

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

Monday, March 21, 2016 at 6:00 PM

Minutes

Call to Order – Roll Call

Present

Carolyn Witt, Chairman
Rick Hopp
Danielle Grotewiel
Jamie Holtmeier
Andrew Clary
Joe Holtmeier, City Council Liaison
Josh Brinker, City Council Liaison
Walter Meyer, City Council Liaison
John McCreery, Building Official
Anthony “Sal” Maniaci, City Planner

Absent

Steve Strubberg, Vice-Chairman
Bryan Bogue
Bridgette Kelch, Advisory

Pledge of Allegiance

Approval of Minutes from February 16, 2016. Carolyn Witt inquired if everyone had a chance to review the minutes. Danielle Grotewiel made a motion to approve the minutes and Andrew Clary seconded the motion. A vote was taken and unanimously approved.

New Business

1. Design Review, 514 West Front Street, Driftwood Distillery signage

Carolyn Witt said Steve Strubberg could not be here tonight but he sent an email to all of us with his comments. His primary concern was the size of the sign.

Ben Ziglin with Ziglin Signs presented the plan. He said the owners of Driftwood Distillery are trying to bring awareness to their facility because they are getting passed by left and right. Ben said per the city sign code, they are within the square footage allowance. We have taken the approach of the old historic signs like the former Modern Auto had and what Bleckman’s have. It is an exposed neon type sign. We incorporated a little actual driftwood from the river to bring the historic riverfront to it. The painted on looking graphics are simulated and not actually painted on the building. It is worked into the brick to make it look like it has been painted on. The building had painted on signage before that has faded and they are trying to recreate that style. They need to be able to distinguish themselves

from the other businesses that are there. The concept was taken from Bleckman's. They like the style of that sign and wanted to go with something like that. That is how they were done back in the day.

Danielle Grotewiel said the sign seems to be very large for the building. Twelve feet tall seems gigantic.

Ben Ziglin said it seems that way but once it is on the building it is not. Proportion to the size of that building it isn't that big when you are looking at it from down the road or walk under it.

Danielle Grotewiel asked if it will hang down into the vestibule.

Ben Ziglin said it will be about 6-10 inches. The vestibule is about 16-17 feet tall. The only reason we brought it down was so it didn't stick over the top of the building.

Danielle Grotewiel asked if the neon is on all three sides.

Ben Ziglin said just on two. Ben passed out an example of the vinyl signage. He said it looks like it is painted on the brick. It is heated and melted into the brick. It takes the effect of the brick. The goal is to make it look worn out and old.

After some discussion, Rick Hopp made a motion to issue the Certificate of Review but said his main concern is the vinyl. We are the Historic Preservation Commission and our job here is historic preservation. But from what you are saying the vinyl is going to contour into the bricks and will simulate the old style.

Ben Ziglin said it will look like it is painted on the brick. It can be removed by peeling it off. No adhesive is used.

Danielle Grotewiel seconded the motion. A vote was taken and unanimously approved.

2. Design Review, 311 West Fifth Street, alterations to existing addition

Tarah Riegel said she has found a faux slate roofing material that she may want to use on the addition as well as the rest of the home. The home originally had a slate roof so she thinks it is appropriate. She said she just needs to find a supplier so she can see it in person to make the decision.

Carolyn Witt said she has seen it before and it looks really nice. From the ground looking up you are really not aware that it is faux. Carolyn said she misses the trees.

Tarah Riegel apologized for removing them and it was difficult for her to have them removed but she thought it would look cleaner and nicer. We are going to replant the trees with ones that will be fuller and not so straggly. You can actually see the house now.

Joe Holtmeier asked if you are leaving the brick on the addition.

Tarah Riegel said she is. There is only brick on the front of the addition and the rest is concrete block. We will cover the concrete block with either a faux cedar or Hardie board but she prefers the cedar look. There are several houses on West Third Street that have the faux cedar and it looks great.

Joe Holtmeier said you are making great strides on that house, it looks awesome.

Sal Maniaci added that Mrs. Riegel is on the agenda for a Special Use permit for that use (vacation rental) and doesn't foresee any issues with that.

Tarah Riegel said at this point we are going to either use faux cedar or Hardie board for the dormer addition and the existing addition that was the veterinarian office. We haven't really decided on the roofing material either.

Carolyn Witt said you will probably need to come back once you decide exactly what you are doing so the review can be issued stating that.

Tarah Riegel asked if we need to do anything to lower the height of the chimneys.

Danielle Grotewiel said that would be another discussion we would need to have.

Carolyn Witt said that the height of the chimneys is designated by the building code.

Tarah Riegel said it just looks dangerous.

Andrew Clary said we put an addition on our house which was built 100 years ago. We have the exact same setup but had to tuck point for structural strength. He said he knows that there are codes that decide the height of them, from a code standpoint for fire hazard. There is a certain height and space the chimney needs to be away from the peak of your roof.

Danielle Grotewiel said that for tonight do we have a problem with faux slate or metal for roof material?

After some discussion Danielle Grotewiel made a motion to issue the Certificate of Review approving the use of faux slate or metal for the roofing and either Hardie board siding or faux cedar siding on the addition and the third floor dormer.

Jamie Holtmeier seconded the motion. A vote was taken and unanimously approved.

3. Design Review, 307 West Fifth Street, Fischer's Food Mart, pre-fabricated storage building

Matt McDonald attended the meeting representing Fischer's. We would like to put a utility shed at the northwest corner of the property. We are trying to open up some storage that we have in the store itself to provide more food items for people who live in the downtown area. We have already talked to the Riegel's and Michael Tolksdorf who own property next door. We are seeking a variance from the city to be able to put the shed within a foot of the property lines. The shed will be approximately 12 x

16 or 12 x 20. We have the option of wood or metal. The color will blend in with the store. Hopefully we will get the variance from the city. We will not be storing any food or beverages in the shed, only cups, lids etc.

Rick Hopp asked if the shed will have electric.

Matt McDonald said it will not. We may have a battery operated push light but that would be it.

Andrew Clary made a motion to issue a Certificate of Review and Danielle Grotewiel seconded the motion. A vote was taken and unanimously approved.

4. Landscape plan presentation for the Washington Area Chamber of Commerce and Farmers' Market by Tessie Steffens and Mark and Joyce Wessel

Tessie Steffens presented the landscape plan for the Chamber of Commerce Building and Farmers' Market area. Mark and Joyce Wessel are joining her on this project and are both here tonight. We are graduates of the 2015 Franklin County Master Gardener class and one of our requirements is to give back to the community. It worked out perfectly for us that they are renovating the Chamber office. Tessie and Mark went over the design details and said once the exterior is complete they will get started on the project.

Carolyn Witt thanked them for presenting the plan tonight and commended them for their efforts in beautification.

5. International Shoe Factory District Survey Update

Danielle Grotewiel said she planned a grant structure all of the way out to FY2021 (and passed out a handout). This year we will do an intensive survey of about 150 properties. We are still waiting on the final grant paperwork from the State Historic Preservation Office. We met with Michelle Dietrich from the SHPO and showed her our planned area. She thought our plan was too ambitious for what we could get done for the amount of grant funding that we received. We received \$12,000 from the SHPO and it is a 60/40 match. The 60% is the \$12,000 and we will need to come up with the 40% in actual cash expenses or in kind. We have not started working on it yet but I wanted to include this information in the update. Danielle went over the plan that is detailed on the future plan for surveys.

Old Business

1. Education

Carolyn Witt passed out a four page handout from the quarterly journal of the National Alliance for Historic Preservation Commissions. There is an article about [What Activities Should a Historic Preservation Commission Review](#). It has some great information that you can add to your binder.

2. Curb Appeal Award

Carolyn Witt said now is a good time to start looking for properties.

Danielle Grotewiel said we need to take a field trip to see what we can find and we will set that up soon.

3. Creating New History Award

Carolyn Witt said we need to get this scheduled with Andy Unerstall for Rhine River Development. He will be our first recipient. We are still working on coordinating the others.

4. The Jasper House at 320 Lafayette Street, Property Restrictions

Carolyn Witt asked if there has been any progress.

Josh Brinker said the City Council is still reviewing our options.

5. Budget Report

Carolyn Witt said there are no changes to the budget.

6. Informational Plaques for Historic Buildings

Carolyn Witt said Bryan Bogue has five plaques to hang and we need to get started on next year's plaque research.

Danielle Grotewiel said if anyone is interested in helping with research please see her after this meeting so we can pick a date to meet at the museum.

Carolyn Witt said it is great if you work as a group and it is much more fun.

2013 Plaques

1. 323 West Main Street, Washington Laundry Inc. (Chamber of Commerce), will install after renovations are complete
2. 401/403 West Main Street, (commercial address) Hibbeler Building
77 Cedar Street (residential address) ready for photo

2014 Plaques

1. 8 West Second Street, The Theatre Verein, ready for photo
2. 10 West Second Street, Schnier Building, (Dr. Radetic's Office) ready for installation
3. 18 West Second Street, Huppert Building, (Unnerstall & Unnerstall CPA), ready for installation
4. 211 High Street, City Auditorium-need approval from city

2015 Plaques

1. 103 Elm Street, Laumann-Ernst Building, (BFA), need owner approval
2. 106 Elm Street, Commercial Hotel Addition (Bah Yarns/114 Elm Street, northern section of Cowan's Restaurant (one building) ready to install
3. 111 Elm Street, Trentmann Building (was Altemueller Hallmark) need owner approval

4. 113 Elm Street, Beckmann Building, (United Mutual) ready to install
5. 114 Elm Street, Dickbrader Hardware, (Cowan's Restaurant main entrance) ready to install
6. 120 Elm Street, Washington Bakery (was Three Ladies on the Corner) ready to install

2016 Plaques

1. 200 Elm Street (Not Just Cut and Dried)
2. 214 Elm Street (Executive Building) per Marc was Nieberg Vitt Furniture 1927
3. 216 Elm Street (Bubba's) install plaque on this part of building
218 Elm Street (Digital By Design) addition to 216
220 Elm Street (Assist to Sell) addition to 216 and 2018 Elm Street
4. 224 Elm Street (Waypoint Christian Counseling Services)
5. 211 Elm Street (Four Seasons Florist) per Marc was Otto and Company second location
6. 217/219 Elm Street (Office Supply & Equipment) per Marc was Washington Citizen Newspaper
7. 223/225 Elm Street (vacant) possibly a fill in, may remove from list
8. 227 Elm Street (Old Dutch)

7. Conferences

Carolyn Witt said there was an email sent out about CAMP (Commission Assistance & Mentoring Program) training. It is being held in Marshall, Missouri on April 21-22, 2016. If anyone is interested in attending please let us know. Carolyn said that we hosted a very successful workshop here which a lot of you attended, even if you could only do one day. It was wonderful to hear the out of towners talk about how impressed they were with the City of Washington. This training was strictly for Historic Preservation Commissions on how to be a commissioner.

Danielle Grotewiel said we had a huge turnout. On the first day we had 56 attendees and on day two we had 32.

Carolyn Witt said our Certified Local Government training will be held in Jefferson City on May 13, 2016. On May 22-25, 2016, the National Main Street Conference will be held in Milwaukee, Wisconsin and on July 26-28, 2016, Washington will be hosting the Missouri Main Street Conference.

Other Business

None

Danielle Grotewiel made a motion to adjourn and Andrew Clary seconded the motion. A vote was taken and unanimously approved. The meeting of the Washington Historic Preservation Commission ended at 6:47 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Monday, April 18, 2016 at 6:00 PM in the Council Chambers of City Hall.