

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

Monday, October 9, 2023 at 6:00 PM
Minutes

Call to Order - Roll Call

Present

Carolyn Witt, Chairman
Joe McGowan
Bryan Bogue
Rick Hopp
Deanna Fitzgerald
Andrew Clary
Al Behr, City Council Liaison
Jeff Patke, City Council Liaison
Sal Maniaci, Economic Developer
Sarah Skeen, City Planner

Absent

Tim Poepsel
Tyler King

Pledge of Allegiance

Approval of minutes from Monday, July 10, 2023 and Monday, August 14, 2023.

Carolyn Witt:

We didn't have a quorum at the last meeting. I thank Rick for coming. If we could approve the last two months meetings. July and August. We don't usually have meetings back to back like that. We actually, theoretically, meet four times a year - but we had to skip January because of weather. We're catching up. Then something like this was really important because it's very seldom we do have mandatory review, mandatory compliance. We certainly had a vested interest. It's really good to have Andy here to fend the questions. If I have a motion to approve those two minutes.

Rick Hopp:

I'll make that motion.

Bryan Bogue:

I second.

Carolyn Witt:

We have a motion and a second. All those in favor signify by saying Aye. Opposed?
Motion carried.

New Members:

Carolyn Witt:

We would like to welcome some new faces, which I'm excited from every direction.

Deanna, would you introduce yourself and tell us a little bit about yourself?

Deanna Fitzgerald:

I'm Deanna Fitzgerald. I live right next to Andrew Clary over there, who recommended me to try this thing out. We're seven years in Washington. We just got our third downtown house to renovate. We really love the architecture here and we love Washington.

Carolyn Witt:

And Mr. McGowan?

Joe McGowan:

I'm Joe McGowan. I'm an architect. I work with Cochran over in Union and I've been on Downtown Washington, involved with them for about 15 years or so and just was asked to be on this and here I am.

Carolyn Witt:

We're very grateful because it's nice to have an architect on the scheme of things.

Sal Maniaci:

To my right here is Sarah Skeen. She is our new city planner and she started today. I'll still be at all the meetings for the foreseeable future well into the new year. When big projects come up, we'll both work on those together. But yeah, we'll start transitioning Sarah into historic preservation and planning & zoning commission.

Sarah Skeen:

I've been with the city for a year and a half. I have lived here for about a year and three quarters. I'm really excited and here I am.

Sal Maniaci:

I will just say, Tim Poepsel, he's our third new member. He is actually in Nashville helping choose the next year's fair bands.

Carolyn Witt:

Deanna, have you seen the guideline book here?

Deanna Fitzgerald:

I have not.

Carolyn Witt:

Okay. Jamie would probably be able to give you one.

Jamie Walters-Seamon:

Yes, I will get you a copy. Actually, I can go start printing it now.

Carolyn Witt:

It's got all the things we would talk to a developer or a contractor to get ideas of what we would like to see as historic preservation. What is really cool about that book, it's been in the works for years. It goes back to when we got the Dream initiative from the state, and that helped fund it. Initially, we had pictures from other places. Now, when you look through the book, so many of them are from down here or over there. They're right here and you can look at these pictures and you don't have to drive very far to see it, to see how they're supposed to look or that we hope things would look. As far as our meeting tonight, I think the main thing we're here for is for Andy. It'll be our regularly scheduled meeting.

For the last one this year, we'll be in November. I'm so grateful that we have so many of you here tonight. But I feel like since we're going to have another official meeting, there's one or two things – like the upcoming education, our yearly CLG meeting is October 20th. If anyone else would like to go, it would be fine, but I will be there. We're a certified local government by the state. In order to be a certified local government, you have to have a historic preservation commission appointed by the mayor. We are a design review, basically. We are here as a resource to try and help people go the right way when they're developing.

Sal Maniaci:

You have to keep up your standards with CLG in order to be eligible for grants.

Carolyn Witt:

Exactly. Those grants are the things that help pay for our designated historic districts. Right now, the shoe factory is currently in the works. That money, that you have to hire somebody to come in and do an investigation of the neighborhood to get it designated. That money came from the state, so it's important to be part of that. One of the things they encourage us to have education during the year. You can do this on webinars, you can do it at workshops, or there are a variety of ways to get it. If you do go to the CLG meeting, that counts. I think we will get to Andy.

New Business

1. East Main and Jefferson St. – design review for new building.

Sal Maniaci:

I'll pull up the plans, but it is exciting because if you remember, I think the first time we looked at renderings for the Front Street TIF development that we started – was I think in November of 2017. It was the first time we looked at renderings for this. Actually, if you zoom in far enough on our old aerials, you can see what all this area used to look like. I mean, there's two whole blocks, two and a half blocks of a lot of vacant ground or dilapidated. Now, as you zoom out, you can see the updated aerials. This piece here at the corner of Main and Jefferson, is the last property, Building E in the development agreement. Per the development agreement, the requirement in the TIF agreement was that the ground floor be commercial and then the second, third or up to however many stories he wanted – could be commercial or residential. Then obviously, because they are using public funds, it's mandatory review, mandatory compliance. Andy's here to submit the request for certificate of review so we can issue a building permit. I will pull up the renderings we emailed as well.

Carolyn Witt:

Just to clarify, mandatory review/mandatory compliance is unusual because we are an advisory commission. If it's anything outside done to an outside building in the historic district, comes before us to be reviewed. But whatever we decide or talk about, the property owner is not restricted to do exactly what we ask to do. But in this case, because TIF funds are involved it's mandatory review/mandatory compliance.

Andy Unerstall:

I'm Andy Unerstall with Front Street Development. This is our last build on the original TIF project, like Sal said, started in 2017. It's been a long time in the making because I was always looking for somebody to have an idea what to use the building for, for the commercial side. I never really ran into anybody, but it's pushed down the road far enough now where I got to get it done. I should have done this before I did some of my other projects, but I really didn't have a bunch of interest in it. Now I have a guy that's interested in purchasing the whole building. He wants commercial on the first floor, and he would like the other two floors to be four apartments on each floor, 1,200 square foot apartments. If we don't put this together with him, then I will condo the building and I'll put four units, two on each floor, and I'll condo it off and sell off the top four units and leave commercial on the first floor. It's because I don't want to hold on to the building and it would be the easiest way to get rid of it unless someone else comes along and has interest in it. But he seems pretty adamant that he's going to take it. Hopefully, we can put that together. This project here, we selected some different products for. We're wanting to go with a honed stone on the first floor, on the first floor elevation. Joe pointed out while ago, and then when you see it up here on the picture, it might be a little heavy on stone there on the back half of the building. But we really could bring that brick down. Joe, your comment earlier, just standing here looking at this now – because the other side of the building has the brick where the elevator shaft is coming down. We could also bring that brick down on that there so it doesn't look... it's a lot of stone going up. Also, it would probably be a significant savings compared to the stone versus the brick. When you see it up here, looking at a little 9 by 11 or a 11 by 17, you see it in color up here. I agree. It looks a little heavy, but there's no... I mean, the other choice is that we would take the foundation under the windows there and use like a limestone or something and then go to the honed stone. We pretty much put stone on the bases of all the buildings we've done downtown. That would be something that we would consider. The front of the building has the stone, like I said, up to the second floor. Those windows are floor to ceiling, basically 9'4 tall on the first floor. I think they're 12 foot wide, but they'll be black. aluminum storefront in there. Then the windows up above will be an Anderson window above that and they'll be black also. They show a groove in between there. We haven't decided if that should be grout. Sometimes they'll take this stone and put like an inch or inch and a half strip in between there and inset it to break that up. But these panels will be at least two-foot long and probably either 12-16 inches wide once we get them. We're waiting to hear back from the company that makes us here through Earthworks for them, the product. The other brick detail is pretty similar. It shows two different color bricks there, but it's not. It's just one. It's just to give you some definition. Otherwise, it'd just look flat. We're thinking of one of these two bricks right now. Something with a little more brown in it instead of so orangey. One of these two would be our go-to materials for that building.

Andrew Clary:

The north elevation that we had up there a minute ago, is the stone the same as what's down low here? Is it two different?

Andy Unerstall:

Yeah, the stone comes around the corner and quits there on the end. Then those underneath are parking stalls. There's no garage door. It's just pull-in parking, covered parking. The tenant parking will literally be in that lower lot because I have, I think, 33 parking spots there total that we're leaving. I was going to do another building there, but with all the stuff going on downtown, I don't want to build a commercial space that wouldn't have parking. I hate to have parking along there, but I don't... I mean, we submitted it in our original plans to have it as a parking lot. We thought of building another building there, which would be a little more profitable than a parking lot. But I don't see building a commercial space without it. I think we could definitely get a decent tenant in there with that parking with it. I think it would make the building more sustainable that way. The tenant parking would be on the back side of the building. There's six parking spots out and then there's five in the building. There's 11 parking spots with that part. Ideally, that would be where the tenants would park. It's not quite enough, but not everybody has two cars and they can still use the other lot. The second floor or the main floor doesn't really have any use of the basement. It has a set of steps down there, but we put the trash dumpsters up on the top because there was no way to mix the elevator and the stairs. Say somebody would put a restaurant in there, it would be too much of a crossover. You'd have them dragging trash up and down, going... We had the dumpster behind the building, but it just did not work for practicality. We ended up moving the dumpsters up, changing the parking lot configuration a little bit. We also were able to add an outside patio there to the left, a little patio area on the exterior too, on top of that retaining wall. Instead of we used to have a curve to it, now we're running it straight out, and then we're going to run a stamped concrete wall straight out into that retaining wall. That center of the lot can have a patio out there on that. That way, they'll come in the elevator on that lower level and go up to the second and third floor. That'd be the plan there. I think there's 25 in the main lot and then the others down below.

Andrew Clary:

The whole basement is parking or?

Andy Unerstall:

No, just pulling into the face of it. It's not big enough to turn around or anything to have a parking garage. We're just leaving it open so that it's more like a carport. Otherwise, you get into exhaust fans and ventilation and all that because it's shared.

Rick Hopp:

Andy, how big is the open area between this building and the other townhouse at the other side?

Andy Unerstall:

That's probably 20, 40, 60, and then two driving lanes. You can add them up there if you can see them. There's two 26s. About a good 100 feet, 120 feet, probably

total, I'd say. That'll be parking lot in there. Then there'll be some along the top, the retaining wall back there with the beds, there'll be some green space there at the back of the lot by the fence at the retaining wall.

Rick Hopp:

Then you'll finish the ground wall?

Andy Unerstall:

Yeah, the other wall will come into that wall. They have to meet up there in the corner. That's why we haven't finished it because we got to tie them together. It'd be hard. You can't really cut them off once they're up there. But that's our thinking on it anyway. Like I said, it's a little over 5,000 square foot. I think 51, 40 or something per floor. So probably about 5,000 square foot of usable space per floor. So it'd be 15,000 square foot, 10 residential and five commercial.

Jeff Patke:

Is the commercial designed for one or multiple?

Andy Unerstall:

We put two doors in so they could split it because a lot of commercial spaces are about 2,000 square foot, 2,200, so you have an entrance on the corner and you have the other entrance on the side. That window is missing there, as Joe probably realized what this is, but that's a shear wall. I had a window in there, but he wanted to put that panel next to the front door and we moved it over there. I don't want that there, but he said that would be a good spot for some signage, possibly, because we have to have... I had to have a shear wall on that floor. And that's why some of the like in the back, back here too, we don't have windows in some areas because of the shear walls. We're in an E design group. They're the worst ever with the soil. So everything went up by 25 % on the steel and the piers and the concrete.

Jeff Patke:

I think Andrew asked this question earlier and I didn't get the answer. The stone is what's going to be in the light. But then, is that a stucco?

Andy Unerstall:

Yeah, it's not going to be that color, obviously, but that's stucco. Because that hangs out the back of the building and it has to carry its cantilever over those basement garages down there. If you go look at the side view there on the on the right top there, you can see how that sticks out on there. And we can't really brick that because of the loading.

Jeff Patke:

So you have red brick, you'll have white stone.

Andy Unerstall:

Yes, brick and then the stone would be on there. Just looking at this other side, it really has... I could do some brick detail in the middle. I think with that brick coming down, if I did the same on this side, I think it would probably actually workout pretty good.

Andrew Clary:

Like on those vertical runs, like in this, is that what you're thinking?

Andy Unerstall:

Yeah. See how the other and then look at the east elevation where the elevator is the brick comes all the way down. Maybe we should do the same thing there as bring the brick all the way down and leave the stone just stop off there. I don't know. What do you think of that?

Carolyn Witt:

That'd be good.

Andy Unerstall:

It looks like the stone is getting really high there. We never really had anything else that was that high. This is totally different looking stone because it doesn't have that extra, and it'll be bigger panels. But still, it looks like a lot when I stand here and I look at it.

Joe McGowan:

What are you doing with canopies at the front door or awnings?

Andy Unerstall:

I don't know. Nothing designed for that yet. That would be like a tenant finish thing. They'd have to submit that. The one porch door on the side is covered. I'm pretty sure, isn't it? On the right side, it's underneath. The one to the left there on the east elevation, next to the elevator. Over one more thing right there, those doors.

Joe McGowan:

On the back side of the elevator?

Andy Unerstall:

Yeah, back side of the elevator. One's the entrance to the elevator for the apartments, and the other one's the entrance to the commercial space. Then it all ramps down. It's all handicapped accessible to that patio and then to the deck.

Deanna Fitzgerald:

Just to clarify, on the north elevation, that's all stucco?

Andy Unerstall:

Yeah, that's all going to be stucco.

Deanna Fitzgerald:

There's nothing you can do about that?

Andy Unerstall:

Not really, because for the loading of it - because that cantilever is out over top of it.

Andrew Clary:

Would a comparison to that, Andy, be the residence, I guess, where market comes down to...

Andy Unerstall:

Yeah, that softer. We had to do the same thing there, but that was on the top floor because of the brick. Once you get to a certain height, then you have to start adding more steel and columns. At the end of the day, it has to be buildable and sellable.

We throw as much brick and stuff out of this as we can. But sometimes you got to stop if you want to be able to survive.

Sal Maniaci:

I would also like to point out that the view from this image, this rendering is, you're sitting inside the Speckals house. This is the most hidden side of it, I guess, is what I was trying to point out

Carolyn Witt:

Yeah, because they've got three and a half stories.

Deanna Fitzgerald:

It doesn't have to be that color, right?

Andy Unerstall:

No, it won't be that color. And we'll end up running grooves in there too.

Whatever we do with this, we'll have them run the grooves and the stucco once we get that.

Al Behr:

But the first floor doesn't look like it's cantilever to me though, right? It's just the apartments above what I'm looking at.

Andy Unerstall:

Yeah, just the patios are cantilevered on the first floor. You're right. The patio that comes out of the back of that first commercial space, that's just covered by the second-floor cantilever. But it all lines up so that you have a way to get out of the back of the building with a little bit of seating and it ties over to that patio. I'd love to see a really nice restaurant go in there with the parking and all the stuff that's there. But who knows?

Rick Hopp:

Andy, is this going to be sprinkled?

Andy Unerstall:

Oh, yeah, it'll be fully sprinkled. And then, of course, it'll be the commercial elevator.

Sal Maniaci:

I wanted to pull up the street view as well, because one thing we wanted to point out when we talked internally that the style of windows as well match across. I mean, these have not been completely renovated, but the back ones have. It's only a matter of time. But this building also gets renovated. And you would hope then you would have these types you know, you would have the same type of industrial window on each side of the street there.

Andy Unerstall:

We end up putting the grilles in between the glass because who's going to clean them. You know, you can't the window guy can't go up and clean each one of those little squares. It would just be a nightmare. You'd have all those smears in your corners. You'd never get the windows clean.

Andrew Clary:

Looks better in real life.

Carolyn Witt:

Yes. Well, in that one view that that looked towards the north, you could tell Speckals is going to block. If you're on Front Street looking up. That building blocks your view.

Andy Unerstall:

The X's on that other building, that came off of the MFA that time. We robbed that off of the original MFA building that had that design on it. That's why we ended up using that design. If you go back and look at the old pictures of the MFA before it was tore down, that design was on there. I'm hoping to still repurpose a whole bunch of all the feed store is still on that lot next door there. I have all the brick. I'd like to use that on the elevator, on the inside, and on the foyers and all that, and the interior of the building. I'm going to try to stick all that in there. And then I got a bunch of the flooring and floor joists. I'm hoping some really cool doors and stuff in that big white box trailer sitting there. That's the whole in that building. And that trailer is all the Boland Feed Store that was salvageable. The flooring is like two inches thick. It'd be nice to run it through a band saw and just recut it. It's really nice stuff.

Carolyn Witt:

Great. Well, this is exciting. I think the idea if you could soften that one wall with the brick.

Joe McGowan:

Yeah, I'd have to see it, but I just thought it was a little bit heavy on that northwest side. It doesn't look as heavy. I mean, it's going to be light colored, but still. I don't mind the stone going up to the first floor. I mean, there's nothing like it in Washington right now, but that doesn't mean to say that it's not going to look good. He's talking about large format stones, too, 12 by 24?

Andy Unerstall:

Yeah, 12 by 24 panels. But in that bottom there, you can't really do brick and then go to the stone. It's either this and then something that's totally a little bit different and go with just a regular rough stone, like a foundation limestone or something. But I don't think I don't know if it would go with this or not.

Joe McGowan:

I probably wouldn't have a problem with it either way. I think he has the intent of what we're trying to do here. I could pick at it, but I mean, it's got the intent of what we have. About the only thing I think it could use is maybe an awning at the front door, but seems like it's missing. But there's buildings that have that. They don't have an awning there. There's just a door there.

Andrew Clary:

I think running the brick down does break it up, but it also, the way it is now, separates the commercial and residential spaces.

Andy Unerstall:

Yeah. But on the other side, we have that same situation and the brick comes all the way down.

Carolyn Witt:

Well, is there a strong opinion one way or another, or should we leave it up to Andy?

Andy Unerstall:

Yeah. I have to see I guess, Joe, in that corner about getting an awning on there. There's that bump out and stuff there. Because that's right up against the back of the curb on the building. It's right along the back of the sidewalk.

Joe McGowan:

Yeah, but you can encroach into that with an awning.

Andy Unerstall:

Yeah, that's what I mean, yeah. It would just have to just be a short, 18, 24 inches coming out.

Carolyn Witt:

Yeah, you've got to be careful on Front Street. Awnings have a tendency to get attacked by trucks.

Sal Maniaci:

In our historic code, it lists things that can overhang to the right away, over sidewalks, awnings, signs, that kind of thing. Actually decks.

Joe McGowan:

I think that'd be better for the building owner to decide.

Andy Unerstall:

Well, it would be for the front door, especially. Or push that door in.

Joe McGowan:

You could insert the door too, yeah. That would look sharp. You could use a little square footage that way.

Andy Unerstall:

We're meeting again tomorrow morning, so I might run that up to him.

Joe McGowan:

I'm not necessarily opposed to the way it is either.

Andy Unerstall:

I can throw a couple of these ideas on and send it back to you. You can look at it.

Carolyn Witt:

You might mention to him there is a sign and signing grant with downtown.

Sal Maniaci:

I think the main part of it, because it's mandatory/mandatory is that if there is going to be major changes, he would have to know now before he submits the plans. I think what we could do is still issue the certificate of review, and then if there are minor changes that he wants to send via email, we can do that as well.

Bryan Bogue:

Definitely. I think like Carolyn said, we can leave it up to Andy. This is a substantial investment. We can look at everything else he's done downtown. You can look at the materials. I don't even know that it would need to come back to us.

Andy Unerstall:

Well, I'll have him change it up, though, and then just send it back. You can take a look at it. If you've got a comment on it, it's fine. A lot of times, once it's up, you stand there and look at it and make some of these better decisions. It's just hard to see the three-dimension of the whole thing. But there's a lot going on with the building, a lot of detail.

Sal Maniaci:

The intent of this section of code is that if someone comes in and requests an incentive, they don't come in with an eight-story glass structure or a vinyl sided and that kind of thing. I think little things here and there.

Carolyn Witt:

I think we all knew going into this, it was not going to be something we didn't recognize.

Andy Unerstall:

It might be the last one now. I'm about done.

Bryan Bogue:

I think it's great. I think the use of materials is great. Another major investment downtown. I'd like to motion we issue the Certificate of Review.

Andrew Clary:

I second.

Carolyn Witt:

Excellent. There's a second. All those in favor signify by saying Aye. Opposed? Motion carried. Thank you very much.

Andy Unerstall:

Have a great evening. Thank you for your time.

Carolyn Witt:

Oh, thank you. Just exciting.

2. Design Reviews since last meeting approved by email (to be put on record):
 - a. 8 W 2nd – lit signage 8/28/2023
 - b. 106 Elm St. – PRISMA sign
 - c. 205 Jefferson St. – Euphoria sign on existing pole 9/15/2023

Carolyn Witt:

I would like to make the design reviews that we've done by email, have it officially put on the record. 8 West Second lit signage. Was that the heritage lofts?

Sal Maniaci:

Yeah, Heritage Loffs. There was one on Second and then one on the side

Carolyn Witt:

Then 106 Elm, the Prisma sign, which is already up but we had approved that by email. 205 Jefferson Euphoria on existing pole. So if I have a motion, you can do all three at one time to have this officially put in the record as design review was issued.

Andrew Clary:

So motion.

Rick Hopp:

I'll second.

Carolyn Witt:

I have a second. All those in favor signify by saying Aye. Opposed? Motion carried.

Old Business

1. Potential Grants

Nothing new.

2. Education/Conferences

Carolyn Witt:

The only thing I was going to mention was about the CLG meeting, if anybody wanted to go. I think it's Friday, the 20th of October, and it's in Jefferson City. They like you to be there around 8:30 in the morning. If you go over the night before, they're having a dinner for anybody that was from out of town. Because if you're coming from Cape Girardeau or St. Joe, it's a long way, but it's not an hour and a half. For us, it's not too far. They need to know. It's a \$25 fee, but we pay for it because we're legal. They serve lunch and it's always informative. Some are better than others, but you can learn a lot. It's wonderful to interact with people from all around the state that are in the same boat you are. Some in a leaky boat. Our boat is much better than most.

3. Curb Appeal

Nothing new.

4. Creating New History Award

Nothing new.

5. Budget Report

Nothing new.

6. Information Plaques for Historic Buildings

Nothing new.

7. Calvin Theatre

Nothing new.

Other Business

Sal Maniaci:

For the CLG, we're required to meet four times a year. We do it once a quarter. Then we meet as needed for projects like this that have mandatory review /mandatory compliance. Or, if there is demolition requested in the historic district, we automatically call a mandatory meeting as well. That sometimes you still can't do anything about if it's not a landmark and they're not using any public dollars. But any demo in the historic district, we still try to get everyone together to at least get comments to the property owner before it happens.

Carolyn Witt:

Which is never a happy moment, unless it's something that's falling down. Okay, our next meeting will be the 13th of November, and that will finish us off for this year. Though the fiscal year runs October first, so I was hoping there would be money, funds available, because we didn't get more money. Sal takes very good care of us with our budget. He presents it to the city council so that we have money that can be used for education. Or it can be used for, in the past, the plaques downtown on the buildings.

Sal Maniaci:

Matching funds for grants if needed.

Carolyn Witt:

Grants. If you have a conference that you want to go to that it pertains, that's money to support that kind of thing. If there's no further business, is there a motion to adjourn?

Joe McGowen:

I motion we adjourn.

Deanna Fitzgerald

I second.

Carolyn Witt:

Excellent. We have a motion and a second. All those in favor signify by saying Aye. Opposed? Motion carried.

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 13, 2023 at 6:00 PM in the Council Chambers of City Hall.