

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

Monday, September 19, 2016 at 6:00 PM

Minutes

Call to Order – Roll Call

Present

Carolyn Witt, Chairman
Rick Hopp
Bridgette Kelch, Advisory
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
Andrew Clary
John McCreery, Building Official

Pledge of Allegiance

Approval of Minutes from August 15, 2016. Carolyn Witt said we do not have a quorum present tonight so we will approve the minutes at our next meeting. We will still have an “unofficial” meeting for the design reviews presented tonight. Carolyn asked Jill Straatmann to email the absent commission members to get their opinions of the planned improvements.

New Business

1. **Design Review for 10 West Second Street, restoration of building and addition of exterior stairs for second floor egress on rear of structure**

Carolyn Witt said we received an impressive packet of information for this review. It was fascinating to read.

Patricia Peterson said she has not done any of it herself. She said her architect Ed Heine does a lot of work in the Soulard area, residential, commercial and also mixed use. He has done a building that looks almost exactly like ours and after seeing it, he was the winner. We are hoping to have the plans by September 21, 2016 so we can apply for the building permit. Patricia said she submitted what she had for the exterior of the building for this review. Patricia said we are also applying for state and federal tax credits. We are going to put the large opening windows back in and will restore as much of the storefront as we can. We are also removing the awnings. We want it to look as historic as possible but we do not have any old photographs of the front of the buildings. There is another building in

Washington across the street here from City Hall which really resembles our building so we are going for that look. We want to recreate the entrance which is currently closed off. Patricia asked if anyone had any questions.

Joe Holtmeier said it looks really nice.

Bridgette Kelch said the drawings are perfect and she can't think of anything to suggest as a change. Your architect knows what he is doing. The plans are really well done.

Patricia Peterson said regarding the back layout of the building we are going to do things a little differently from what is shown on the drawings. The width of the driveway on the east is exactly eight feet from building to building so it is too small to actually use as a driveway. We do like the idea of having some green space in the rear of the building to cool off that back area and give some privacy to the resident in the back. We are not putting up a privacy fence surrounding the lot. Our architect suggested that we have grass around the deck that goes up to the second floor because the pitch of the lot has all of the water draining right into the building. He said having some green space could divert the water from going into the building. We liked what he had to say so we will add the green space and also keep the area open so it doesn't interfere with our neighbor's access.

Bridgette Kelch said that since you are using state and federal tax credits you will be taking a lot of photographs.

Carolyn Witt said it's always good to have someone to point to as an example and this looks like it will be a good one.

Sal Maniaci said that she picked up her historic preservation plaque for her building tonight also.

Patricia Peterson said it is beautiful and it will be installed when we tuck point the front of the building.

Rick Hopp made a motion to issue a Certificate of Review for the project and Carolyn Witt seconded the motion. A vote was taken and approved by the two present members. Carolyn asked Jill Straatmann to email the absent commission members to get their thoughts on the proposed project to add to the minutes.

Absent commission member's comments via email:

Danielle Grotewiel

10 West 2nd Street - I am excited to see the store front being restored. I have no issue with this application.

Andrew Clary

10 W 2nd street looks amazing. I vote yes.

Steve Strubberg

10 West Second Streets: I see no concerns with this submittal, looks like the design and materials are appropriate for the building and surrounding environment.

2. Design Review for 2 East Fifth Street, signage for the Washington Coffee Shop

Sal Maniaci said we have not received the actual sign permit application but since we had the preliminary sketch we didn't want to make them wait for the meeting next month.

Tim and Angie Wilson attended the meeting to present the plan for their signage.

Bridgette Kelch said her main concerns are the size of the coffee sign on the front of the building and what it will be lit with.

Tim Wilson said it will be a neon sign similar to Driftwood's sign. The sign on the side will be more of an applied graphic to the brick similar to what Driftwood has as well.

Carolyn Witt said her concern is that it is so close to the street. Look at how many trucks take out the railroad station.

Sal Maniaci said when we get the site plan we will have to verify the site distance.

Carolyn said she would hate for you to lose that sign on a regular basis.

Tim Wilson said we would hate that too.

Angie Wilson said there is a street light close by also.

Bridgette Kelch asked if the neon was your idea or was it suggested from the sign maker.

Tim Wilson said it was suggested by Ziglin.

Bridgette Kelch said she loves neon but it is not always appropriate where it is utilized here in Washington. We have only ever had two original neon signs. It was not a big thing here and now they are everywhere. Bridgette said that is her concern and it is her job to look out for the downtown area.

Angie Wilson said our original design was with the individual light bulbs.

Bridgette Kelch said your idea is a lot cheaper.

Angie Wilson said they said the neon was cheaper. Angie asked about backlit signs.

Bridgette Kelch said backlit ones are not preferred.

Tim Wilson said we wanted a sign that you could see as you drive down the street in both directions.

Bridgette Kelch asked if the sign would flash.

Tim Wilson said it would not.

Bridgette Kelch said she is super excited because there hasn't been anything going on at that location for a long time.

Tim and Angie Wilson both said they are excited too. They are going to bring back the old 12 foot ceilings and the old steel columns too that are original. We pulled off all of the old drywall so you can see them and they are cool.

Carolyn Witt asked if there is parking on the east side.

Tim Wilson said there is.

Bridgette Kelch asked which entrance customers will use.

Angie Wilson said we see most of them using the east door even more so than the front.

After some discussion Rick Hopp made a motion to issue the Certificate of Review and Carolyn Witt seconded the motion. A vote was taken and unanimously approved.

Carolyn Witt asked Jill Straatmann to email the other commission members to see if they have any comments that we can add to the minutes.

Absent commission member's comments via email:

Danielle Grotewiel

2 East 5th Street - I am VERY disappointed to see another gigantic neon sign. I'm afraid that we set a terrible precedent with Sugarfire and I don't know that there is anything we can do about it.

Andrew Clary

The Coffee sign does match what we have allowed on Front Street. That being said I'm not a fan. I think it fits downtown with the other bars and restaurants, but doesn't sit well between a Library and a church. So if I can; I say nay to the sign.

Steve Strubberg

Fifth Street: Sign (Projected "Arrow") on North elevation does not seem appropriate for architectural style of building. Also it mentions that it is illuminated, I assume similar to the "driftwood" sign shown.... I would prefer that it was not neon. Signage on West elevation appears to be similar to existing signage therefore it seems acceptable to me.

3. International Shoe Factory Historic District Survey update/endorsement of application to seek grant funds for the Phase II re-survey

Carolyn Witt said Sal Maniaci is taking the International Shoe Factory Historic District Survey endorsement for Phase II to the City Council tonight. Carolyn said we do not foresee any issues since we are doing Phase I right now.

Sal Maniaci said there is one other item he would like to talk about tonight under new business. Someone came in with a window sign today and she said she was told by another business owner that

she needed to have a permit and a design review on it. This is just for decals on the window and if a permit is not required they do not need a design review. There was just some confusion on this so I wanted to make sure I mentioned this tonight.

Old Business

1. Education

There is no educational item this month.

2. Curb Appeal Award

Carolyn Witt said she will contact Julie Prenger with Four Seasons Florist tomorrow morning to see if they are finished with their building and are ready to receive the award. If they are we will get it scheduled as soon as possible.

3. Creating New History Award

There is no update this month.

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

There is no update this month.

5. Budget Report

There is no change to the budget.

6. Informational Plaques for Historic Buildings

Carolyn Witt said we will have the photos taken of three of the properties that L. B. Eckelkamp owns tomorrow morning at 8:30 AM and invited everyone to attend.

2013 Plaques

1. 323 West Main Street, Washington Laundry Inc. (Chamber of Commerce), will install after renovations are complete

2014 Plaques

1. 10 West Second Street, Schnier Building, (formerly Dr. Radetic's Office) ready for installation, new owner Pat Peterson will have plaque installed, she has plaque
2. 18 West Second Street, Huppert Building, (Unnerstall & Unnerstall CPA), ready for installation
3. 211 High Street, City Auditorium-need approval from city

2015 Plaques

1. 103 Elm Street, Laumann-Ernst Building, (BFA), ready to order
2. 111 Elm Street, Trentmann Building (was Altemueller Hallmark) need owner approval

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)

3. Conferences

Carolyn Witt said the next historic preservation commission training coming up is the Missouri Preservation Conference that will be held October 19-21, 2016 in Hannibal, Missouri. They have not set up registration yet but they have sent out the hotel information. Danielle Grotewiel and Jill Straatmann have both received scholarships to attend. Carolyn added that she will be attending a conference in Chillicothe in November 2016.

Other Business

Rick Hopp made a motion to adjourn and Carolyn Witt seconded the motion. A vote was taken and unanimously approved. The meeting of the Washington Historic Preservation Commission ended at 6:32 PM.

The next scheduled meeting of the Washington Historic Preservation Commission will be held Monday, October 17, 2016 at 6:00 PM in the Council Chambers of City Hall.