



**CITY OF FLORISSANT  
LANDMARK AND HISTORIC DISTRICT COMMISSION  
AGENDA  
MONDAY JUNE 16, 2025 AT 6:00 P.M.  
CITY HALL, SECOND FLOOR CONFERENCE ROOM**

**Introductions**

**Roll Call**

Kent Miller (Chair) \_\_\_\_  
Doug Keil \_\_\_\_  
Theresa Matoushek \_\_\_\_  
Gary Meyer \_\_\_\_  
Steve Siebe \_\_\_\_  
Gary Thieme \_\_\_\_  
Ray Underwood \_\_\_\_

**City Staff**

Dianne Lehmann \_\_\_\_  
Dawn Watkins \_\_\_\_

**Approval of Minutes**

March 25, 2025

**Old Business**

**Item 1**      Missouri American Water  
              Martin Robison  
              1060 St Catherine Street  
              Florissant MO 63031  
              Ward – 6

**Missouri American Water is requesting to install an eight foot black vinyl coated chain link fence. Fence is being constructed to prevent graffiti from being painted on the water tower.**

Historic Florissant has asked the City and Missouri American that the COA granted for the fence be reconsidered. An amended application will be submitted to LHDC.

### **New Business**

**Item 1          Amy J Madej  
621 rue St Francois  
Florissant MO 63031 Ward 6**

A request to add flower boxes to the front windows of the building at 621 rue St Francois, the old Historic City Hall building. Flower boxes, are to be made of wood painted green and attached to the brick building by drilling into the brick.

**Item 2          James Gleason  
300 Washington Street  
Florissant MO 63031 Ward 6**

A request to replace the shed roof at the back of property with a chateau green asphalt shingle.

**Item 3          Steve Purgahn  
385 rue St Louis St  
Florissant MO 63031 Ward 6**

A request to demo a part of the exterior structure and add a basement and second floor that includes additional baths, bedrooms and kitchen.

**Item 4          Kelly Spann  
250 rue St Catherine  
Florissant MO 63031 Ward 6**

A request to replace roof shingles with similar type of shingles. Roof replacement will be architectural shingles in the color of Drift Shake or Sentinel Slate.

**Miscellaneous Business**

**Item 1          None**

**Announcements / Comments**

**THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL ON  
WEDNESDAY JUNE 11, 2025  
ANYONE WHO WISHES TO ATTEND THIS MEETING WHO HAS  
SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE  
BY CALLING 314-839-7630 OR TTY 314-839-7648  
BY NOON ON MONDAY JUNE 16, 2025**

# CITY OF FLORISSANT



Tuesday March 25, 2025 6:00pm

## LANDMARK AND HISTORIC DISTRICT COMMISSION MINUTES

The Landmark and Historic District Commission (LHDC) of the City of Florissant met in the second-floor conference room on Tuesday 25, 2025, at 6:00 PM.

### INTRODUCTION AND WELCOME

Aaron Tossey-staff, Dianne Lehmann-staff, Dawn Watkins-staff, Gary Meyer, Doug Keil, Theresa Matoushek, Steve Siebe, Gary Thieme and Kent Miller-all commission members. Petitioners - Tom Kumpis 88 Washington, Tina White & Lynn Taylor 150 Washington, Samuel Boland 650 Brown, Gina & Steve Siebe 990 rue St Francois, Steve Purghan 385 rue St Louis, Tim & Jennifer Feise 802 rue St Catherine all present.

### ROLL CALL

Steve Siebe, Gary Thieme, Doug Keil, Kent Miller, Theresa Matoushek, Gary Meyer and, Dawn Watkins, Aaron Tossey, and Dianne Lehmann were in attendance. The meeting was called to order at 6:00 PM.

### APPROVAL OF MINUTES

Doug Keil made a motion to approve the minutes as submitted, seconded by Gary Meyer all approved.

### New Business

**Item 1**            **Comunidad Cristiana Nuevo Amanecer**  
**88 Washington St**  
**Florissant MO 63031 Ward 5**

**Request for approval of a sign to be installed as a post sign in the front side yard facing Washington. The sign shall have LED internal lighting with the size being 8' x 8'**

Tom Kumpis had pictures of the sign showing the lettering and what would be on the sign. Discussion about the sign in Spanish or English was had and Tom stated the sign would be in English and would identify Christina Community New Awakening Outreach Center and the phone number. A motion was made by Gary Meyer to approve a 8'x8' post sign with internal lighting identify Christina Community New Awakening Outreach Center and the phone number. Seconded by Doug Keil. All voted in favor motion passed. COA 2025-083 was granted

Item 2

**Tina White & Lynn Taylor  
150 Washington  
Florissant MO 63031 Ward 5**

**Tina White is requesting a COA for the construction of a 5' tall retaining wall made of landscape timbers and a 5'4" wood privacy fence on top of the retaining wall. Additionally, a request is being made to demolish the front porch that was added without a permit and remove all overgrowth vegetation, old stumps and trees that prevent the installation of the fence.**

Lynn explained to the commission that the front porch would be removed. All other exterior buildings would remain but would be cleaned up. The removal of stumps and trees would be necessary to install the retaining wall made of landscape timbers with a 5'4" wood privacy fence on top of the retaining wall. This fencing would go the entire perimeter of the back and side yard.

Doug Keil made a motion to grant a COA for the removal of the front porch and surrounding fence as submitted, seconded by Gary Meyer. All voted in favor motion passed. COA # 2025-084 was approved for the demolition of the front porch and the installation of a 5' tall retaining wall made of landscape timbers with a 5'4" wood privacy fence on top of the retaining wall. This will be built around the perimeter of the back and side yard. Some trees may require removal.

Item 3

**Samuel Boland  
650 Brown Street  
Florissant MO 63031 Ward 6**

**Samuel Boland is requesting a COA to remove the current 15x25 garage and have a 30x50 garage installed on a concrete pad by a Missouri licensed contractor. Proposed in the site plan the new garage will have a total of 29.1% of coverage, falling short of the 30% maximum coverage. Garage will be slate blue with white siding built out of metal with a metal roof and dual doors. Building color will be slate blue walls(gray) with white overhead doors. The house will be painted in the future to match the garage.**

Samuel explained his request to demolish the existing garage and build a 30' x 50' metal building. The building will be made of steel with a steel roof and double doors. The size of the building meets the 30% requirement of backyard. The building will be bluish gray with white trim to match the house. The double doors will be roll up doors. There will be no windows. Steve Siebe asked that we include the requirement for trim to be added to the building. The homeowner agreed that he would do that. Theresa said she was very concerned about the size of the building and thought it would be rather monstrous. Aaron said it meets code. Samuel explained that most of the building would be behind privacy fencing and unable to be viewed from the side yards. Gary Siebe made a motion to grant COA 2025-085 for the Approval of the demolition of existing garage and addition of a steel building 30' x 50'. The building will have dual openings in the front that will roll up into themselves when open. Building will be made of metal with a metal roof in a blue gray color with white trim that will match the house. Homeowner to add additional wood trim to building. Seconded by Gary Meyer all approved.

Item 4        **Steve & Gina Siebe**  
                 **990 rue St Francois**  
                 **Florissant MO 63031 Ward 6**

**Steve and Gina Siebe are requesting a COA for the construction of a two-car garage. Garage to be 22' x 20' wood garage with a steel gable roof. Garage to be painted with approved colors. A variance has already been granted by the Board of Adjustment for the location of the garage.**

Gina Siebe explained their request to build a 22' x 20' 2 car garage built of wood board and baton. The garage will have a gabled roof of steel. Exterior will be Florissant red with a hunter green metal roof. An approval by the board of adjustments has already been granted for the rear yard setback. Gina explained the doors would open up to the exterior of building and would not be electronic. Steve Siebe abstained from this discussion and vote. Gary Meyer made a motion to approve the plans as presented seconded by Doug Keil. All approved.  
COA # 2025-086 was granted for the construction of a 22' x 20' two car wood built garage with a metal roof. Garage to be painted barn (Florissant) red with a hunter Green metal roof.

Item 5        **Steve Purgahn**  
                 **385 rue St Louis**  
                 **Florissant MO 63031 Ward 5**

**Steve Purgahn is requesting a COA for the replacement of portions of the existing foundation. The amount of foundation that is being repaired is approximately 40 linear feet. This foundation has shifted over the years causing the walls to settle, the floor timbers to rest on dirt in some areas and the deterioration of portions of the sill plate. The foundation of the left rear elevation is constructed of dry stacked limestone. This foundation is approximately 30" deep by 12" wide. This foundation has deteriorated due**

139 to water damage, which led to the deterioration of the wall sill plate and the  
140 settling of the rear wall by 6". Both areas of the foundation will be replaced  
141 with a poured concrete footing and foundation.  
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143 Steve explained the urgent need to replace and repair the existing dry stacked  
144 limestone foundation. With all the extreme weather and water damage the house  
145 was shifting on the current foundation causing the walls and floor to settle. Steve  
146 also explained that extensive work on the interior and back of house will also be  
147 required. Dianne explained to the commission that we are only reviewing and  
148 granting a COA for the foundation. Additional work to the house will have to be  
149 re-submitted. Doug made a motion seconded by Gary Meyer to grant  
150 COA# 2025-087 for the repair approximately 40' linear feet of the  
151 foundation using poured concrete. All voted to approve.  
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153 Item 6

153 **Timothy & Jennifer Feise**  
154 **802 rue St Catherine**  
155 **Florissant MO 63031 Ward 6**  
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157 **Tim & Jennifer Feise are requesting a 26' x 45' foot garage to be constructed**  
158 **at the rear of their property. The garage door will be 18' wide and 8' tall**  
159 **facing the Clark side of the property and a 6' wide and 7' tall garage door**  
160 **facing the rear of the house. They will be requesting a 20' variance to align**  
161 **with existing structures on St Catherine. Garage will match existing home in**  
162 **style and colors to be gray, cream, white and sage. Garage materials and**  
163 **style will be a gable end design clad in hardy or smart lap siding with an**  
164 **asphalt shingle roof.**  
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166 Tim & Jennifer presented pictures of the proposed garage stating it will be a  
167 detached wood garage built in the back yard with setbacks approved by the Board  
168 of Adjustments. The garage will be aligned with the other existing structures and  
169 will be built in similar style as the home. Garage materials and style will be a  
170 gable end design clad in hardy or smart lap siding with an asphalt shingle roof.  
171 Colors will be cream with sage trim. Gary Meyer made a motion to grant  
172 COA 2025-088 for the construction of a garage using wood materials and  
173 style will be a gable end design clad in hardy or smart lap siding with an  
174 asphalt shingle roof. Colors will be cream with sage trim. Seconded by Gary  
175 Thieme all approved the motion.  
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**Miscellaneous Business**

**Item 1**        None

**Announcements / Comments**

No announcements

Steve Siebe motion to adjourn, second by Gary Thieme. The meeting was adjourned 6:50 p.m.

Respectfully submitted:  
Dianne Lehmann - Recording Clerk