

September 26, 2016

**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 Monday September 26, 2016 in the 2nd floor conference room at 6:30 p.m., with Kent Miller presiding.

INTRODUCTION AND WELCOME

Kent Miller introduced Casey Hoffman 825 N Lafayette and Steve Dallape 305 St. Louis Street.

ROLL CALL

On roll call the following members were present: Chair - Kent Miller, Patty Sosa, Steve Frank; Gary Meyer, Dan Call and Christine Kiel. Also in attendance was Steve Siebe, newly appointed commission member, and Dianne Lehmann, Recording Clerk and Philip Lum, Building Commissioner. A quorum being present, the Chair declared the Landmark and Historic District Commission (LHDC) was in session for the transaction of business.

APPROVAL OF MINUTES

A motion was made by Gary Meyer to accept the minutes as submitted. Motion was seconded by Dan Call all approved. A motion made by Gary Meyer suggested that we move to new business first, seconded by Dan Call. All agreed to hear petitioner Casey Hoffman first.

OLD BUSINESS

- **Discuss the applications submitted for the 2016 Grant**

- **Historic Inventory**

Everyone has a copy of SHPO's comments regarding our grant application. Our original submission was for the balance of historical properties located within the city be a part of the "Historic Inventory" The original Historic Inventory was performed by Alan Mueller at a cost of around \$40,000.00. LHDC had

original budgeted 30,000.00 but an additional \$10,000.00 was needed to complete the approximately 50 houses in the first of the Historic Inventory. When contacted about completing the Historic Inventory Alan Mueller said he thought each property could run around \$1,000.00 each since he would have 3 visits to each property. We have approximately 50 properties to add to our Historic Inventory. This is where the \$50,000.00 came from. SHPO thought the cost should be more like \$10,000.00. Phil said in lei of what SHPO said we need to get 2 more bids. Dan call suggested that we contact the state and see who they would suggest that would do the inventory for \$10,000.00.

Kent asked if there was any advisory from Phil Lum as to where we go from here. Phil said the reason it is on old business is we need to decide what we want to do now. Kent asked the commission if they wanted to proceed with the grant application. Christine Keil said she felt that the Historic Inventory needed to be completed since we have already started it and half of it is complete. The commission decided to ask SHPO for more names of persons that could complete the project at a lesser cost.

○ **Historic Walk -Spanish Land Grant Park**

Phil Lum said that even worse comments came from SHPO on the Spanish Land Grant Park proposal. SHPO was quick to point out they do not fund brick and mortar projects so this application was for the funding of the project design approximately \$15,000.00. SHPO denied this request. Dianne asked if Phil thought SHPO understood what we were asking for and Phil said he thinks they understood perfectly well but had no intentions of funding anything that would involve digging or disturbing Spanish Land Grant Park.

Phil said in talking to Joe Haro, who was originally part of the Spanish Land Grant dig, he remembered Florissant officials saying they would not disturb the park. Phil explained the commission's idea about placing sculptures above ground and Joe Haro was good with this proposal. Kent asked if Phil thought SHPO was not interested and Phil said that is exactly the point. Phil said for this agenda item he was not sure whether or not it would be worth pursuing. Kent asked if maybe we could not look for somewhere else that may not be so controversial. Phil said that the City acquired the Shark property that may be available for some use. Phil also suggested that we look for other areas that may be prominent that would be suitable for a sculpture park. Kent Miller suggested the property behind the gazebo next to the Old Town Partners building. Chris liked that idea because there was already a walk way. Some discussion was had about the remoteness of that property and how it was not very visible.

Phil said we should consider the possibility of flooding since that area by Old Town Partners is in the flood plain. Dianne asked if you could spend Federal money in a flood plain. Kent Miller asked if we wanted to pursue the possibility of moving the project. Phil reminded everyone that the location was only a part of the problem. SHPO will not fund the design, or brick and mortar of the project. Kent suggested that all commission members barnstorm about this grant before the next meeting. Phil reminded everyone SHPO is interested in educational and outreach programs only.

NEW BUSINESS

- **Request for approval to build a 5' 4" high western cedar picket privacy fence with copper post caps at 825 N. Lafayette.**

Steve Frank asked if the fence would be placed in behind the trees in the back. Christine asked if the fence would be cedar color. At this time Phil asked for the floor to provide his staff report that identified LHDC as an approving body that could approve the construction of a fence in the historic district as long as it is a picket fence or wrought iron fence. Christine asked if there was a height requirement. Phil answered under 405.161 zoning regulations allowed picket, ornamental iron, face brick fences but no height restrictions. An ornamental fence less than 30" does not need approval of LHDC but anything over that would. Phil informed the commission that once the request has been approved from LHDC the only thing Mr. Hoffman would have to do is get his permit from the Building department.

At this time Kent asked if there was any further questions or discussion; being none he asked if someone would make a motion to approve the request for the approval to build a 5' 4" picket fence made of western cedar with copper post caps at 825 N. Lafayette. Gary Meyer made a motion to approve seconded by Steve Frank. All approved motion carried a **the request for approval to build a 5' 4" high western cedar picket privacy fence with copper post caps at 825 N. Lafayette was approved**

- **Request for approval of a COA to replace the front steps at the property located at 305 Rue St. Louis, "The Brand House".**

Steve Dallape stated that the current front steps are rotting and in need of replacement. Plans provided the commission with pictures of the porch and old steps and a drawing of the new steps. Steve stated that his plan was to replicate what is already there now. The current porch and steps only has 2 stringers but the replacement steps will have a third down the center. The only other change will be perhaps the stairs will be a little less steep but other than that it will be exactly the same. Christine asked if the new stairs would be wood and Steve Dallape replied it would be. Dianne asked if they were going to be painted pink, everyone laughed and the response was no, the stairs will be painted to match the porch. At this time Kent asked if there was any further questions or discussion; being none he asked if someone would make a motion to approve the request for the approval to replace the front steps at the property located at 305 Rue St Louis. Patty Sosa made a motion to approve seconded by Christine Keil. All approved motion carried a **the request for approval of the replacement of the front steps at the property located at 305 Rue St. Louis was approved.**

MICELLANEOUS BUSINESS

Dianne said that her and Patty Sosa along with other Commission members had talked about the possibility of funding "Bill Hart" Director of Historic Preservation to come and speak about Historic Tax Credits. Everyone agreed that to have Bill Hart speak about ways to get money for restoration of historic houses would be a great idea. It would include Old Town Partners, Historic Florissant, The Shrine, Ti De Noyer and other historic Florissant groups. Dianne said wouldn't it be wonderful if we could use the Girardeau House to host the event since we have been given money to do repairs and we also have a group that wants to volunteer for some of the other repairs. Phil explained that a Sacred Heart Club had contacted him stating that they are

interested in doing repairs to the house in order to get it ready for use as a meeting center. They have ideas of installing a catering kitchen at the property. Phil said Mark Goldstein was the contact person at Sacred Heart.

Kent said everyone should be thinking about additional ideas for the grant proposal.

ANNOUNCEMENTS / COMMENTS

Kent Miller asked if there was any further business. Being no further business Kent stated she would entertain a motion to adjourn. Christine Keil made a motion to adjourn. Seconded by Gary Meyer, All members concurred.

Kent was ready to adjourn when Dianne said we had one more person to introduce, Steve Siebe, our newest member of the LHDC. Steve owns the historic property at 990 Rue St. Francois and comes to us with years of historic preservation experience. All welcomed Steve as a member of the commission. Dianne gave him a quick synopsis of what our Spanish Land Grant Park proposal was about.

Meeting was adjourned at 7:30 p.m.

Respectfully submitted:

Dianne Lehmann Recording Clerk