

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

**Monday, June 20, 2016 at 6:00 PM**

**Minutes**

**Call to Order – Roll Call**

**Present**

Carolyn Witt, Chairman  
Rick Hopp  
Andrew Clary  
Joe Holtmeier, City Council Liaison  
Josh Brinker, City Council Liaison  
Walter Meyer, City Council Liaison  
Anthony “Sal” Maniaci, City Planner

**Absent**

Steve Strubberg, Vice-Chairman  
Bryan Bogue  
Danielle Grotewiel  
Jamie Holtmeier  
Bridgette Kelch, Advisory  
John McCreery, Building Official

**Pledge of Allegiance**

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

**New Business**

- 1. International Shoe Factory District Survey Update**
  - Review of Request for Qualifications Responses Received**

Sal Maniaci said we received RFQ’s from Lafsar & Associates, Lynn Josse and Landmarks Association. Sal said the State Historic Preservation Office has a set of rules since we are using their money. We had to put in the bid the scope of work and the budget amount so they knew how much money we have to spend. Two of them came back with the exact amount of the \$20,000 saying that is what they would do the work for. Lafsar has done work in Washington before and even though they had an impressive bid, they did not have an actual cap amount, just an hourly rate which makes me nervous because if they get a certain amount of work done and they are not complete then we would run out of money. Landmarks Association has done work in Washington before and I think his bid was more impressive than the other one. He had a longer resume, he has experience in working with this commission as well as Downtown Washington and he had the \$20,000 maximum so I figured that is the best one to go with. I would recommend Landmarks and so would Danielle Grotewiel.

Carolyn Witt added that Marc Houseman was very impressed by their documentation and it is pretty impressive if the Washington Historical Society guys think their work is good. That makes them a good choice. Caroline said she thinks Landmarks Association is the way to go. We have a history with them and they were very successful in their past projects here.

Andrew Clary made a motion to recommend Landmarks Association of St. Louis, Inc. to do the survey of the International Shoe Factory Neighborhood. Rick Hopp seconded the motion. A vote was taken and unanimously approved.

## **Old Business**

### **1. Architectural Treasure Hunt Update**

Carolyn Witt said the Architectural Treasure Hunt was very successful last month and we had one adult winner and twenty kid winners. The adult won a \$25 Downtown gift certificate and each child won a \$5 gift certificate. We will have the photo taken tomorrow night at 5:00 PM at the downtown post office.

### **2. Education**

There is no education item this month.

### **3. Curb Appeal Award**

Carolyn Witt said she doesn't have anything new to add.

### **4. Creating New History Award**

Carolyn Witt said the photo with Andy Unerstall has been in the newspaper and it was great to honor him for Rhine River Development. Carolyn said she hasn't given up on the Bank of Washington or Immanuel Lutheran but will move on to the Speckhals property because they were a motivating factor downtown. Andy Unerstall and Rich and Donna Speckhals were initiators for this award. We were driving around looking for Curb Appeal Award recipients and loved what they did but their building isn't old enough to qualify. That is how we came up with this award to honor new construction in a historic district.

### **5. The Jasper House at 320 Lafayette Street, Property Restrictions**

Joe Holtmeier said they are doing some minor asbestos abatement on the building next door. After that is complete they will go out for bid for demolition. When that project is complete we will work on what to do with 320 Lafayette Street.

## 6. Budget Report

Carolyn Witt said the only new thing in the budget is a reimbursement to Downtown Washington for Bridgette Kelch and Danielle Grotewiel to attend CAMP plus hotel reimbursement. They said it was a great program. Carolyn added that continuing education is a really good use of our funds.

## 7. Informational Plaques for Historic Buildings

Carolyn Witt asked if the plaques were installed.

Rick Hopp said unfortunately they did not get installed.

Sal Maniaci said they do need to be done by September to get into this year's annual report.

Carolyn Witt said there are two that are up that we still need photos of. Carolyn said we shouldn't wait. Carolyn said she will call Jeanne Miller and schedule a time to get those photos taken now.

Carolyn said we are working on this year's plaques now and will meet on Sunday at noon at the museum. Per an email from Danielle she said the research is complete for Schroeder's, IB Nuts and YHTI, and Office Supply is almost complete and Samantha Wacker's office. Carolyn said she is working on the Old Dutch.

### 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 (IB Nuts)
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 we will be hosting the Missouri Main Street Conference July 26-28, 2016 and I know they are looking for volunteers. Most of the meetings will be held at Jesuit Hall. There will be tours of second floor residential units like Gary Lucy's and the Landing and also some of our cooperating projects we've done like the Farmers' Market, the Post Office and Gottfried's Cabin. These were Main Street projects that benefitted the community as well as joint projects with the City and the Chamber which is a unique situation. We are very lucky to have that kind of cooperation. They are also going to look at the stage at the fairgrounds, the all abilities park and a lot of things that enhance the quality of life in our community that is a result of working together. This is our chance to shine.

## Other Business

Sal Maniaci said we received a letter from the SHPO today stating that we will receive more money from them because they revised one of our past grants. The paperwork said it was from FY2015. It was originally \$4,000 and went up to \$6,000. Sal said we don't have all of the paperwork that goes with it so we will look at it once we receive it.

Carolyn Witt said that is good news and thanked Sal Maniaci for all of his help. He has been very helpful to us on a variety of levels.

Rick Hopp 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 6:18 PM.

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