

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

Monday, July 10, 2023 at 6:00 PM
Minutes

Call to Order - Roll Call

Present

Carolyn Witt, Chairman
Steve Strubberg, Vice-Chairman
Rick Hopp
Tyler King
Al Behr, City Council Liaison
Jeff Patke, City Council Liaison
Sal Maniaci, City Planner/Economic Developer

Absent

Bryan Bogue
Andrew Clary

Pledge of Allegiance

Approval of minutes from Monday, May 8, 2023. Motion by Steve Strubberg. Seconded by Rick Hopp.

Sal Maniaci:

Jeff, I don't know if you knew, but we allow email review if it's not requesting any funds through any incentive and if it's not a demolition. If they meet once a quarter and they need a certificate of review, we do not want any of the permits held up while waiting for a meeting. If there is something anyone wants to meet in-person on, or if the board wants to, we can do that.

Jeff Patke:

Al, do you know, are we voting members here?

Al Behr:

We are not. We are liaisons only here. We are just here to help.

Jeff Patke:

Therefore, I'm not emailing back. I'm not responding.

Carolyn Witt:

Your comments and opinions are fine. That's not voting as much as calling attention to something. You may see something that we didn't. That's why we have an architect on the commission. He sees things that none of the rest of us do. Steve was much more passionate because he's been on this a long time and knows. We're mandatory review, voluntary compliance. Unless it's TIF, then we can say, no, you can't do that.

Sal Maniaci:

Also on certain signs. If they want back lit, the box signs, or electronic message display boards – it's mandatory/mandatory. You have to get those specifically approved by the commission.

Carolyn Witt:

We are more of an advisory board, in many ways. Even if we give a negative review, they can still do it – unless those things pertain.

New Business

1. Design Reviews (previously approved by email to be put on record):

a. 24 W. 2nd St. (old Angelina's)- garage door in side of building 5/19/2023

Rick Hopp:

Has that been approved?

Sal Maniaci:

We asked for more information on the type of the garage door. I don't think they got back to us on that yet. As far as I understand, it's an investment property. They do not have a new tenant yet. They may be waiting for that. They came in to look at possibilities, but have not come back with more information. I think he's open to any possibility. I don't think he has a set plan. I could be wrong, but the last conversation I had, there was no set plan. As far as I'm concerned, A on here, I don't know if we need to vote on this or put this on the record, because I don't know if it's a for sure thing.

Tyler King:

Right now, all I've been seeing (and I've spoken with the new owners) is commercial remodeling.

Jeff Patke:

When it was Ed's Meat Market, was there not a door there – larger than a man door?

Rick Hopp:

The back door is where he brought in the meat.

Jeff Patke:

If we would approve a garage door, is there anything to do with parking? They would have to have a certain area of curb that would be yellowed off?

Sal Maniaci:

They would have to get a right of way permit to cut into the curb.

Steve Strubberg:

We ran into that a couple of years ago at the old Altemueller/Hallmark building. They wanted to put a garage door in. It didn't end up happening. I know there is concern that you would lose parking on the street. Where it's located, you could lose two parking spaces.

Jeff Patke:

My first thought was, it's only a sidewalk off the street. So if you put a garage door in, even a right hand turn in is going to be difficult. It's going to be tight.

Sal Maniaci:

Part of the request for more information – it could possibly just be a garage door for the windows. If they have a tenant in there that just wants open space and not for parking.

Al Behr:

The question the last time around was, is it going to be glass for sitting around and having a sandwich, or is it going to be parking for a resident.

Sal Maniaci:

Like Bud's has garage doors, but no curb cuts.

Steve Strubberg:

And Bridgeview.

Jeff Patke:

That's beyond this group, right? You don't approve the cuts, right? That has to go through traffic and all that?

Sal Maniaci:

Correct. That one we will need more information on. Like Tyler said, they are just doing interior until they get a tenant.

Carolyn Witt:

As far as the minutes go, we discussed it but are waiting for more information and no review will be issued at this time.

b. 106 Elm St. – sign for Prism MedSpa & Esthetics 5/19/2023

Carolyn Witt:

That sign is up and running.

c. 300 W. Front St. (Landing) – enclosed canopy seating area 6/15/2023

Carolyn Witt:

I think everybody approved that.

Jeff Patke:

In an email, I think someone said they didn't like the color.

Tyler King:

Off the color scheme, we can give recommendations. There is a palate of colors you can choose from.

Sal Maniaci:

We do have a selection of colors they can choose from, that we recommend. It was created from a grant in 2004. Since they're not requesting any funds, we can send them comments – but they don't have to follow them.

Tyler King:

The whole mandatory review/voluntary compliance is a weird thing to follow. It's more like Carolyn said, an advisory board more or less - but you have a lot of people with a wealth of knowledge. That advice you're giving tends to help.

Carolyn Witt:

My favorite success story is Washington Coffee Shop. He came to us and had a sign. Bridgette Epple was on and she said, "Have you looked at what the building looked like when it was a grocery store?" He said no, he went to Marc and he found a picture. The signage that is now on there with the gooseneck lamps and the whole bit, was right off the historic building. That's the way it should work. We made a suggestion, not a demand, he reviewed and said - yes, I'm going with this. The other thing that was really cool, was years ago the parks department came to us and said they were repainting the freight depot down on Front St. Wayne said they want to paint it off the suggested colors. We all looked at the colors and suggested the color and the trim. They went with what we asked for.

Sal Maniaci:

Those design guidelines, we have copies. Jamie will hand them out when people ask about things.

Tyler King:

I send people to Jamie all the time for that stuff.

Carolyn Witt:

The first time they did the booklet, they had pictures of other towns for examples. When you look at the book now, almost all of the examples are down the street - in Washington. You can go and see what we're recommending. It really makes you feel good to see that our community has lived up to our ambition to have the design guidelines followed.

d. 216 W. Main St. - sign for Wanderlust Market 6/30/2023

Carolyn Witt:

I don't think there were any complaints about that.

Sal Maniaci:

No, it was really more of a name change than a business change.

Tyler King:

They are changing the business slightly. They're adding some chocolate to it. Basically, The Grazing Board was there. Then Country Living was there before that. They replaced the existing sign that was there. It was the same size.

Motion to put b, c and d on the record made by Steve Stubberg. Seconded by Rick Hopp.
Motion approved.

Old Business

1. Potential Grants

Carolyn Witt:

We periodically get things from the SHPO office (State Historic Preservation Office).

Sal Maniaci:

We don't have anything on the horizon that we're needing right now.

2. Education/Conferences

Carolyn Witt:

I went to the Missouri Preservation Conference in Joplin. I went to a thing on building codes in Historic Districts. I got a lot of really good information. They were talking about how if you are working on a historic building and you're working with your building department in your city – they have a tendency to go straight to the ordinance and say you have to have this, this and that. Well, a historic building is very difficult to retrofit often. A good example of that is our Farmers Market with the two apartments above. The City, Downtown Washington and the Chamber all worked together, and the fire department – because it didn't have a second exit. It's not sprinkled, but they put in fire prevention stuff. In other words, there were alternatives that they could do to make the building a viable two-family above the market. It's an income generating, tax paying, wonderful thing – our Farmers Market is. There were several preservation codes, there was a 1973 Virginia Preservation & Building Codes. Our building codes don't have a whole lot of preservation issues in it. We have a code, we have an ordinance of what we're supposed to do. What I would like is, I want to get a copy. There's an international existing building code, which is non-residential. Then there is an international residential code for builders. In that, there's an appendix AJ. Under the appendix, we could adopt the appendix – the city can independently. It says you must adopt separately and is quote, "If technically unfeasible and costly, the building can accept alternatives." We don't have anything that I'm aware of that particularly says that.

Sal Maniaci:

I don't think we have that specific appendix.

Steve Strubberg:

I think it's all been adopted. The international existing building code, the city has adopted that. Usually, they adopt all the appendixes. The International Code Council has a whole bunch of different codes. Most of those have been adopted. There are ordinances where there's exemptions or stuff that adds. They're going through it right now. Blake is involved. Fire chief is involved. Ken in our office is involved. A couple contractors. A lot of that is adopted.

Sal Maniaci:

There is going to be a 60 or 90 day comment period coming up for that. I'll make sure to look at that. We have always made our own appendixes on some fire lane changes and stuff. I don't think we've ever not adopted anything.

Steve Strubberg:

Correct. The only thing that I know of in a lot of these areas is the energy code. But the existing building code has been adopted for years now. It's very useful because it gives you some leeway when you are going into a building. The biggest problem is when they start changing usage. If you're changing from residential to commercial - that's a problem. It's a good tool to get a lot of these buildings updated.

Carolyn Witt:

If we weren't already covered by that, I would wear my other hat and approach planning and zoning to see if we could do that. But if it's already done, that's terrific. I did learn a lot. The other thing I went to was on foundations. Something about - what are the shoes of your building and the different kinds of foundations in older buildings. I got a lot out of the meeting. It was good. That's why Steve is so valuable! This should be Steve's last meeting. If it is and the city council recognizes him because he's been on this commission a long time, if anyone can attend that. Hopefully you'll be recognized by the mayor for your years of service, which we're very grateful for.

Tyler King:

We have the state Main Street conference July 26-28th. We have a heck of a group going. We actually have up to 17 people from the community that will be there over the course of that week. Good showing from Washington.

Carolyn Witt:

Aren't you presenting?

Tyler King:

I will be, yes.

Sal Maniaci:

You can register at the event, if you still want to go. We'll be there Thursday and Friday for sure. Friday night is the awards.

Tyler King:

I'll be there Wednesday and Friday for sure. The Waterworks Building with Wash Mo On The Go is actually going to be a semi-finalist for an economic award.

Carolyn Witt:

It's really nice when we win a state award to get recognition.

3. Curb Appeal

Carolyn Witt:

Curb Appeal recognizes if somebody does something to the exterior of their house that is in keeping with the historic part of their building. It has to be something that is over 40-50 years old and in the historic district. Usually, we have kind of a subcommittee – we haven't done much of that recently.

4. Creating New History Award

Carolyn Witt:

Creating New History was created when Andy Unerstall was putting up new structures that reflect the brick – the historic district, they fit in. That was created, not just for him, but for Speckhals. They had a 4 story residential with retail on the lower level. We approached Immanuel Lutheran for their new sanctuary, but they never got back to us.

5. Budget Report

Sal Maniaci:

We haven't spent any money since our last meeting. Our budget is coming up October 1st. We typically do the same request each year. It allows for either new plaques or special projects. This year it went to help pay for the special projects for the centennial celebration. Earlier in the year, some of it went to the cemetery project. We always put in the same amount. That way it does allow members to ask for reimbursement for training and conference cost, as well as plaques if needed and grant matching costs.

Carolyn Witt:

There was some discussion I brought up that if you're in Kirkwood, they have signs recognizing the different Historic Districts. We have the Tibbe District, which is around the Tibbe house on Cedar and 4th. We're currently in the process of putting together an International Shoe Factory Historic District. If we had signage, that's kind of nice. If you're driving down the street and you realize you're in a historic district. – it tells you. That was something I thought we could look into when we have money next time. Whenever you're downtown and you go in a building and see the plaque, that's us. We paid for those, and they also did research to come up with the wording. Almost all of the historic buildings, unless someone chose not to do it, in the downtown historic district – the retail and commercial has been marked. We're not too thrilled about putting it on houses. You don't want people walking up to your front door to read your plaque. That is something that this commission had done and it makes me very proud to see that downtown.

Jeff Patke:

Sal, you said we keep the same line item in the general budget?

Sal Maniaci:

Yes. It just says Historic Preservation. It's not itemized. \$4,000 - \$5,000 for plaques, depending on if we had training. Then \$12,000 for matching funds for grants. The grants are typically a \$20,000 grant.

Carolyn Witt:

This last year, anything we had left – which was a lot, really – went to our centennial celebration. They were looking for support. We were the place to come.

Sal Maniaci:

It was mostly used to pay for the work to get the time capsule out of the cornerstone with Patke Restoration.

Carolyn Witt:

The year before that, we helped contribute to the sign at the city cemetery. Those are good things.

Rick Hopp:

Are all of the plaques up? I thought we had one or two.

Sal Maniaci:

At one point, someone on the commission had a list that was emailed around. I'd have to ask Jamie when she gets back.

Tyler King:

I'll have to check my file. I might have something.

Rick Hopp:

I put the last two or three of them up, but I thought there was one or two left.

Sal Maniaci:

I think Danielle may have still been doing homework on them when she left.

Carolyn Witt:

I think Bryan Bogue might know.

Tyler King:

I like your idea about the districts though.

Carolyn Witt:

We've gotten where the signage in town has become very much standardized. This is a good opportunity that we've got something to look at to say, this is the standardized signage. I know Darren as a whole is not into signage. It doesn't have to be a lot. You just put one as people enter the neighborhood – you see that it's a historic district.

Tyler King:

Keeping them uniform, I think, is key.

6. Information Plaques for Historic Buildings

Carolyn Witt:

We are kind of on hold with the information plaques.

7. Calvin Theatre

Carolyn Witt:

We've never gotten rid of the Calvin because we live and hope. The roof was fixed. That's a step in the right direction.

Other Business

Rick Hopp:

Sal, do you have an update on the power lines? Are we progressing at all?

Sal Maniaci:

Yes. We worked with the Chamber on moving a switch gear – where that would be located and finalizing that equipment. The reason I think part of it took so long, is we got pushed on Ameren's schedule. After that, we tried to change their plans to put on the north side of Front St. – put the switch gear on the parking lot we lease from Union Pacific. Ameren needed something in writing from Union Pacific to do that. Union Pacific said we could not do that. It took about 6-7 months to get that no – so that put us back. Then we went back to the drawing board. We have now figured out we can put it up towards the Chamber lot. We went to the Chamber and asked them that for the switch gear itself. Now Ameren is finalizing plans and said we should have them by mid-July. Hopefully, in the next week or so, we should have the actual plans and then we have to get them worked into our auto-CAD. The good news is, we had already hired an electrician and ordered a lot of the equipment. So we shouldn't have to worry about switch gears and panels taking a year because we already ordered all of that. Once we get a contractor and get scheduled to go, we'll work with our street crews and it shouldn't take too long. My goal would be this winter, but I'd have to not be quoted on that in the paper because I don't know – to save a significant amount of money, we can use our own street crews instead of going out for bid. I haven't talked to Tony on their schedule for that. Two years ago when we started on this, they said as long as it was in the winter. If we could do it this winter, that would be ideal. As Carolyn already mentioned, Steve is stepping down. Thank you for all your work and recommendations over the years. Joe McGowan has been proposed and sent the application for him to fill out. Sherri requested that today and that application should be sent to council and the mayor for approval, this week I would assume. I'd have to look – most of our boards have a two week waiting period before it's proposed and voted on. We will have another opening with Jamie Holtmeier and there were a couple names thrown out via email. We can just have everyone fill out the application and council can decide.

Jeff Patke:

Steve, how long have you been on?

Steve Strubberg:

Eighteen years.

Jeff Patke:

Did you move on, or were you asked to move on?

Steve Strubberg:

I asked to moved on. I've volunteered for too much stuff in the last couple years. It's time to start shaving some of it off and some new fresh ideas need to be in here.

Carolyn Witt:

Joe McGowan was a good choice. He's an architect and he's involved with downtown. So he will be good. If any of you know of someone....

Tyler King:

I mentioned Katie Dickhaus, if we're open for nominations.

Sal Maniaci:

We have an application on our website now, have them fill that out and then they can bring that to the mayor.

Steve Strubberg:

Katie would be good. When I got on here, Marc Houseman was on, Ralph Gregory was on here.

Carolyn Witt:

I have a feeling, at the next meeting we'll probably have to vote on officers. Steve has been serving as vice chair. If I'm not here, unless someone would really like to be chair - which would be just fine with me - I am not unwilling to hang in here. We'll probably have an election because we'll have the new people. We are having a meeting next month. We have to make one up. The state requires that we meet at least four times and the year runs from October 1 to September 30. So we have to do it. We can't wait.

Tyler King:

It's part of being a CLG.

Carolyn Witt:

CLG is Certified Local Government, which enables us to be eligible for grants and that sort of thing. We use that money and the matching funds from the state to hire someone to do the research for the International Shoe Factory District. They put together all of that. When they have all the information, it has to sit for a year.

Sal Maniaci:

Yeah and they sent that off to them to review. It got shrunk down on what was actually eligible.

Carolyn Witt:

They haven't gotten back to us, but we've gotten all our ducks in a row and are ready to go. The district isn't as big as it could've been, because a lot of the homes have been altered. She said a lot of the garages were original, but a lot of the homes had been altered.

Sal Maniaci:

You have to have a certain percentage of the properties contributing to the historic nature of the neighborhood. The area we proposed - the original shoe factory - the homes that were built, the lots that were sold to pay for the shoe factory, was pretty wide. Over the years, they've been changed enough that the district that Landmarks was recommending was a lot smaller, but it was still worth submitting. What that

does is it gives property owners the ability to apply for historic tax credits if they want to.

Carolyn Witt:

It's nice. It would be our fifth historic district. It's really nice to have it defined.

Jeff Patke:

Sal, our Fifth St. Historic District doesn't include in this?

Sal Maniaci:

That was surveyed with a grant and it did not qualify. It didn't qualify for the national registry.

Rick Hopp 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 6:35 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Monday, August 14th, 2023 at 6:00 PM in the Council Chambers of City Hall.