can set aside time to fill them out, they're just like scholarships - sometimes you get lucky, sometimes you don't.

Carolyn Witt:

The other thing I noticed, she just sent us one that was talking about historic buildings matching changing zoning codes. That it's very hard to do and to renovate an existing historic building to match what's demanded by today's zoning codes and I thought that look interesting. We're going to deal with that. I know you dealt with that with the farmers market with the staircase. We worked with the building department and came up with ways to adjust the renovation of the building to match to have the ability to have it occupied in two apartments. We appreciate that, because it's important that the engineering department is aware of this and will work with people who are seeking to renovate. Look at the shoe factory, but that was a whole other story - it's a challenge when you try and take a historic building and put it into the 21<sup>st</sup> century codes.

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 6:00 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Monday, May 16, 2022 at 6:00 PM in the Council Chambers of City Hall.