

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

Monday, April 18, 2016 at 6:00 PM

Minutes

Call to Order – Roll Call

Present

Carolyn Witt, Chairman
Steve Strubberg, Vice-Chairman
Bryan Bogue
Danielle Grotewiel
Jamie Holtmeier
Andrew Clary
Bridgette Kelch, Advisory
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

Rick Hopp

Pledge of Allegiance

Approval of Minutes from March 21, 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 for parish history signage for St. Francis Borgia Church, Notre Dame Hall, located at 115 Cedar Street**

Item moved to later in the meeting, applicant had not yet arrived.

2. **Design Review for deck at 309 Lafayette Street, historic Henry J. Buhr House which is listed on the National Register of Historic Places**

Dennis and Antoinette “Toni” Cavin presented the plan for the renovation of the home and the addition of a deck. Toni said they have already removed the window out of the kitchen which will become a door that will walk out onto the deck. We have changed the plan from what you have

received because we realized the stairs would block the basement window. The staircase will now go down six steps to hit a landing and then turn and empty onto a back patio that we are adding.

Bridgette Kelch asked if you are keeping the roof.

Toni Cavin said we are. Some repairs need to be made and then it will be cleaned and painted. We are going to repaint it the current color. We are trying to retain as much as we can, even the wood cornices supporting the front door roof area. We will strip them and repaint.

Bridgette Kelch said several of us have been through the house and it appears tiny but there is really a lot of room in there. The ceiling heights, even in the basement are really high.

Toni Cavin said it is just under twelve hundred square feet and the basement height is over eight feet but not quite nine feet. On the inside of the house it has all new plumbing, electrical, new central air and new heat. We had them pull out all of the old stuff just because it was not safe. I did have him leave a little pin and tube thing at the front door because it looks cool.

Bryan Bogue asked what your plans for the future are for it.

Toni Cavin said it will either be for sale or lease.

Bridgette Kelch asked what you are doing with the cinder block wall.

Toni Cavin said we are going to brick it using any extra bricks from the house.

Steve Strubberg asked what type of decking materials you are going to use.

Dennis Cavin said engineered hardwood, maintenance free.

Steve Strubberg asked if the railings will be made out of that too.

Dennis Cavin said whatever the drawing shows is what we are going to do.

Steve Strubberg said the drawings show vinyl and if you want to be historically accurate, we try to avoid vinyl.

Toni Cavin said she would ask Andy Unerstall about it. She said the deck itself would look like wood but it would actually be a wood composite so you don't have to paint it every year.

Bridgette Kelch said she knows you can't keep the windows so what are you doing there?

Toni Cavin said we will have to replace them. They will look the same but will be vinyl insulated windows. They will have the panes in just like the originals.

After some discussion about the renovation, Bryan Bogue made a motion to issue the Certificate of Review and Jamie Holtmeier seconded the motion. A vote was taken and unanimously approved.

3. International Shoe Factory District Survey Update

Carolyn Witt said we should be ready to go out for requests for qualifications.

Danielle Grotewiel said we are still waiting on signed paperwork from the State Historic Preservation Office.

Sal Maniaci said he wanted this on the agenda because in the past we talked about having staff do it. That is not going to happen now so we just need to proceed.

Bryan Bogue made a motion to go out for requests for qualifications (RFQ'S) once we receive the proper paperwork from the State Historic Preservation Office and Andrew Clary seconded the motion. A vote was taken and unanimously approved.

4. May, 2016 National Historic Preservation Month Proclamation and Architectural Treasure Hunt

Carolyn Witt said there will be a proclamation presented at the May 2, 2016 City Council meeting announcing May as National Historic Preservation Month. Carolyn said she would attend that meeting and invited the other commissioners to attend as well. She announced that we will be doing the Architectural Treasure Hunt again this year too.

Danielle Grotewiel said if anyone is helping with the treasure hunt, you would just need to submit photos of parts of buildings in our downtown area. If you're walking around downtown and see something interesting, just snap a photo with your cell phone and text it or email it to me. It can be commercial or residential but must be visible from the street. We do not want anyone going on private property.

Steve Strubberg asked what the boundary is for the treasure hunt.

Danielle Grotewiel said we try to limit it to a reasonable walking area. The actual rules state that it includes all of the historic districts but since we want people to walk we don't go too far out of downtown.

Bridgette Kelch said typically they are in the Tibbe, Downtown and Locust Street Districts.

Steve Strubberg suggested that we just use historic buildings and not new construction because we are the Historic Preservation Commission.

Danielle Grotewiel said we can.

Carolyn Witt asked if we have had new buildings.

Danielle Grotewiel said only sympathetic new. After some discussion the commission decided to only have historic properties on the treasure hunt. We had a banner year last year but really need to promote it again this year. We will have a Facebook event on Downtown Washington's Facebook page and promote it as much as we can.

1. (Continued) Design Review for parish history signage for St. Francis Borgia Church, Notre Dame Hall located at 115 Cedar Street

Carolyn Witt said Louis Eckelkamp IV is running late this evening so we will review his plan now in case he doesn't make it here tonight. Carolyn said it is a fancy sign that will be lit and on a pedestal.

The commission members thought it looked really nice and after some discussion Bryan Bogue made a motion to issue the Certificate of Review and Danielle Grotewiel seconded the motion. A vote was taken and unanimously approved.

Old Business

1. Education

Bridgette Kelch said we have a lot of videos we could watch but we have a busy agenda tonight and will not have time.

2. Curb Appeal Award

Carolyn Witt said she has a list of properties that we are currently watching and the commission members discussed several new ones to keep an eye on.

3. Creating New History Award

Carolyn Witt said we had the photo taken with Andy Unerstall for Rhine River Development. He was the first recipient of the award. Carolyn said she was thrilled that we finally got to present it to him.

Andrew Clary said he spoke to Pastor Bangert from Immanuel Lutheran Church after our last meeting and he said they will accept the award.

Carolyn Witt said to have Pastor Bangert set up a date and time with Jeanne Miller with the Missourian and let us know and we will be there. Carolyn thanked Andrew Clary for helping to set this up. We would still like to award the Bank of Washington in the future too.

Jamie Holtmeier said she will touch base with them tomorrow.

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

Josh Brinker said the City Council has not officially adopted the recommended restrictions.

Danielle Grotewiel asked if there is a specific sticking point.

Josh Brinker said he doesn't think there is, but we wondered if anyone is truly interested in the property.

Bridgette Kelch said when we discussed it that night it was to put it up for sale so the public could bid on it. We still have an interested party but there could still be someone else too.

Josh Brinker asked if they have reached out to the city.

Bridgette Kelch said they have. We've just been waiting for the city to put it up and there hasn't been any movement.

Carolyn Witt said that Louis Eckelkamp IV has arrived and asked him to come up to the podium to tell us about the project.

Louis Eckelkamp IV said that Father Womack approached him with this idea about a year ago when he was trying to come up with something for his Eagle Scout Project. Louis said he met with Ben Ziglin and we came up with this sketch. Louis went over the details of the project. There will be four plaques on the sign, one for each building on the parish property, Notre Dame Hall, the Grade School, the Middle School and one for Jesuit Hall and the Church (which is combined). Each plaque will have a small picture and a brief history of the building. It's informational for visitors or parishioners who want to know more about the history of the church.

Bridgette Kelch asked if you are doing stamped concrete like the other area.

Louis Eckelkamp IV said it will match and the electric will be run over to Notre Dame Hall. The bricks will also match the workshop.

Carolyn Witt said the good news is that we reviewed the plan and issued the Certificate of Review earlier in the meeting because we weren't sure if you were going to make it. Carolyn thanked him and wished him success on his project.

Louis Eckelkamp IV thanked the commission for the review and certificate and apologized for being late tonight. He said he hopes to have the project complete in a month.

5. Budget Report

Carolyn Witt said \$40 was spent on Jill Straatmann's registration for the CAMP Training in Marshall, Missouri. Bridgette Kelch and Danielle Grotewiel will be reimbursed for their registrations plus the hotel room.

6. Informational Plaques for Historic Buildings

Bryan Bogue said he has the seven plaques and that Rick Hopp and Andrew Clary will help him with the installation and we can schedule the photos after that.

Carolyn Witt said if we get the photos taken in May and they are in the newspaper that will go with our Preservation Month activities. Carolyn reminded everyone that this Sunday from noon to 4:00 PM we will be doing research on our next set of plaques. Hopefully we will get a big turnout for that.

Danielle Grotewiel said that Sunday is a good day to research because Marc Houseman is there and we can get a lot of information from him.

Bryan Bogue confirmed that it is a big benefit to have Marc Houseman there because sometime you don't even know where to start.

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 218 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 that on April 21-22, Danielle Grotewiel, Bridgette Kelch and Jill Straatmann will attend the National Alliance of Preservation Commissions training, Commission Assistance and

Mentoring Program (CAMP) which will be held in Marshall, Missouri. The Missouri CLG Forum will be held on Friday, May 13th in Jefferson City. John McCreery and Sal Maniaci will be presenting and that she and Danielle Grotewiel will be attending. 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.

Jamie Holtmeier asked how the planning is going for the Main Street Conference.

Bridgette Kelch said it is going well and we will probably need some help on Wednesday night for the Show Me Bash where we will bring the Sunset on the Riverfront up to the Farmers' Market.

Other Business

None

Bryan Bogue 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 6:44 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Monday, May 16, 2016 at 6:00 PM in the Council Chambers of City Hall.