

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

Monday, August 15, 2022 at 6:00 PM

Minutes

Call to Order - Roll Call

Present

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

Absent

Bryan Bogue

Pledge of Allegiance

Approval of minutes from June 20, 2022. Motion made by Steve Strubberg. Seconded by Tyler King. Passed without dissent.

New Business

1. Design Reviews (previously approved by email to be put on record:
  - a. 16 E. Front St. - signage for Old Bridgeview Brewery 6/29/2022
  - b. 209 W. 3<sup>rd</sup> & 319 Elm St. - signage for Chimera 6/30/2022
  - c. 1 Elbert Dr. - signage for Chimera 6/30/2022
  - d. 123 Lafayette St. - signage for Downtown Washington 6/30/2022
  - e. 100 W. Main St. - 3<sup>rd</sup> floor balcony 7/7/2022
  - f. 325 W. Front St. - deck for old freight depot 7/11/2022
  - g. 5 W. 2<sup>nd</sup> St. - signage for Birdie's Bakeshop

Carolyn Witt:

Let's do the signage for downtown first because I know there are a couple of people who will abstain, then we'll do the rest as a group. The signage for 123 Lafayette St. It will be in front of the post office designating a post office, a Main Street organization, in downtown Washington.

Tyler King:

I will abstain.

Carolyn Witt:

So will Rick. Is there a motion to approve or any discussion on this?

Steve Strubberg:

I'll motion to approve.

Andrew Clary:

I'll second.

Carolyn Witt:

All those in favor, signify by saying aye. Opposed? Motion carried. The remaining reviews have been approved by email need an official designation that they have received review.

Tyler King:

I'll motion for all of these to be approved.

Jamie Holtmeier:

I'll second.

Sal Manicai:

Just two notes on here. On the West Main St. third floor balcony – they did get that approved after our building inspector looked at it. There is a code that it can't be more than six feet without some special bracing. They believe they can demonstrate that's there. If not, they'll have to put some bracing up under it. I don't imagine that would change any design. It will be black, but they said they're getting their engineers to review it to make sure they don't need it. They don't think they do, but our engineering department is looking at it – so if you see some changes, that's all it is. They may put some bracing on the underside of it. Over six feet, they mentioned that you technically need those unless you could prove how far it went in. On 325 West Front, the deck for the freight depot is on for vote tonight for the lease and the construction. That was a bid alternate on there, so what is going to counsel tonight does include the deck. That's why we wanted to make sure it was all approved by History Preservation by the time it went there, but it is possible as a potential deduct. The existing one is not safe so regardless, that one has to go. It's been rotting. Staff's recommendation is to propose to replace at the same time. I'm going to include that part of the bid. But just so you know, if you hear that changes tonight for a deduct. It is still on the table as well that either city staff could do it or it could be

added at a later date. We wanted to get it through this committee so it was all handled.

Andrew Clary:

In that case, would it just be demolished and then they'd do something at a future date?

Sal Maniaci:

Regardless, it's definitely coming down. The new one, as you saw, won't stick out into the parking lot. It's just along the back of the building. Because of the distance of the building, you have to have an exit there. So regardless, there's going to be a new door and staircase down. Ideally, we'll get a deck because the current tenant would appreciate a deck, but they don't need it necessarily. They don't have that use, but if we're looking longevity of the building a future tenant would probably like to pay for a deck. So that was our recommendation, but if they decide not to - it could just be nothing on the rear. Obviously, that crawl space would be exposed, so that would change the other side of that at that point.

Carolyn Witt:

It makes sense to do it while you're doing everything else for the building to be leased.

Sal Maniaci:

That was our goal - get it truly white boxed and if there is tenant changeover, you have a nice building that could pass occupancy.

Rick Hopp:

Sal, there's not a tenant in there right now?

Sal Maniaci:

No. It's been vacant since Papi's left, but if approved tonight - the Axe Depot will move in upon substantial completion, which they are aiming for January. Then it will be theirs for 5 years, minimum.

Carolyn Witt:

Any sign of other building permits coming down the pike?

Sal Maniaci:

Potentially. We continue to meet with business owners, property owners on potential projects. Some potential ground up that would obviously go to you for review, but not major renovation. It would just be new construction. Some infill. Tyler, anything off the top of your mind? Projects that you're working on?

Tyler King:

There's a few. I don't want to say just yet. The permit data is definitely picking up downtown.

Carolyn Witt:

I saw someone as working on, next to Hoffman NOA - it was Diana Holdinghausen's daughter.

Sal Maniaci:

We issued that permit a while back.

Carolyn Witt:

At that time, no one was really sure what she was going to do. I'm hoping their going to go forward with that.

Tyler King:

Yeah, they're definitely doing work in there and it's mixed use.

Sal Maniaci:

Nothing that need to go to Historic Preservation - if you saw on the back side on the parking garage of the Old Modern Auto, there are some improvements. The new buyers are just doing some maintenance and improvements, you know, bracing down there. I would imagine they'll have some plans come forward on that in the future.

Jamie Walters-Seamon:

Sal, have you heard anything else on the apartment building they were supposed to put across the street from John G's.

Tyler King:

It came before us and we approved it, but there's been no movement since.

Sal Maniaci:

I did speak to him a couple of weeks ago about something else and I asked him. He is on Unerstall Construction's waitlist. Unerstall Construction is building that. If you drive by now, there's cars parked there. There is a little gravel lot and that is where the building is going. It will actually be garages for the units so people who live down there can use those garages. Then there will be a second story with three units, I believe. He said the plans are done and he has Unerstall Construction. I think they are doing Main & Olive, and then this will be next.

Tyler King:

I looked, we approved it almost a year ago exactly.

Jamie Walters-Seamon:

We did have another sign that came through after I sent the agenda out. It's 5 West Second St. It is now going to be Birdie's Bake Shop. It used to be Fairytale Cookie Company. They're just re-facing the sign and putting vinyl in the windows, so they don't need a building permit.

Sal Maniaci:

That is right, since they are just re-facing they don't need a building permit. We encourage people to come in and go through Historic Preservation and the owner's knew that.

Andrew Clary:

I'll motion for all of this to be approved.

Jamie Holtmeier:

I'll second.

Carolyn Witt:

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

## Old Business

### 1. Potential Grants

Sal Maniaci:

Jamie has been forwarding you the actual SHPO potential grants. We don't have any projects that we are specifically lining up on Historic Preservation on a district basis right now. We did look into utilizing that for some city properties upcoming renovations. It does get very strict with what you can do to the buildings after that. To be honest, it may be more financially responsible not to get a grant for historic buildings. If we're going to add new windows or office space to a building, it gets really specific. We're looking at options. That's specifically for the complex over by the pool. So the old auditorium and the actual bath house and all that where the parks offices are eventually going. We're looking at that. That's still an opportunity. But again, we had a consultant who did all of our energy efficiency and they said they've had some experience with other cities that once they got that, they couldn't necessarily do everything or end up getting more expensive to follow the historic guidelines. On the interior, which we always encourage on the exterior, but on some of the interior - they were concerned that it would make it more expensive. So, we're looking at that option. Those grants on the state side are twice a year, on SHPO. There's

September and if they don't award them all, they do it again six months later. Every year, I think I get notice of a second round – if that comes up. We're still looking at before the September deadline. As for individual grants, nothing I can share right now. There are ARPA grants through the state under the community revitalization program. We're looking at a couple projects that may qualify, but it's on private property – so we'll have to get our ducks in a row before we can even put the application together. Both projects that we're looking at would need Historic Preservation review and approval. We'll need proof of public meetings and all that. Those applications, as of right now, we're anticipating to be due October 3<sup>rd</sup>. They want a 45 day turnaround, but they were supposed to open on August 1<sup>st</sup> and they still haven't opened. If they could open tomorrow, it would still be October 3<sup>rd</sup>. It's within 45 days, so I would just keep that on everyone's radar. We may need to have a meeting before the 21<sup>st</sup>. Just some potential facilitating, some redevelopment, that would be downtown. That's really all I can share right now. The state has their own ARPA funds through DED and they separate it into 8 categories, one of them is community revitalization. It's their broadest category, but it doesn't mean you can apply for anything. You still have to have, there's a number of they call it beneficiary activities that you have to say – yes, this is what we're doing. It can't just be beautifying. There is everything from a food shelter, a food bank to affordable housing. . There's a lot of categories, but you have to fit into one of those and we're looking at some potential – if we can bring marketplace rentals, that would qualify under the workforce housing. If we can incentivize that, we will definitely apply.

Carolyn Witt:

Would a playground down at the riverfront park work?

Sal Maniaci:

It could. There's no application fee or anything. Tyler and I have looked at it. It probably can't hurt to turn in an application. It may be tough to meet because they do have specific guidelines and things that have to fit. It says in there you can apply for recreation facilities, but then you have to show why. Ideally, they would like to say you're putting a playground in a community that is socially inept or are falling behind because of COVID or something like that. Those socioeconomic issues, those numbers, we don't have the data to really qualify for that, especially downtown. It can't hurt to submit an application, but the thing is – it's a competitive grant. There's a lot of money, but they're only doing it by district. So we got put into the St. Louis district, which means we are competing – the over 100 millions dollars got put down to 20 million for St. Louis and Washington is competing for that. We're trying to put together the most competitive applications we can to get Washington to stand out. We think we do have some very competitive

projects in mind. We're in the St. Louis MSA, but we do qualify for rural grants because we're under 50,000. This specific category, they don't separate it between rural and urban. They have economic districts and Franklin County, as a whole, is in the St. Louis economic development district. That's where we got put into the 20 million pot. Good and bad – St. Louis got a lot more money than some of the areas to fight for, but there could be some very competitive projects. This is the first time I've ever had this program. Typically, they are pretty good about making sure some of the money get out. I will say, because it's a quick turnaround – there's a lot of homework you've got to do, but it's not..... I think they anticipated that with the way they wrote the application. It's meant to be – let's get these applications out. People can submit their projects. If we have more questions we can come back. It's not so difficult that I think any community could fill this out.

## 2. Education/Conferences

Tyler King:

I have a few that I can mention. September 7<sup>th</sup> is the next Missouri Main Street Mornings on Main. This is a webinar. You can sign up for this webinar specifically on murals. I know that's something we've talked about in the past is murals in the downtown area. If you want to learn a little bit about that. Then the 15<sup>th</sup> and 16<sup>th</sup> we have a training in Jeff City. I apologize, I don't remember the topic of that one. Then we have another one, our quarterly workshop, from November 3<sup>rd</sup> and 4<sup>th</sup> in Lees Summit and the topic has not been put out on that one yet. So that's a few of the Main Street Revitalization conferences and trainings that if you're interested in going to, let me know and I'll sign you up. I will definitely get you the one for the Mornings on Main one.

Sal Maniaci:

The one in Lee's Summit, we'll probably get a group to take the train. It's right after our new fiscal year, so we will have training dollars in this budget that you can apply for. If we're not going to spend it the rest of the year, it would be better to send more people to go closer than the spend for a couple of people to go across the country.

Tyler King:

Our national conference is in Boston next year in March. Carolyn usually attends that and hopefully have a good group go to that next year too.

Carolyn Witt:

That'd be good. Oh and this is a good a time as any to bring this up. You all very kindly gave me \$440 to register for the meeting in Richmond. I had an accident, I had an issue and when I got there, I had to go to urgent care and

I had to come home right away. So I replaced the \$440 into our budget. I didn't want anybody to think that I didn't. I was really sorry, because I was there – but my knee was swollen and it was ugly. I needed to come home so I didn't make it, but I don't want anybody to think that I didn't appreciate the funding and that it was replaced, so that's in this year's budget still before we run out. If you find something to go on, it's there.

Sal Maniaci:

Even if we book those train tickets. Transportation definitely qualifies for the training dollars. If we book it before October 1<sup>st</sup>, we can use these training dollars. So just keep that in mind. We typically go to the annual one. There's one in November every year.

Carolyn Witt:

A bunch of us went in March to Joplin. Then this one in Lee's Summit. I'd like to do that. I hope they have something really dynamic.

3. Curb Appeal

Nothing new.

4. Creating New History Award

Carolyn Witt:

We haven't had any new history created recently, but it sounds like we might be having some new buildings coming up that might fit the criteria.

Sal Maniaci:

I think it will be worthwhile once some of the stuff that's under construction now is done.

Andrew Clary:

Like Pecka's?

Carolyn Witt:

It's looking great.

Steve Strubberg:

Are the plaques still on those buildings?

Carolyn Witt:

Yes. I was down there not too long ago and the plaque was still on the building. It makes you feel really nice when you see those plaques and realize we did that.



Tyler King:

It's always nice to give a tour downtown. We get multiple groups. We just had a group from Maryville, Missouri north of Kansas City. They were here and they noticed the plaques when I was giving a tour. They really appreciated that.

Carolyn Witt:

That is great - and it gives people ideas. Speaking of that, and I should have brought this up under conferences - the American in Bloom conference is coming at the end of September. They're bussing them out from St. Louis. They are staying there, but they'll spend Friday from noon on. They'll start at the park and they are going to have food trucks and lunch. Then they'll have tours of the various parks and around city hall - places that the Master Gardeners have contributed to and show off how they work together with the chamber, the city and downtown. It has resulted in so many amazing things. That's the kind of thing you like to show off. We went to St. Charles three years ago, but that was the last physical meeting they had. It really is an opportunity. They come from all over the country. Part of their umbrella includes historic preservation and community awareness, that's how I got involved. They are having a dinner very similar to the Farm to Table, only American in Bloom is having it for the guests that have come out from the city to spend the day here. The 30<sup>th</sup> of September is the day they will be here.

Tyler King:

It runs into the 1<sup>st</sup>. It's a weekend type thing, like a Thursday, Friday, Saturday - but they are coming out specifically to be here that Friday.

## 5. Budget Report

Sal Maniaci:

We have the training dollars in there. We have money set aside in case there is a matching grant that comes up - which we do every year. Last year we took money out of plaques and put it into signage and this year I just put the same amount. So we have the same 20,000 that can go towards anything. It seems like a lot, but if we have to match \$12,000 to one grant, then obviously.

Carolyn Witt:

What I'm passing around is, I was in Kirkwood this morning and Kirkwood has signs for their historic districts. It's Jefferson Monroe district. It doesn't have any major information or detail, but it's just a street sign on a pole that says Historic District Jefferson and Monroe. I think the streets are what they're named for and I was thinking if we, I mean we've been so successful. I think the plaques are wonderful but our public buildings have been

addressed and I hate to not have another project down the road. Imagine if you're driving down Second Street and you see International Shoe Factory Historic District, which is coming – or Tibbe Historic District. Of course with signage, you have to go through the city because signs are their thing and you certainly don't want a neighborhood that says, hey, we got enough signs. That's a very subtle way to get it out there. I thought that was something we might think about next year when we have a new budget and if we don't have anything targeted to do that, wouldn't that be kind of nice? I know from the past in dealing with signage with downtown, the city street department is very kind about helping facilitate that sort of thing, so just keep that in mind.

6. Information Plaques for Historic Buildings

Nothing new.

7. Calvin Theatre

Nothing new.

Other Business

Sal Maniaci:

I just want to mention, next Tuesday the 24<sup>th</sup> everyone is invited at 4pm to the grand opening of WashMo on the Go at the Waterworks Building. If anyone wants to stick around and show your support for the renovation of our freight depot, that'll be on the agenda tonight. Otherwise, we'll be in touch probably before our next meeting. I imagine those grants will be due before the end of October. The state has \$350 million across all eight programs and in their words, they don't want that money. At the end of the year, they want 100% of it allocated, so they're going to move very quick.

Carolyn Witt:

I want to say, too, that I was very grateful to be appointed to the comprehensive plan committee – mainly because of the library as a representative, but I also said they got downtown and Historic Preservation so I will keep our interests. Of course, we're really lucky because Sal is there so if I slip up, I know he'll jump in.

Sal Maniaci:

That first meeting is Thursday at 4pm.

Carolyn Witt:

That is really a great opportunity. I was lucky I was on the committee last time and that is a good opportunity to bring up things that when they're looking to the future – what are you going to do? I remember I was talking to somebody somewhere and he said well downtown is finished, it's full. I'm going, you are never finished. You always have things like the Calvin. You have things that haven't been

done or even when you've got all this new stuff - a police presence, security for all of our visitors. There is always something that you have to look at. It's not stagnant. It's not something that you say I'm done and you move on. You always have to have that as part of the living document that downtown is key in this whole plan for the community, because the community should use this. They come here to eat to mail, to bank. I'm very grateful.

Tyler King made a motion to adjourn and Jamie Holtmeier seconded the motion. A vote was taken and unanimously approved. The meeting of the Washington Historic Preservation Commission ended at 6:39 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Monday, November 21, 2022 at 6:00 PM in the Council Chambers of City Hall.