

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

Monday, June 20, 2022 at 6:00 PM

Minutes

Call to Order - Roll Call

Present

Steve Strubberg, Vice-Chairman
Bryan Bogue
Jamie Holtmeier
Rick Hopp
Al Behr, City Council Liaison
Joe Holtmeier, City Council Liaison
Sal Maniaci, City Planner/Economic Developer

Absent

Carolyn Witt, Chairman
Andrew Clary
Tyler King

Pledge of Allegiance

Approval of minutes from May 16, 2022. Motion made by Bryan Bogue. Seconded by Jamie Holtmeier. Passed without dissent.

New Business

1. Design Reviews:

- a. 14 W. Main St. - east end of building on for approval
- b. 14 W. Main St. - west end of building on for discussion only, not on for approval

Sal Maniaci:

There are two items on the agenda for tonight. The first is a request for design review for the east end of the building at 14 W. Main St, which is commonly known as the former Missourian building. They previously got an internal demo permit and the reason we hadn't seen anything here is there hadn't been a permit to be reviewed. As you all know, we don't review internal permits. Then they moved forward with some of the external changes. That's when Jamie reached out and said hey, we've got to put that on pause until we go through this process. Again, to be clear, we have the mandatory review/voluntary compliance until or unless public funds are requested - which at this time, they have not. When we were reviewing the plans, they have some longer term plans for the rest of the lot, so we thought maybe now would be a good time to just start that discussion and give some early recommendations from the commission since they are still

in design. The first item is for that eastern end. Just the existing building – some changes to the windows and doors – they’ll see an industrial awning. Then the second is just the discussion of it, but I thought it would be easier since they have the better renderings and can show you more detail. We’ve plugged in their computer and they have a whole presentation they can do. Unless there’s any questions of me, I can turn it over to the applicant.

Chad Greife:

First off, thank you so much for having us. I’m very, very excited to show you what we’ve got planned. History is so very important to us. My name is Chad Greife. I’m working with my brother, Dale Greife, and his wife – Lisa Greife. We’re definitely family owned and operated. What I want to do today is just kind of show you what we’ve got planned for the entire building with some of the different businesses and what we’ve got to kind of plan for with the design. Then I can take any questions after that. The first thing is just that we want to create a space for games, drinks, food and entertainment. That is much needed in this area. We all have years of hospitality, construction and design with this experience. The owners can ensure the operations will be efficient and we want to provide our customers with an experience they’ll never forget. With over 20,000 square feet of space in beautiful Downtown Washington, we’re going to walk you through some of that today. The alley on the old Missourian building, as we like to call it, just the old Missourian building – or sometimes the Death Star. It’s a historic site with parts of the building dating back to the 1860’s and we want to honor that space and return it to its former glory, better than ever. On the alley, that’s what we’re calling it and that’s our full design inspiration, is between two historic sections of the building. So, as you look at the front of the building, there’s a garage door there that was one building – and then it’s another building. All they did was just put a little roof on top and put that garage door. When you’re walking through it, it feels like you were in an alley from years and years and years ago. That’s our main entrance and it’s our strongest inspiration. We want to keep almost all the original structure interwoven within. Inside this alleyway, there’s these beautiful arched windows that are all with that original brick. We want to maintain that, we want to keep that. There’s parts where bricks have broken off. Instead of replacing those bricks, we want to just fill in clear epoxy into those spots so even those spots that are broken off where you can kind of see into it, it would still be nice and finished off – but you can still see those original bricks that were placed from the early 19, late 1800’s. If you’ve been to the foundry in St. Louis, they did a lot of that with their flooring. You can see the old brick, but it’s just through a clear layer of epoxy on it. That way, it’s still not dangerous for people to walk by. You don’t have chunks of brick falling in people’s food, but yet you’re still honoring that history of that building. We also want to incorporate the fact that the building was used for many years as the main hub for the Missourian. I

think that's what a lot of us know it as, so we want to maintain that history with lots of old tools that we are finding as we are demoing and cleaning some things out. We are using that as part of the design. There's a cool machine that wraps paper around old newspapers and it's just this old crank machine that we want to incorporate that with the ribbon coming through and coming in and out of the walls. The alley will appear as if you're walking along a European alleyway with cobblestone pathways, streetlamps and street signs. Here's a picture that we see here. When you're walking down this alleyway, those arched windows that you see there on the right - those are what is currently there right now. They're just, of course, boarded up and you could tell bricked up years later. So we're going to be removing those. Those are going to be areas where people can either go into a bakery, a coffee shop, they can order food from there. We will be selling things out of there ourselves. So people can actually interact with those windows. Then on the other side, my left your right, is going to be the farmer's market - which is the main focus for today on the Andy's Produce. Those windows that you see there, those were all behind drywall and stud walls. We removed those and found these really beautiful windows that were original to the structure. We have sanded down every single one of those, re-primed them, re-painted them, putting in new glass to all of those. Those were original to the building, which for us - was just so cool and it fits the design aesthetic that you see now on every single hdtv show. It really worked well for what we were wanting. This is as you're walking back down the alleyway turning around and looking back. We will have some new glass doors on that main entrance, but still keeping that façade on that. You see from the original building that's where you can order your food. I've already covered some of those things. Then this is looking in the grocery store of Andy's Produce/Farmers Market. We did add some accordion style doors so that way she can push those all the way to one side, her produce can empty and go out into the parking lot. She can be selling things out of that parking lot, as well as people can walk in and they can buy their produce through there. She will have a very, very large walk-in cooler that she can keep a lot of her stuff fresh. That's what we're looking at with that. That wall, that gray wall that you see along there, that we are not touching. We are leaving that exactly the way it is. There's still ink stains on them from when the Missouriian was in there. We're not planning on doing anything to change that or mess around that. We want to keep that original wall from all those years of being a newspaper. We are going to be having rental space. We, as you know, have already worked out a lease with Andy's Produce, but we're also talking with Underground's Coffee that would like to work with us with selling coffee. Also, brick oven pizza and selling that as well as Lang-A-Tang BBQ in New Haven. They would like to come over and be selling barbecue out of that other area. So a lot of this stuff will be done on your phone. You can put your orders in online and just go pick it up at

the window. We'll also have in there the railroad park, which is going to be further on for your discussion. Other tenants in those spaces with shared kitchens can come in and sell food out of those spots as well. Snow cones, you know, whatever. That's going to be more of your seasonal weather because that will all be outdoors. One of the things we're going to be selling out of that is alcohol. We've got the self-pour system so when people come in, they'll give us a credit card, their ID - we swipe it, they get a key fob on their wrist - then they just swipe it in front of the beer tabs or the cocktail tabs and they are charged per ounce. They can have just a taste of something. They can go down the line and taste a bunch, or if they really like something - they can go ahead and do a full 12 ounce pour of whatever they're looking for. We will also have a robot bartender, believe it or not. If there is something pretty basic like a Jack and diet or something that we might not have options for, then we have that as well. We will have three separate spaces for a 21 and up area, a family space and a kids space - so everyone from 8 to 80 is what we're looking for. This space will have all different types of games and entertainment. The family room area will have a 3D sports simulator, as well as other analog games. The space upstairs, we're looking as a major attraction for arcade and then our big ones are going to be our free roam virtual reality. Also, tables all around with board games that are all electronic board games. Duckpin bowling, which is just like regular bowling, but much smaller - so it's a lot easier for people who can't pick up a regular bowling ball, but it just makes it a lot more fun. This is that free roam virtual reality and that'll be on our entire top floor. Essentially, you put on the headset, run around this room and what you see in the headset is whatever the situation might be. We went and played it and it was a lot of fun. We think this is going to be something that the families and kids and definitely a lot of adults will enjoy in this area. The sports simulator where you cannot just play golf, but also soccer, baseball, archer, football and 30-40 other games that you can play with that. Spitball Charlie, kind of a local legend, has reached out to us and is very interested in doing pool leagues. In fact, he is willing to come in and do show tricks and what he can do - and he's willing to run the pool league, so we want to create a space for him in the 21 and up area that is for pool tables. He said that he would run that league and take care of that so we want to have space for him, because I didn't even realize myself that there was a pool hall that hasn't existed in a long time. This is the east end of the building, which I know is that we were talking about for review tonight. The accordion style doors that you can see there - that is going to be Andy's entrance, so they have the big door there and then also just a man door there. Right now, we put a mural on there that Spitball Charlie actually submitted for when I was in the Art's Council - that mural that is Welcome to Washington, so we took a picture of that and put that there. We're not saying that's going to be the actual mural. A mural I would love to do is something that incorporates

the Missourian – something that shows the history of Washington going through the printing press and on the other side we see more of the future of Washington. We are still not sure what this mural is going to look like, but we would like to have some kind of a mural that goes right along that entire side of the building and then this is looking at the front of the building so you see that main entrance for our guest and then, of course, that other side of it is then the railroad park. For the railroad park, it's such a vital part of Washington's history. This is our chance to pay homage to the railroad that has given so much industry and tourism to our town. The outdoor space will be a railroad park. This will be located on the intersection of Lafayette and Main. Each container will have a vendor or outdoor seating with fantastic views of the riverfront, Downtown Washington. Another container will be a stage for live entertainment or music videos. A grassy area in front of the stage as a perfect spot for a blanket picnic or dancing the night away. Other events could be yoga sessions, motivational speakers, private events. Other towns and cities have definitely adopted this. You can make these railroad containers look very chic, very nice and provide a really nice space – especially in the seasonal months once we get from May through October and maybe April depending on Missouri's weather. I like this one because they didn't even paint it. That's still just the rust on it and it came across so cool. So, it has a nice, elegant design, but yet still something that I think pays nice homage to Missouri's and Washington's history with the railroad. What we want to do we've got a few storage containers running parallel along the side of the parking lot and then we have a few more of those containers on top of that with a rooftop deck, a tree coming up through and you see the stage in the very back area with a grassy area in front of that. This is as you're walking down turned around and looking back at the entrance. Other storage containers are stacked on top of each other. So you can see the stage area really well. And then that's the nice grassy area. Obviously, the picnic tables can be moved out and that can be a little dance stage area that you can have movie nights, laying out blankets in that area. The set of stairs that you see take you right back up inside the building. There's even going to be a storage container that comes halfway in and halfway out of the building. That will also bring you inside the building as well. This is a side view from the other side. The reason why we're doing this, we all also own the River Sirens Hotel and we are asked all the time about what's there to do in Washington and the biggest response is bars and restaurants, which is great – but with no bowling alley and a small arcade, Washington is in dire need of an entertaining space. Not only for us, but for all the surrounding areas and throughout Franklin County. Downtown Washington, Inc is encouraged. It's encouraging an entertaining district in Washington and all of their research proves the need is there. We are working very closely with Tyler King and his staff to ensure that the space is done right. That it fits

the needs of the people of Washington and preserves the rich history. That makes this sound so great. Any questions?

Jamie Holtmeier:

When I visited the Missourian to submit something, I never thought it was that big. Where are you putting all of this?

Chad Greife:

Exactly. It goes back so much farther than you think. Everybody says that it's just kind of been Mod Podged together through the years and there's a lot of wood paneling and when you remove some of that stuff it's not too bad, but it goes pretty deep into the ground.

Jamie Holtmeier:

To clarify which parts are going to be new construction, I guess it's the west side that you were talking about.

Chad Greife:

Yeah that's really the only thing that you're adding onto the building. Everything else is just changing the existing space that's there. We can actually fit everything that we want with the three separate areas, the actual street alley design. We can fit all of the things that we're looking for and we do have the software here so we can definitely show you the 3D model. We can even show you the blueprints on what we have. So, you can kind of see the layout a little bit.

Rick Hopp:

Chad, how many square feet is just the grocery store?

Chad Greife:

Just the grocery store is 2,500 square foot. It's 20,000 for the whole building. Yeah, very deceiving.

Bryan Bogue:

It's fantastic. I mean I don't know how you could do any more in that space than what you're proposing. It's a good use of the space. I'm blown away. I hadn't I hadn't actually seen that much of it before. It's really cool.

Chad Griefe:

We are extremely excited.

Sal Maniaci:

I will mention this is not the first time we've had someone request that kind of shipping container as a building material. It hasn't come to fruition other than storage and industrial areas. We've had the discussion with our city attorney in the past when it comes to industrial areas that it is just that we treat it as a building material. As long as they get a building permit and it goes through the same process as anybody else when it's fire rated and tied down. Once you're over 200 square feet, whether it's made of wood, steel, anything - you have to have a foundation and so that has to come before us. It is just considered another building material that they can submit. Because it's commercial, they have to have the stamped and sealed plans and all that.

Bryan Bogue:

So like you said, I think it's like anything else. I think it's just all about how you do it, and how you put it together and how the project is done, and you do see it a lot now in a lot of other communities mixed with historic and new.

Chad Greife:

We would like that part of the design elements. We don't want to go too cheesy with the railroad theme, but we definitely would like a railroad theme in that park in terms of, you know, whether it be the railroad crossing, but you have to pay homage that the Missouri River Runner runs right through here. That's been very vital to Missouri to Washington's history.

Al Behr:

A lot of space, a lot of ideas, probably a lot of time – any kind of timeline?

Chad Greife:

We definitely have timelines. We think July 15 is going to happen for Andy's Produce. We're painting tomorrow. Drywall is up and everything's going very well, but of course, who knows what can happen in the next couple of weeks. Our number one priority is getting Andy's produce in there. Then after that, we have a couple of other projects around town and then we're going to dedicate everything to this project. So next summer is, I think, a very lofty ambition – but it's still an ambition all the same. Of course, once you get into those winter months, it gets tougher to get things going. But yeah, I could possibly see that. I'm really excited. I spent some time in Europe during Christmas time and there was nothing cooler than going through Christmas markets in Europe and I definitely can see that outdoor space doing, you know, roasted chestnuts and hot cocoa, that would just be a perfect spot for that. So that would be great if maybe that's another option. So yeah, sometime in 2023 for sure.

Jamie Holtmeier:

So it's a good thing that your ambition is attracting a crowd. It also sounds like we might have the parking for, or you might not, what do you own?

Chad Greife:

So yeah, the entire lot minus those buildings that are there in the corner, so where Trashy Roots and those buildings there, but everything else right up to those, we've got all of them.

Jamie Holtmeier:

And that would just be parking?

Chad Greife:

Yes, we don't have any immediate plans to develop that and Andy's produce is going to go out into that parking lot that runs right along Main Street and she'll be selling a lot of her stuff throughout there, but who knows what can change that, but as of right now...

Steve Strubberg:

As far as the railroad park, how far south does that go?

Chad Greife:

So, right to the edge of the building there's those trees that are there now, just right to the edge of the where the Missourian ends, that's where that stage would be and that would be the whole back end. I didn't believe it when we had it drawn up. There's no way this little sliver of a parking lot is going to fit, but I mean it works. It works and everything that we need and it can actually create a nice space for a little grassy area as well that would be really great for families.

Steve Strubberg:

Sal, refresh my memory. Chad mentioned the mural now we've reviewed those in the past, but, so here's the thing – the code is clear about exterior alterations having to get a certificate of review, including painting and murals that do not require a building permit. So that's a little bit of a gray area.

Sal Maniaci:

We can't necessarily catch someone if they go to the building with a paintbrush, but that's kind of the whole point is we get these conversations as early as we can so that they know when you do decide on a mural, you know, come back to the commission for review. Remember Angelina started it and we had to pause it and submit the rest before they finished?

Chad Greife:

I was vice president of the Arts Council of Washington and I was on that committee that did the Welcome to Washington one. So, I presented those plans. I'm very used to going down that process and we would absolutely do the same thing. I've already reached out to the Four Rivers Arts Council about possibly helping with the funding for this. Unfortunately, they have too many projects going on right now. So, if that's something we get done right away or if it gets pushed back on the back burner a little bit – but we would definitely send that to review. We really want to pay homage to the Missourian and then, also, Washington's past and the future and that was the idea that I came up with, but we're open to ideas.

Alan Behr:

You talked a little bit about Andy's growing out into the parking lot there. I've been to the Union location, there's a lot of outdoor stuff there. Same intent is it stuff that will be there all the time? You talked about the doors rolling stuff in and out? Is it just a smaller scale?

Chad Greife:

In terms of the Union location, it is going to be a smaller scale than what we have here because she doesn't hardly have any space inside. At that location, she is kind of forced to be outside. She said she doesn't want any air conditioning, we still put one in. We'll see, how much he does come in and out. In the evening time and when they're closed, they're going to need

to bring in a lot of their stuff that – she doesn't even have that as an option now. She doesn't have that space to bring in a lot of that stuff, but with this space and to have those nice accordion doors that can just push open, they can easily come in and out during the evenings. She has rented 3,000 square feet on the outside of the parking lot and she would, she likes to leave a lot of stuff out and we're going to be really picky about, you know, making it clean because we wanted to look nice and tidy. I know her place at Union gets a little crazy with all of her inventory, we're hoping it's going to be, there's a lot of nice stuff over there – but there's a lot of stuff, and especially with us being involved as our own business as well as renting out space, it behooves us to make sure that she has good foot traffic and that things look nice for our own business. If we were just renting the space, we might not be as invested, but we're very invested that she is successful because then we're going to be successful because of it.

Steve Strubberg:

I guess the only other concern is going to the railroad park side, I guess that's going to be the, you know, probably the one you'll hear the most comments about from the public and everything. One thing you might want to look at, we do have ordinance in the preservation section that talks a lot about scale – not necessarily materials all have to match everything, but trying to keep the same scale so that we don't have something that's super overpowering on that corner – but still pays respect to the rest of the downtown because I know there's a lot of people that have invested a lot of money in adjacent properties. So that might be something just to look at a little bit. I guess the other comment too, is there going to be a way to maybe close that off? So it doesn't become a playground?

Chad Greife:

Absolutely, yeah. We're going to be doing a fence along that entire space and then where the entrance is will be a gate. We're not going to want teenagers there at two in the morning, you know, tearing up our stuff. So yeah, there's a plan for, for that.

Sal Maniaci:

I think we've already shared it, but the color scheme that we have for our guideline book. If you guys don't have it, we can share it. I don't know, you didn't mention finalizing the colors of those of those yet so we can share that.

Chad Greife:

In terms of height, we had just discussed doing one container that would be on its side, but that would be a stairwell that would get them to other ones. That was part of those pictures, pull any of those back up if you wanted to see what that would look like. But that's something we'll definitely take into consideration.

Bryan Bogue:

Yeah, that's a good thought. The design guidelines do have a lot of just samples of materials and things in it that allow things to blend in that are good resource to have.

Steve Strubberg:

Any other comments? Anybody in the crowd have any comments? Then what I'll do is look for a motion to give a review for the 14 West Main Street east end - for a certificate of review.

Bryan Bogue:

I'll make a motion to issue the certificate of review for the East end of the project.

Rick Hopp:

I'll second that.

Steve Strubberg:

All in favor? Any opposed? Okay. And then really, the next thing, there was kind of what we discussed was the west side of it.

Sal Maniaci:

There's nothing to vote on for that tonight. Obviously, they'll have to come back for building permits and all that for the shipping containers and we'll have final renderings at that point.

Steve Strubberg:

Okay. Well we thank you all for your presentation. It was it was good presentation to understand what you're trying to do with the whole block there.

2. 500 E. 6th St. - resident, Diane Sluyter, would like guidance from the committee to keep her home within historic guidelines as she updates exterior (not in historic district, but home is 150 years old).

Steve Strubberg:

Next item under new business is 500 East 6th St. Jamie, maybe you can kind of inform us what that was about. You sent us an email out.

Jamie Walters-Seamon:

Diane Sluyter is here. She wants to do some work to her house. It's about 150 years old. It's not in a historic district, but she would like some advice to keep it historic.

Diane Sluyter:

I've got one side of my house, it's 150 years old, it's all brick - but there's one side where the kitchen has been expanded through the many years internally. You can see the expansion, there's brick walls and then when they finally expanded at one point it appears that there's asbestos underneath and then there is siding. White vinyl siding, which is probably 40 or 50 years old. Pretty crummy looking and needs to be repaired. Before I go down the road and make some major errors, I just wanted some guidance from somebody about what to put up there aesthetically that would look pleasing but still kind of fall in the realm of that old of a house,

which is in Bassora. First time I met Mark Houseman, he said, "Oh you live in Bassora."

Steve Strubberg:

The siding is more around the side and the back? Is that....

Diane Sluyter:

No, it's on the side. It's on the neighbor's side. I'm on a corner and it's on the other side, the side that faces the neighbors. I was looking today and there's some other areas where the roof line has been expanded. The house was expanded a couple of times internally and with the roof line the way they expanded it, there's some of that white vinyl siding up there too. I want to get rid of all of it. It's pretty tacky and it's, it's starting to flake and break because it's so old. I'm just kind of looking for some guidelines there. It's about 30 ft long, but there's a side porch where you can see the cutout. I was invited to come for ideas. I know that I could do brick, I could do Hardie Board. I could do siding. I could do, you know, all sorts of other things, but just kind of some directions so that I'm not making a huge mistake.

Steve Strubberg:

I think in the past a lot of times we've recommended going with the Hardie Board, since that is an addition. Sometimes you want a different material, so it does show the progression of that property.

Diane Sluyter:

Internally, you can see the progression. It's got the original hardwood floors and you can see where they stopped and started and started. There have been three renditions on the kitchen. So something like Hardie board.

Steve Strubberg:

Yeah we've recommended that on a lot of the projects.

Diane Sluyter:

Would you do just straight across or would you do, I mean I know that there's some of those....

Steve Strubberg:

So you think originally that was asbestos?

Diane Sluyter:

No, I think there's asbestos underneath. I don't know what originally was. I have not gone down that far but there's a piece on the back that the trim has come off and you can see the asbestos. I'm pretty sure it's asbestos but that's as far as I've gone.

Steve Strubberg:

Going with like a lap siding would be pretty accurate historically and everything.

Diane Sluyter:

Okay, so some kind of Hardie Board or some kind of lap siding like that would be my best bet?

Jamie Holtmeier:

You had mentioned a design. Were you thinking about the scallop design?

Diane Sluyter:

I don't know. I just was wondering, you know?

Rick Hopp:

Drive down here to 2nd & Jefferson, the cabin that's on the corner there, that's all wood siding. But you'll notice that it's siding to a certain point and then the scallops up above there. Go take a look at that.

Diane Sluyter:

I'll go take a look, but I just needed some direction, you know.

Rick Hopp:

Hardie Board is awesome.

Al Behr:

Even some of Andy's new stuff is brick on the front and Hardie Board on the back in a lot of cases. Rhine River down here that Andy Unerstall built is brick on the front and it's lap/Hardie Board type siding on the back. If you go down to Market and Main, Market hangs a left and look at anything that's brick on the front down there and pretty much you're going to find somewhere on there where you'll find that Hardie Board too.

Diane Sluyter:

Okay, thank you. I appreciate it.

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

Sal Maniaci:

We have not spent any additional money. However, there was a donation from the dispensary to the city for future projects and I think it still has to go through council but one of the proposals for that money is for \$5,000 to finish the improvements to the city cemetery because we got the sign there – but we never got the educational aspect of it. It was like another \$1,200 and

we didn't have that. So, we were going to propose bringing that to the council to allocate that donation to pay for those improvements. If you remember, we (this committee), voted to put money towards that but it didn't necessarily go to the historic aspect, it went to the sign. I didn't know necessarily if we want to go back and ask for more money, so we thought that would be a good allocation. Budgetary, that's really the only thing that we're looking at.

Steve Strubberg:

I think that would be a great idea. I think we tried to kind of get the ball rolling on that project and to get like you said, get the historical aspect out there was kind of the goal from the beginning.

Sal Maniaci:

Mark Housman wrote us a really nice mock-up of what we'd actually put on the pedestal sign, on the historic sign. We have that still, Marlin has that. We got a bid from Ziglin for about \$1,200 and we looked - that's pretty much what we paid, even at the time, for the other ones around town as well. So, it hasn't changed much in there.

Bryan Bogue:

It'd be great to use it, especially if Mark put it together.

Sal Maniaci:

He found pictures of some civil war soldiers that were buried there. It was good.

6. Information Plaques for Historic Buildings

Nothing new.

7. Calvin Theatre

Sal Maniaci:

I know that the Calvin is still on here and I don't have an update. They had moved forward with the roof replacement. Even since our last meeting in May, the crane was there one week and making some changes on the roof. The permit is still open. Tyler has reached out as well. He hasn't heard any specific update, but they were planning on applying for the federal tax credits - which would go above and beyond any of our requirements. They have to approve every individual change you do to the inside.

Other Business

Rick Hopp:

I just want to make it known that the foundation, Historic Washington Foundation, we're finished with our projects. The Farmers Market building has been completely re-tuck pointed and painted and the signs are back up. So that's finished. The post office, everything has been finished as far as the tuck pointing and we're working with a painter to finish painting some of the windows. So both buildings should be back in shape for another 100 years.

Sal Maniaci:

Are you putting a new sign at the post office for Downtown, Inc.?

Rick Hopp:

We're looking at it.

Sal Maniaci:

I thought I'd heard that, but I hadn't seen it. That reminds me, the Waterworks Building should be done by...

Steve Strubberg:

Well, the general contractors work should be done by – I'll say the second week of July. Then the tenant has still got work to do inside. But the outside, I think today they started putting some of the new windows in on the inside.

Rick Hopp:

The new windows came in Wednesday and they were in within a day.

Steve Strubberg:

They've been working, they've redone all the sidewalks down there.

Al Behr:

Is that all of the windows already?

Steve Strubberg:

No, we only replaced the ones on the east side. We struggled with the budget so those windows were in the worst condition. You could stick your finger through some of the glass, in other areas there wasn't glass. A lot of the stuff on the west end is they just went in and worked on the windows, patched them, repainted them, stuff like that. If you look inside it'll kind of look unfinished yet. But the tenant is doing a lot of the finish work on the inside.

Sal Maniaci:

The touching up and the painting, I thought looked great. They put that color back on there and all those details. Wayne let us know that you're going to add some ground lighting up to that. Very similar to what we have at City Hall that lights up the building directly.

Steve Strubberg:

When you come down Jefferson St., the whole front of it will be lit.

Sal Maniaci:

I think it'll look really nice.

Rick Hopp:

Any update on the depot?

Sal Maniaci:

We're supposed to go out to bid in July. I think July 7th and then they're due July 17th or maybe that was too quick to turn around but bids are due to be in in July. Then we'll get the numbers out and hopefully select someone and move forward. The tenant is still eager to move in.

Bryan Bogue:

It's vacant right now?

Sal Maniaci:

It's been vacant since Pappy's moved out. It would not have passed inspection.

Steve Strubberg:

Is anything changing on the outside?

Sal Maniaci:

No. There's going to be some new goose neck lighting. Actually, I take it back – they did end up adding two windows to the north side on the river so they will have to go come to this board. Once we get the bids in, we'll submit those plans.

Steve Strubberg:

It just got painted a couple years ago.

Sal Maniaci:

Yeah. We have not really decided what to do with the loading dock yet. Right now, that's an add on in the bid package to replace it with concrete and actually fence it in to have a real deck out there. Again, with the budget, that is an add on right now.

Jamie Holtmeier 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 6:40 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Monday, August 15, 2022 at 6:00 PM in the Council Chambers of City Hall.