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2  
3 July 28, 2014  
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5 LANDMARK AND HISTORIC DISTRICT COMMISSION  
6 MINUTES  
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9 The Landmark and Historic District Commission (LHDC) of the City of Florissant met at the  
10 Florissant City Hall on Monday July 28, 2014 in the second floor lunch room at 6:30 p.m., with  
11 Kent Miller presiding.  
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14 **INTRODUCTION AND WELCOME**  
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16 Steve and Carole Dallape was introduced to the commission members as the owner of 305 rue St.  
17 Louis St located in the Old Town district. Steve has come before the commission to ask for the  
18 commission to review possible materials he is considering using on his historic house for siding  
19 and windows. After this introduction Kent Miller asked that Mr. Dallope be heard as new  
20 business prior to any old business. Dan Call made a motion to make this change to the agenda  
21 was seconded by Kristen Keil and approved by all members.  
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23 **ROLL CALL**  
24

25 On roll call the following members were present: Gretchen Crank, Kent Miller, Kristen Keil,  
26 ,and Dan Call. Also in attendance were Phil Lum Building Commissioner and Dianne Lehmann,  
27 Recording Clerk A quorum being present, the Chair declared the Landmark and Historic District  
28 Commission (LHDC) was in session for the transaction of business.  
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31 **APPROVAL OF 6/30/2014 MINUTES**  
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33 Kent Miller asked to approve the June 30<sup>th</sup> minutes. A motion was made to approve the minutes  
34 as written by Gretchen Crank, seconded by Christine Kiel. All approved  
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48 **OLD BUSINESS**  
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51 **Item 1            Steve Dallape 305 Rue St. Louis – Discuss possible changes to siding and**  
52 **windows at 305 Rue St. Louis.**  
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55 The Dallape's are very concerned about preserving the historic flavor of the home but they're also  
56 concerned about the energy efficiency of the replacement windows and siding that they're going  
57 to be using. The siding that they've chosen to go with is called a hardy board siding and they  
58 brought him brochures for everyone to review. The siding is made out of cement but appears to  
59 look like wood. It is colored but it does look like painted wood. It is durable fireproof and has a  
60 15 year warranty to it. They are also looking at replacement windows looking at Anderson, Pilla  
61 or Martin windows these would be replacement wood windows.  
62

63 The Dallapes have narrowed the colors down to Florissant Red noted as “Country Lane Red” or  
64 “Evening Blue” which is grey. They are leaning towards the red. They showed samples of the  
65 siding in the color and all members agreed that this is an acceptable color. The will be using  
66 white trim for the finishes. Kent said that the 2 different colors they have chosen would fall  
67 within the LHDC guidelines.  
68

69 At this time Kent Miller asked about the replacement windows and if they had decided on a  
70 particular grid of windows 6 over 6 or 2 over 2. The Dallapes explained to the commission that  
71 the current windows were not consistent some were 6 over 6 some were for 4 over 4 but they  
72 would go to a consistent pattern with a wood window when they replaced. Steve said most of the  
73 windows that he has been looking at Marvin, Pella and Anderson have an aluminum clad over  
74 the outside of them this would be a color cladding that protects the wood from the outside the  
75 wood is on the inside of the windows. Dan asked for clarification on the wood windows in that  
76 the aluminum would be on the outside of the window. Steve said it appears more like a white  
77 painted wood on the exterior. Gretchen asked if the 6 panes would be individual or just dividers  
78 in the inside of the window. Steve responded that they are 6 individual panes. Gretchen said she  
79 has no objection to the 6 panes or the aluminum covering that will be used. Dan Call had a  
80 question about the siding and what specific design would be used. Steve answered it would be  
81 the Hardy plank that would have a 4” exposure. That is similar to what is currently on the house.  
82

83 The petitioners have requested a Certificate of Appropriateness to use the hardy board siding and  
84 the wood window replacement. Kent asked if any of the commission members had any other  
85 concerns about the material or the windows before a Certificate of Appropriateness could be  
86 voted on. No one on the commission had anything else for the petitioners so Kent Miller asked  
87 he could get a motion for the approval for a COA for the replacement of siding and windows as  
88 described above for the property located at 305 Rue St. Louis. This approval is for either color  
89 red or gray and the windows 6 over 6. Gretchen made a motion 2<sup>nd</sup> by Kristen All voted and  
90 approved. We thanked the Dallape’s for their time and they left.  
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94 **New Business**

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96 **Item 1            Discuss plans for “Historic Treasures of Florissant” show**

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98 Kent asked if Kerry was going to be in attendance tonight and Dianne replied that he told her he  
99 was going to be there. Dianne told the commission that the rough draft must be done soon. At  
100 that time Dianne handed out a time line so everyone could keep track of events and the dead line  
101 of. Kent said that we needed to get the signed permission slips for everyone that will be featured  
102 in the show to the SHPO no later than 8/1/2014. Dianne said she still needs a few signatures so  
103 she can submit them. Gretchen asked if we didn't have who would be featured in each show and  
104 Dianne answered that that has not been determined yet either. We still have openings for the last  
105 show and need to know who is going to be featured. It has been agreed that Curtis Gunn would  
106 be one of the single family. Kent asked about the Archambault house if they had committed, and  
107 Dianne said they had not agreed. Kristen said she had a list of several houses that we had  
108 discussed as possibilities one of which was the property located at 280 Washington, Richard  
109 Deposki house. It was determined that any additional houses that we feature be listed on the  
110 National Registry. Kristen suggested Casa Alvarez 289 Rue St. Denis. Dianne said that we  
111 would really like to get that house because of the architectural significance of the building.  
112 Kristen said she would contact the Rowles and work on Alvarez house and would get a signature.  
113 Dianne suggested that we use Gary Meyers house at 983 Rue St. Antoine, it is on the Nation  
114 Registry. Kent said yes we should feature it and because Gary wasn't here to say no. Dianne  
115 said that if we use Gary's house, Casa Alvarez and Curtis Gunns house that would be 3 houses.  
116 Gretchen said she would like to ask Richard Deposki also.

117

118 Dianne clarified the time line and that we really wanted to get all the interviews done before bad  
119 weather. We are lining up interviews for shows 2 and 3 now. Gretchen asked if we had a fact  
120 checker or if we are just going to go with what is said. Phil Lum said we are going to look at the  
121 interview for artistic content, then it would be up to us to edit it for accuracy.

122

123 Dianne told the commission that we must supply a brochure for every property that will be  
124 featured. We must delegate out all of the properties and each brochure must have the following  
125 information in it: what makes the property significant, date of construction, and the past and  
126 present property owners names. The brochures will be informational by nature and the address  
127 should be featured on each one. Gretchen asked if the brochures would be in color this time?  
128 Both Phil and Dianne said that was not our decision but this brochure would be in color. Kent  
129 explained the layout of the brochure and has agreed to do the project. He will give Dianne a J-  
130 peg with everything on it. Kristen asked if we could include what LHDC does?

131

132 Dianne asked that we divide the properties. The word count should be between 150-200 words.  
133 Must contain what makes the property significant, date of construction, and the past and present  
134 property owners names. Kristen will take the Shrine, Dan will take the Union church, Kristen  
135 will take Sacred Heart, Gretchen will Hendels and Stems, Patty takes Dooleys, Terri take the  
136 train depot, Kristen for Taille de Noyer, Dan will do Old Town Partners building, Terri &  
137 Gretchen will do Gittemeir House, Kristen will do Meyers house. Dan to do Brockrath Weise  
138 house, Gary Meyers will do his house, Curtis will do his house, and Gretchen will do Deposki  
139 house. Kristen will take Casa Alvarez.

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141 Kent asked that we meet on August 25<sup>th</sup> and would like for Kerry to attend the meeting. Kent  
142 said he would have a template of the brochure at that meeting. Kent asked if there was anything  
143 else that needed to be discussed.

144

145 Gretchen said she would like to ask about fence requirements for the Gittermier House. Phil  
146 explained to Gretchen that there was no zoning that would require her to have a fence only the  
147 written agreement between Historic Florissant Inc and the Circle K that would require a fence.  
148 That agreement does not stipulate what kind of fence. Phil said that the max was 6 feet the  
149 minimum is 42” for a guard. Gretchen asked if a picket fence could pass as code. Phil answered  
150 that a 4” spear cannot be able to pass through the pickets.

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152 **MICELLANEOUS BUSINESS**

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155 **ANNOUNCEMENTS / COMMENTS**

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157 No announcements or comments.

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159 Kent Miller asked if there was any further business. Being no further business Kent Miller stated  
160 he would entertain a motion to adjourn. Kristen made a motion to adjourn. Seconded by Dan  
161 Call. All members concurred. Meeting was adjourned at 7:45 p.m.

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165 Respectfully submitted:

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167 Dianne Lehmann Recording Clerk

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