

**CITY OF FLORISSANT  
LANDMARK AND HISTORIC DISTRICT COMMISSION  
AGENDA  
MONDAY JULY 28, 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 \_\_\_\_\_

**Approval of Minutes**

**JUNE 16, 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 wrought iron fence around the ground water tank in Towner Park.**

The previous COA approved by LHDC is being amended changing the 8 foot black vinyl coated chain link fence to a 8 foot wrought iron fence. This is at the request of Historic Florissant. See Staff Report\*

#### **New Business**

**Item 1          Ronald Schmidt  
310 rue St Francois  
Florissant MO 63031 Ward 6**

A request to replace siding at 310 rue St Francois with 6" wood plank siding.

#### **Miscellaneous Business**

**Item 1          None**

#### **Announcements / Comments**

**THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL ON  
WEDNESDAY JULY 23, 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 JULY 28, 2025**



**CITY OF FLORISSANT**  
**Landmark & Historic District Commission**  
955 RUE ST FRANCOIS  
FLORISSANT, MO 63031  
(314) 839-7648 // publicworks@florissantmo.com

☐ VACANT  
☐ OCCUPIED

**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

<b>PROPERTY ADDRESS</b>		
310 rue St Francois		63031
Street Number and Name		Zip Code
<b>OWNER INFORMATION</b>		
Ronald Schmidt		
First and Last Name - Please Print		
969 N Castello St	Florissant, MO	63031
Mailing Address - Street Name	City/ State	Zip Code
rondost1@gmail.com	314 974 4010	314 838 1167
Email Address	Primary Phone Number	Secondary Phone Number
<b>AUTHORIZED REPRESENTATIVE - IF DIFFERENT THAN OWNER</b>		
Agent Name - Please Print		
Mailing Address - Street Name		City/ State
		Zip Code
Email Address	Primary Phone Number	Secondary Phone Number

In signing this application, you are requesting approval from LHDC for changes to the above referenced property.

X Ronald Schmidt Signature Date

**REQUEST**

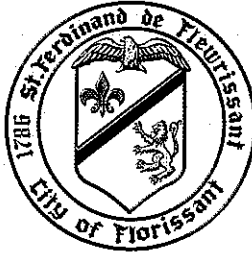
Evaluation of new siding for building at 310  
St. Francois

Include a detailed description of all changes being requested. Please include color or material samples if available.

Date	LHDC STAFF COMMENTS

1

**MEMORANDUM**



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**CITY OF FLORISSANT- BUILDING DEPARTMENT**

*"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."*

7 To: LHDC Commissioners

Date: July 21, 2025

8

9 From: Debra Irvin, Building Commissioner

c: Dir Public Works  
Dir of Administration  
Deputy City Clerk  
Applicant

10

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14 Subject: Missouri American Water (MoAW) in partnership with the City of Florissant is  
15 requesting approval to install an 8-ft black vinyl coated chain link fence around the  
16 ground tank in Tower Park, 1060 Rue St Catherine, in the "HB" Historic District.

17

18 **STAFF REPORT**

19 **CASE NUMBER LHDC-07282025-01**

20

21 **I. PROJECT DESCRIPTION:**

22 Before the commission is a request from Missouri American Water (MOAW) in  
23 partnership with the City of Florissant requesting approval to install an 8-ft black  
24 wrought iron fence around the ground tank in Tower Park, 1060 Rue St Catherine, in  
25 the "HB" Historic District. The city started the conversation in 2023 with Andy  
26 Quinones, Jr, our former Government Affairs Manager. He asked that I take over the  
27 meetings in an email dated February 7, 2024 (see attached email). After several in-person  
28 and zoom meetings, all parties came to the agreement that the fence is a worthwhile  
29 project for the City of Florissant and Missouri American Water (MoAW).

30

31 **II. MoAW REPRESENTATIVES**

32 Marty Robinson  
33 Renee Lawrence  
34 Leslie Willoughby  
35 Summer Richardson (tentative)

36

37

38 **III. JUSTIFICATION**

39 The City of Florissant met with MOAW and determined that the ground tank is being  
40 vandalized with graffiti and would like to install an 8-ft black wrought iron fence to

protect the tank. MOAW will install the fence, signs, and provide the city council with a maintenance agreement. This agreement is now being reviewed by the City Attorney. MoAW painted the ground tank in the fall 2023 and installed the updated Florissant logo in November 2023.

#### **IV. PRIOR MEETINGS**

- 2/14/2024-Zoom informational meeting
- 3/7/2024 – Zoom Meeting – confirmed the agreement between MoAW and Florissant, fence material, costs, maintenance, and safety were the talking points.
- 4/9/2024 – Mayor Lowery appointed Debra Irvin as lead to the fence project
- 4/29/2024 – Zoom Meeting – update with other Florissant staff on fence material, costs, maintenance, and safety.
- 5/1/2024 – Zoom meeting - due to team changes at MoAW. The new team leader is Renee Lawrence, Senior Engineer.
- 7/30/2024 in person meeting - Missouri American Water - Florissant Tower Court Park Fence Project Meeting add new members (Todd Hughes, Parick Mulcahy, Summer Richardson, Marty Robison and Renee Lawrence
- LHDC 1<sup>st</sup> meeting date 01/27/2025
- Plan Commission 1<sup>st</sup> meeting date 04/7/2025 (matter referred back to LHDC)

#### **V. LHDC REVIEW**

On January 27, 2025, the request was reviewed and approved by the LHDC members. After the discussion the members voted in favor of the new fence and referred the plan to the Plan Commission.

#### **VI. FENCE CODE**

**Section 405.220 (A) (5)** Open mesh-type fences higher than six (6) feet may enclose public parks, recreational and school areas, but only as directed and approved by the Planning and Zoning Commission after giving due consideration for the public safety, health, welfare and architectural designs of the City.

#### **Section 405.220 (A) (11)**

a. The Planning and Zoning Commission shall approve or conditionally approve the application if it finds:

a. The subject matter of the application would not be detrimental to or inconsistent with property in the surrounding area based on the following conditions:

- (1) Overall design.
- (2) Color of materials.
- (3) Combination of materials.
- (4) Texture of materials.
- (5) Height.
- (6) Relation of fence to other improvements or structures on adjoining properties and streets.

87 b. Said finding of the Planning and Zoning Commission shall not in any  
88 case be based on personal preference as to taste, choice or architectural  
89 style but be based upon consideration of the public health, safety, morals  
90 and general welfare and the elimination of blight in the City of Florissant.  
91

92 **VII. SUPPORTING DOCUMENTS**

93 Staff Report  
94 Application  
95 Fence material sample  
96

97 **VIII. RECOMENDATIONS:**

98 **Suggested Motion:**

99 I move to approve the request from MoAW to install an **8-ft black**  
100 **wrought iron fence** around the ground water tank at **1060 Rue St**  
101 **Catherine** in the "HB" Historic District with the following conditions set  
102 forth below with these conditions being part of the record.  
103

- 104 1. The Plan Commission shall review and consider approving the fence in  
105 accordance with the Fence Code, **Section 405.220 (A) (11)**
- 106 2. Missouri American Water shall have an approve Maintenance Agreement  
107 by the City Council prior to installing the fence.
- 108 3. Missouri American Water will apply for a no cost fence permit with  
109 Florissant Public Works  
110

111 **(end of suggested motion)**

Application  
LANDMARKS AND HISTORIC DISTRICT COMMISSION



Address of Property: 1060 ~~1000~~ St. Catherine Street, Florissant, MO 63031 Zoning District: 6

Applicant's Name: Martin Robison Applicant's Address: 901 Hog Hollow Rd, Maryland Heights, MO 63017

Applicant's Email: Marty.Robison@amwater.com Applicant's Phone#: 314-712-2045

**Owner of Record contact information:**

Owner Name: City of Florissant Owner Address: 955 St. Francois St, Florissant, MO 63031

Owner Email: dirvin@florissantmo.com Owner Phone #: 314-839-7648

Legal Description of Property: Park and home of the Missouri American Water Tower

Description of Historic Significance: This is the former Narrow Gauge Railroad

Station built in 1878

Property is: ☐ A Re-Designated Historic Landmark ☐ Listed on the National Register of Historic Places  
☐ A Contributing Historic Resource  
☒ Other, i.e. in an Historic District: \_\_\_\_\_

Description of this Request: ☒ Requesting a Certificate of Appropriateness (COA)  
☐ Requesting Designation or Re-Designation as an Historic Landmark  
☐ Requesting a Sign Approval or Sign Variance  
☐ Other Request: \_\_\_\_\_

**Additional Restrictions or Conditions by the Landmarks and Historic District Commission (LHDC) are:**

Request for 8-ft black wrought iron fence around water tank

SIGNATURE OF LHDC CHAIR: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY OF FLORISSANT- BUILDING DIVISION 314-869-7648 email: [publicworks@florissantmo.com](mailto:publicworks@florissantmo.com)**

*"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."*

## Debra Irvin

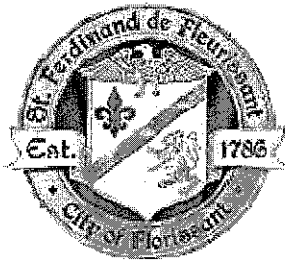
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**From:** Andy Quinones  
**Sent:** Wednesday, February 7, 2024 11:49 AM  
**To:** Debra Irvin  
**Subject:** Water Tank at Tower Court

Debra-

Would you be able to contact Summer Richardson and her email address is [summer.richardson@amwater.com](mailto:summer.richardson@amwater.com). She has some questions about putting up some fencing around the water tank located at Tower Court Park where Missouri American had repainted it. She is wanting to know what the procedure she will need to follow to get this done.

Thanks.



*Andrew T. Quinones, Jr.*

**Government Affairs/Senior Communications Manager**  
**City of Florissant**  
**P: 314.839.7601**  
**E: [aquinones@florissantmo.com](mailto:aquinones@florissantmo.com)**



**Debra Irvin**

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**From:** Renee C Lawrence <Renee.Lawrence@amwater.com>  
**Sent:** Wednesday, July 9, 2025 11:39 AM  
**To:** Debra Irvin; Summer Richardson  
**Subject:** RE: Quick Virtual Meeting: Florissant Fencing Project, Missouri American Water ?  
**Attachments:** Florissant\_Tank\_Fencing\_20250529-Profile 1.pdf; Florissant\_Tank\_Fencing\_20250529-Site Plan.pdf

**WARNING – This email is from an external source. This email did not come from within the City of Florissant organization.**

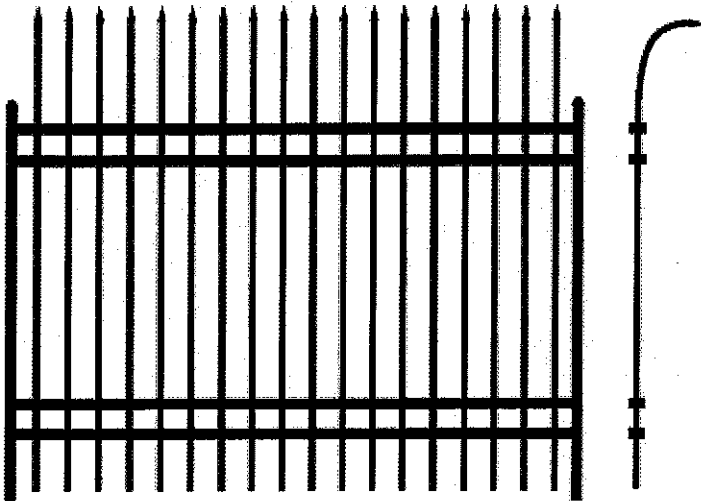
Debra,

The proposed fencing is a picket style fence, 8ft tall. I reattached the original profile and site drawing as a visual reminder of the , the only difference is that fencing will be picket style instead of chain link.
















See screenshots of the fence information below:

**SPS CENTURIAN II - ENFORCER**

2 1/2" posts on 8' centers with 3/4" pickets



## SPS Centurion Classes (Square Tube)

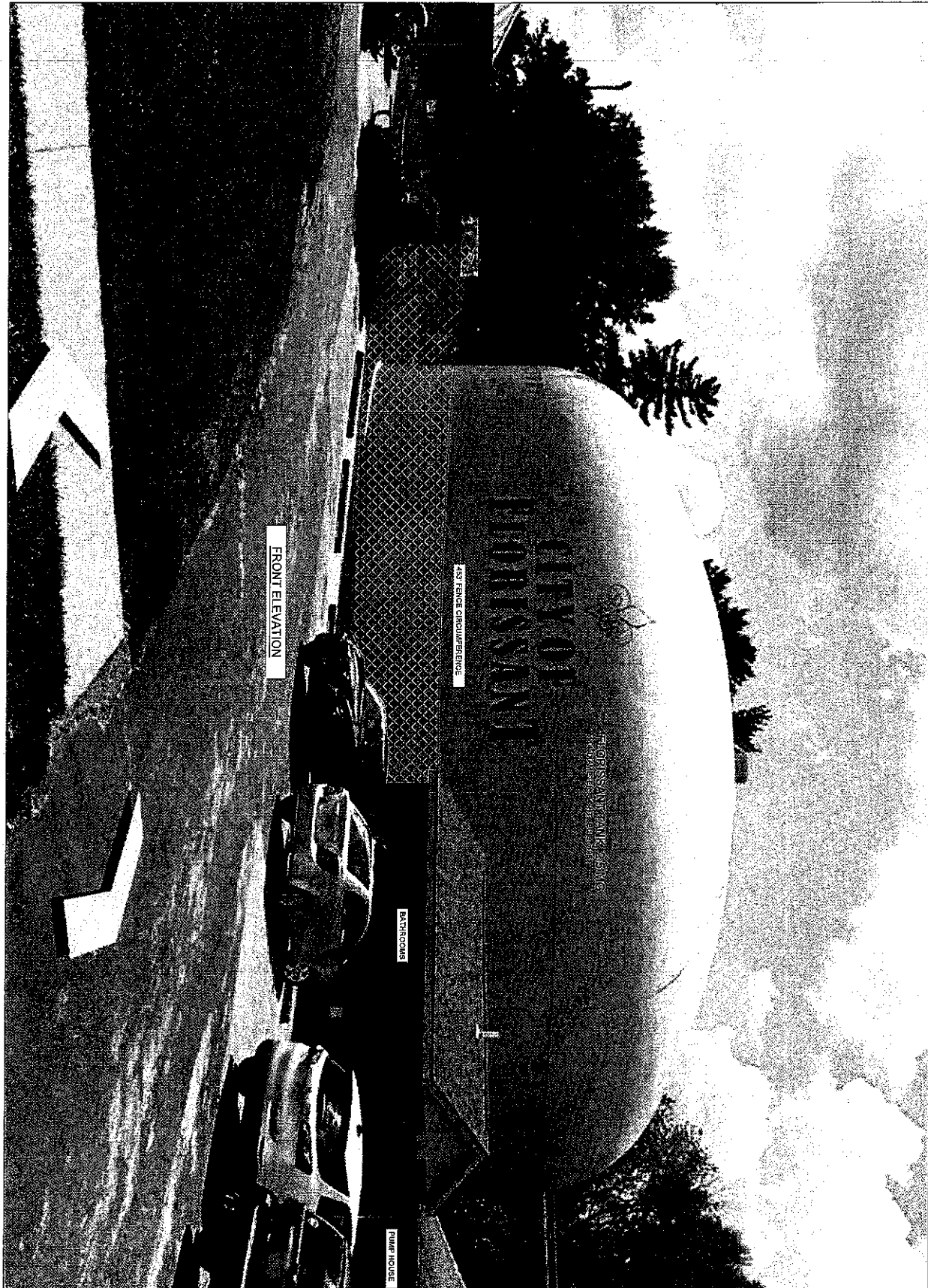
	Centurion 1	Centurion 2	Centurion 3
<b>PICKETS</b>	3/4" x 18 ga	3/4" x 16 ga	1" x 16 ga
<b>NUMBER OF PICKETS</b>	6ft = 15 Pickets 8ft = 19 Pickets	6ft = 15 Pickets 8ft = 19 Pickets	6ft = 13 Pickets 8ft = 18 Pickets
<b>RAILS</b>	1-1/2" x 16 ga	1-1/2" x 14 ga	2" x 14 ga
<b>POSTS</b>	2-1/2" x 12, 14, or 16 ga	2-1/2" x 12 or 14 ga	2-1/2" x 12 or 14 ga
<b>AIR SPACE</b>	4" (3" optional)	4" (3" optional)	4" (3" optional)
<b>HEIGHTS</b>	3, 3-1/2, 4, 5 & 6 ft	4, 5, 6, 7 & 8 ft	4, 5, 6, 7, 8, 9 & 10 ft
<b>PANEL LENGTHS</b>	8ft (92-5/8")	8ft (92-5/8")	8ft (91-1/2")
<b>PANEL PER PALLET</b>	6ft = 25 Panels 8ft = 25 Panels	6ft = 25 Panels 8ft = 25 Panels	6ft = 20 Panels 8ft = 20 Panels
<b>DRAWING</b> (2-Rail Ext Bottom)			
<b>DRAWING</b> (2-Rail Flush Bottom)			
<b>DRAWING</b> (3-Rail Ext Bottom)			
<b>DRAWING</b> (3-Rail Flush Bottom)			
<b>SUBMITTAL</b>			

**Additional post sizes & gauges available**

*Renee*

Sr. Production Superintendent  
Missouri American Water  
1050 Research Blvd  
St. Louis, MO 63132

P: (314) 996-2307  
C: (314) 623-5343



ENC. JOB #	
W.D.	
DATE	09/26/2024
DRAWN BY	LJT
CHECKED BY	RCL
APPROVED BY	RCL
MAP GRID	
SHEET	2 OF 3



NO.	DATE	REV.	REVISIONS

PROJECT	ST. LOUIS COUNTY-FLORISSANT TANK 1000 ST. CATHERINE, ST. LOUIS, MO 63031
TITLE	NEW FENCING PROFILE 'A'



ENG. JOB #	
WD	
DATE	06/28/2024
DRAWN BY	LT
CHECKED BY	ROL
APPROVED BY	ROL
MAP GRID	
SHEET	1 OF 2

  
**MISSOURI**  
**AMERICAN WATER**  
ENGINEERING DEPARTMENT • 727 CRAIG ROAD, ST. LOUIS MISSOURI 63141

NO.	DATE	INT.	REVISIONS

PROJECT	ST. LOUIS COUNTY-FLORISSANT TANK 1000 ST. CATHERINE, ST. LOUIS, MO 63031
TITLE	NEW FENCING AND GATES