

CITY OF FLORISSANT



SEPTEMBER 12, 2017

LANDMARK AND HISTORIC DISTRICT COMMISSION MINUTES

The Landmark and Historic District Commission (LHDC) of the City of Florissant met at the Florissant City Hall on Tuesday September 12, 2017 in the 2nd conference room at 6:30 p.m., with Kent Miller presiding.

INTRODUCTION AND WELCOME

Commission members introduced themselves along with staff members, Phil Lum, Building Commissioner and Dianne Lehmann, recording clerk. Also introduced was Tom Goldkamp, City of Florissant Engineer and Lorne Jackson with Lochmueller Group. Also present were residents; Mary DiSalvo, Jerry DiSalvo and Chris Williams.

ROLL CALL

Kent Miller, Steve Siebe, Chris Keil, Steve Frank and Patty Sosa were in attendance. There being a quorum the meeting was called to order.

APPROVAL OF MINUTES

Steve Frank made a motion to approve the minutes from the September 6, 2017 meeting seconded by Steve Siebe. All approved, motion carried.

OLD BUSINESS

ITEM 1

Review subcommittee minutes from 9/6/2017 on the Lafayette Street Improvement Project.

42 Kent Miller expressed his gratitude to Tom Goldkamp and Lorne Jackson for their explanation of
43 the Lafayette Street Project. Kent Miller asked if anyone had any questions about the minutes of
44 the sub-committee, explaining that due to a lack of quorum the meeting was held as a sub-
45 committee reporting research to the commissin. Kent Miller talked about the money being
46 funded with Federal and State funding and explained that certain guidelines must be followed in
47 order to receive the grant. AT this time Kent Miller suggested we move to new business and
48 obtain any additional information needed to make a decision
49
50
51

52 **New Business**

54 **Item 1**

56 **Informative meeting with Tom Goldkamp, City Engineer, on the proposed Lafayette Street 57 Improvements Project.**

59 Kent Miller said that the commission understood the necessity for a letter of support of this
60 project but the commission did have some concerns about the impact of the proposed
61 construction. At this time Phil Lum said that he has prepared a staff report, similar to what he
62 prepares for Planning and Zoning, for the Commission to review, see attached. In this staff
63 report Mr. Lum will report on as many facts as he can find. Mr. Lum explained that Lochmueller
64 is asking for a letter of support for the project. Mr. Lum explained that there are no rules for a
65 letter of support but what LHDC does have guidelines for is a Certificate of Appropriateness. Mr.
66 Lum said that he felt that similar guidelines should be followed when looking at awarding letters
67 of support. Those guidelines are to include the Secretary of Interiors standards whenever they talk
68 about preservation.
69

70 Mr. Lum explained that the proposed project affects both the HR and HB district in Old Town
71 and all the work that is being proposed is in the street right-of-way or proposed street right-of-
72 way. The project may require transactions for small pieces of land at corner intersections. The
73 project exceeds 2.3 million dollars of improvements to infrastructure with over \$800,000.00
74 being provided for storm sewer work.
75

76 Mr. Lum has also identified any landmark or historic property that would be affected by the
77 proposed work. Proposed improvement materials include asphalt roadways and concrete
78 sidewalks. None of the concrete walk improvements affect private property including landmark
79 properties. Mr. Lum said in reviewing the historic inventory on all properties affected none have
80 walkway materials with historic significance. Mr. Lum further asked Lou Jearls, Public Works
81 Director of 30 plus years, if he was aware of any significant building materials like brick pavers
82 or cobblestones used in the Old Town district. He responded that he could only remember
83 McAdam, which is a type of gravel; and asphalt. Mr. Lum said that in the past Mr. Jearls
84 proposed the possibility of brick paver, sidewalks when replacing Rue St. Francois but was
85 unable to move forward due to budget constraints by then Geri Debo and Rosemary Davidson.
86 Mr. Lum said he was not sure if brick paver sidewalks would be feasible as an accessible form of
87 sidewalk but may be a worth exploring.
88

89 Mr. Lum explained that the plan submitted to the commission was a preliminary plan and the
90 letter of support was not a letter of support for the plan submitted but a letter of support for the
91 project. At this time Mr. Lum explained that LHDC could require a COA for any historic
92 resource being affected by the proposed construction. Mr. Lum referred specifically to line 165-
93 185 in his report that outlined what LHDC should consider when reviewing this request. Mr. Lum
94 also explained that this could include items like the old Sycamore tree located at Lafayette and
95 Rue St. Francois. Mr. Lum suggested that if certain items wanted to be considered as an item of
96 historic significance it should be noted and identified as such.

97
98 Mr. Lum reminded everyone that any work being done on private property of a historic house,
99 I.E. modular wall, like that being proposed along 771 N Lafayette would require a COA. The City
100 Engineering Department would handle any permit necessary for a wall being proposed in the
101 right-of-way. If the construction is on private property and in the right-of-way it may require
102 approval from the Board of Adjustment. Mr. Lum references this proposed modular wall because
103 it will require a COA and the commission has a responsibility to review the make and material of
104 the wall and make any suggestions they feel necessary.

105
106 Mr. Lum said in conclusion of his report he has a suggested motion, which is similar to what he
107 provides to P&Z. Mr. Lum's motion was to approve a letter of support immediately and sent to
108 Lochmueller Group in support of the North Lafayette Street Reconstruction project subject to the
109 conditions set forth below with these conditions being part of the record:

- 110
- 111 • All modular walls be subject to obtaining a Certificate of Appropriateness from LHDC
- 112 • A letter of support to be as follows* see attached
- 113

114 Mr. Lum went over the letter and told the commission that in this letter of support a request has been
115 made for any work being done that might affect an historic resource that a COA be obtained. This would
116 include both current re-designated and non re-designated properties. Mr. Lum said after reviewing all of
117 the historic inventory information no pavement was not mentioned as historic significance on any
118 property.

119
120 Mr. Lum explained that if someone felt that they would be personally affected by this project or could not
121 be objective in a decision or there is a conflict of interest a member should abstain from voting. Mr. Lum
122 stated that he did not believe there to be a conflict of interest with any commission member. Mr. Lum
123 mentioned many times in the past that commission members abstained in voting due to a perceived
124 conflict of interest so he asked each commission member to give that thought before continuing. Mr. Lum
125 said that he wanted the commission to understand how important a grant like this was to the City. The
126 city had applied for this grant many times before but this was the first time it had actually been awarded
127 the grant. It is important to consider what is being asked for and what this means to the City in regards to
128 accessible sidewalks, sewers and streets in the Old Town area.

129
130 At this time Patty Sosa said she would prefer not to abstain. Patty Sosa said she doesn't feel this would
131 benefit the community because of the negative affect it would have on parking. Patty Sosa said she felt
132 going with ADA guidelines on Lafayette was overkill and unnecessary. Kent Miller asked Patty Sosa if
133 her property was being affected by the proposed work because he did not see that it did. Patty Sosa said
134 she did not believe it affected her property. Kent Miller said he didn't see any reason for Patty Sosa to
135 reclose herself.

136

137 Patty Sosa and Kent Miller explained that they had concerns about the bump out curves. Kent Miller
138 asked Lochmueller if modifying the bump outs was an option and Mr. Jackson said this was just a
139 preliminary plan and would be open for modifications as long as it met the A.D.A. and other grant
140 requirements. Tom Goldkamp reminded the commission that the bump out did provide additional
141 parking.
142

143 Mr. Lum said he would like to say that he tried to structure this letter as a sample and what the
144 commission is declaring is support of the North Lafayette Street Reconstruction Project and the City in its
145 continued efforts to improve infrastructure, pedestrian safety, and interconnectivity consistent with
146 federal and state standards. Installing new paving, storm sewer and sidewalk in areas where it does not
147 currently exist along North Lafayette will allow for improved and safer conditions that meet the current
148 A.D.A. requirements. "The Landmarks and Historic District Commission recognizes the importance of
149 those with disabilities." Mr. Lum said that the letter is a letter of support for the project not necessary the
150 project design as long as the project design doesn't adversely affect the historic resources. Mr. Lum said
151 we should understand the importance and seriousness of each vote because we do not have a full
152 complement, each vote is very important. Mr. Lum said he would encourage a vote of support of for this
153 project.
154

155 Patty Sosa said she felt just because the money has been awarded she didn't feel it was a good fit for the
156 Old Town district. She objected to sidewalks on both sides of the street because of the disruption of
157 street parking. Mr. Jackson said the two sidewalks are not a negotiable item of the grant; that was
158 specific in the grant being awarded. Patty Sosa said her concern over parking in the street had not been
159 addressed. Mr. Jackson said he didn't understand how street parking affected the historic significance of
160 the area. Kent Miller said he felt that the commission is responsible that any affect the Lafayette Street
161 Project has in the historic district be a positive one. Kent Miller said he felt it was very important to
162 protect the resources in the Old Town District so we don't lose businesses and parking was a concern.
163

164 Kent Miller said he would accept a motion to read the motion as it is written; Steve Siebe made a motion
165 to approve a letter of support to Lochmueller Group in support of the project: North Lafayette Street
166 Reconstruction subject to the conditions set forth below with these conditions being part of the record as
167 they are stated. Kent Miller asked for a second. Chris Keil said this was a very hard decision making
168 choices between progress and preservation and would second this motion.
169

170 At this time a vote was;

171 Kent Miller Yes
172 Steve Seibe Yes
173 Chris Keil Yes

174 Steve Frank asked if he could vote and Kent Miller said he could and Phil Lum advised him that he could
175 vote as long as he didn't feel this was a conflict of interest for him.

176 Steve Frank Yes
177 Patty Sosa No
178

179 The vote passed in support of mailing a letter being sent to Lochmueller Group.
180

181 At this time the commission discussed the necessity for additional meetings to establish what should be
182 considered important historic resources before this project moves forward so proper COA's could be
183 obtained.
184

185 Kent Miller thanked Tom Goldkamp and Mr. Jackson for their commitment to the historic district. Mr.
186 Jackson said he would make sure to address the needs and wants of the commission as they move

187 forward. Mr. Goldkamp said that each property owner will be notified of a meeting on September 21st
188 from 4-7. Letters went out to approximately 60 residents.

189
190 Dianne Lehmann said she wanted to remind the commission that we still needed to address the re-
191 designation of the Myers House.

192
193 Kent Miller thanked the residents for attending and asked if they had any comments. Ms. Di Salve asked
194 why replacement sidewalks on Preakness were only done on one side of the street. Tom Goldkamp
195 reminded everyone two sidewalks was a part of the approved grant application. An additional question
196 about utility poles was asked. Utility poles will be dealt with by the utility company as to not impede
197 pedestrian flow. Mr. Di Salve said he didn't see the necessity for an accessible sidewalk because the
198 need wasn't there. Mr. Williams said his primary concern was parking and the loss of parking. Mr.
199 Jackson said they would work with Mr. Williams to address parking concerns.

200
201 **Miscellaneous Business**

202
203 **Announcements / Comments**

204
205 Kent Miller asked if there was no further business he would entertain a motion to adjourn. A
206 motion was made to adjourn by Chris Keil seconded by Steve Siebe motion carried meeting
207 adjourned.

208
209
210 Meeting was adjourned at 7:50 p.m.

211
212 Respectfully submitted:
213 Dianne Lehmann Recording Clerk