

CITY OF FLORISSANT



June 6, 2018

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 Wednesday June 6, 2018 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, Dianne Lehmann, recording clerk, Phil Lum, Building Commissioner Kent Miller- Chairman, Steve Frank - member, Christine Keil- member, Dan Call member, Steve Siebe –member,

ROLL CALL

Kent Miller, Steve Frank, Steve Siebe, Dan Call and Christine Keil were in attendance. There being a quorum the meeting was called to order.

APPROVAL OF MINUTES

Kent Miller asked if there were any minutes to approve. Gary Meyer made a motion to approve the minutes as submitted, seconded by Dan Call. All approved minutes as submitted.

OLD BUSINESS

At this time Kent Miller suggested that we move forward with new business. He suggested that Item 1 can be postponed until other new business is heard. A motion made by Gary Meyer was seconded by Steve Siebe and approved. Chris Keil asked if we could wait to hear Item 2 as the petitioner was Steve Siebe one of our commissioners. Chris Keil made a motion and was seconded by Gary Meyer and all approved.

42 **NEW BUSINESS**

43
44 **ITEM 1**

45 **Request for a C.O.A. to replace the roof at 111 Rue St. Catherine, better known as the**
46 **Mottin House.**

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48 Sarah and Dan Crank are in the process of preparing their deceased parent's home to be listed for
49 sale. During the cleanup they discovered that there was a sense of urgency because they have a
50 problem with squirrel infestation. Sarah explained that they would like to change the current
51 roofing material from cedar shakes to an architectural style of shingles. Kent Miller asked why
52 they came before LHDC to begin with. Phil Lum said that they must apply for and receive a
53 COA because they are a designated Local Landmark property. Chris Keil asked what roof was
54 original to the house and Sarah answered that she was not sure. Steve Frank said he remembers
55 the house in the 50's with architectural asphalt shingles. Phil Lum said that he understood their
56 reluctance to use cedar shake shingles because of the squirrel problem. There is no clear cut
57 evidence of what was original on the roof other than those mentioned on the historic inventory.
58 Phil Lum said he could not see any reason why the use of architectural asphalt shingles would be
59 objectionable as it did not jeopardize the integrity of the house. Kent Miller said if no one had any
60 objections to the use of architectural asphalt architectural styled shingle replacement on the house
61 at 111 Rue St. Catherine he would entertain a motion for a COA.

62
63 Dan Call made a motion to approve a COA for the use of asphalt architectural styled shingles on
64 the roof at 111 Rue St. Catherine, better known as the Mottin House. Seconded by Gary Meyer
65 and all approved.

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67 **ITEM 2**

68 **Request for a C.O.A. for the installation of a Cell Phone tower in the bell tower of the**
69 **property located at 1 Rue St. Francois, better known as Old St. Ferdinand Shrine.**

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71 Dianne Lehmann reminded everyone that this is a continuance of the original request for a COA
72 from the Shine last year. We had asked that once SHPO approved the plans from Team Mobile
73 that we be contacted with that approval and we would then go forward. Dianne said she had the
74 original plans and the changes to the site plan. Gary Meyer asked what was different since the
75 last time we approved it. Phil Lum answered that the primary difference was that an eight foot
76 white vinyl fence was erected to hide the exterior equipment. Phil Lum said that a suggestion was
77 made that a more appropriate material be used for the screening of the exterior equipment that
78 would be more period to the Shrine. Steve Gettemeier represented the Old St. Ferdinand Shine
79 and asked what material would be more appropriate. Steve asked about the possibility of painting
80 the white vinyl fence with the Florissant red. Dan Call and Steve Siebe said they would be
81 opposed to the painting of any vinyl fence because the paint would just peel and look worse.
82 Dan Call asked if the fence was already installed and Steve Gettemeier answered yes but it was
83 done without the knowledge or permit of the City or the approval of LHDC. Phil explained that
84 the reason the equipment is on the ground is because SHPO did not approve the drilling into the
85 walls of the bell tower to house the equipment so it had to be placed on the exterior of the bell
86 tower. Steve Siebe asked if we ever received anything from SHPO identifying their requirements.
87 Dianne Lehmann said no; but we did approve the application for a COA with the stipulation that

it would only be approved with SHPO's approval. We did not issue the COA because we did not get the approval from SHPO.

The current COA would be for the installation of a cell phone tower and the operating equipment screening. Gary Meyer asked Steve Gettemeier if they were opposed to replacing the screening. Phil Lum suggested that the Shrine replace the screening with 8 foot wood fencing. Steve Gettemeier asked if he could hang cedar boards off of the vinyl fence as long as the vinyl didn't show would that be acceptable. If the Shrine covered the existing vinyl screening they would move forward with a 10' structure. Steve Gettemeier said he will submit plans to City Hall.

A motion was made to approve a COA for The Old St. Ferdinand Shrine located at 1 Rue St. Francois to approve the installation of a cell phone tower antenna and the exterior operating equipment and screening at least 10'tall. Cover to be made of Cedar wood with no paint color. A motion was made by Gary Meyer to approve this COA seconded by Steve Siebe. Chris Keil obtained, her husband is on the Shrine board. All other approved.

At this time discussion was made about the accessible ramp that was built on the Shrine without a permit or COA. Phil explained that the accessible ramp did not meet ADA compliance nor was it approved by plan review for a permit. Phil did say there were some exemptions for historic building and he did include information about that exemption. One concern was the doorway for the accessible entrance. It must be attended by someone at all time because the door does not remain open to provide accessible entrance. The side walls of the ramp are similar in design to the picket fence in the front yard. The pickets do not have spacing between them and are very tight as to form a wall.

If the Shrine decides to keep the ramp as built the Shrine must accept the liability of non-compliance. The City has requested a letter of such. Dan Call asked if there was a distinct life safety issue with the ramp as built. Phil Lum said yes there is and yes there was before.

Kent said in order to issue a COA the City would require something from the Shrine stating that they will accept the liability for the non-compliant accessible ramp. Kent asked if everyone had an opportunity to review the plans and the COA could be approved with stipulations that the Shrine provide documentation that they will accept responsibility and absolve the City of any liability by not signing off on the safety or ADA compliance of the ramp. Gary Meyer made a motion to grant and seconded by Christine Keil. One opposed and one abstention motion carries.

ITEM 3

Request for a C.O.A. to replace the sign located at 411 Rue St. Francois, Smoke & Sip.

The sign code states that a new sign erected in the historic district must be approved by LHDC. The sign must be appropriate to an era and similar in like to the building. A review of the submitted sign by commission members prompted Christine Keil to move that a COA be granted to Smoke & Sip 411 Rue St. Francois for the face change of an existing sign. Phil said that a COA was not really required but an approval was required. Chris amended her motion to say approve the face change. Seconded by Dan Call. All approved motion carries.

135 **ITEM 4**

136 **Request for a C.O.A. to build a 10 x 12 Pergola in the back yard of 990 Rue St. Francois,**
137 **better known as the Peters House.**

138 Steve Siebe described the Pergola as a cedar wood pergola painted white. It is 10 x 12 in size
139 and will be located in the back yard. Phil said the commission should ask themselves if this
140 structure is one that may have been built the same period as the house. If not there should not be
141 issues with this addition to the historic property. Kent asked if anyone had any issues.
142

143 Patty Sosa made a motion to approve a COA to build a 10 x 12 cedar pergola painted white in the
144 back yard of 990 Rue St. Francois. Seconded by Steve Frank one abstention was Steve Siebe.
145 All approved.
146

147 **ITEM 5**

148 **Request to discuss the Build a Better Block**

149 A resident attending the Better Block seminar saw it on our Agenda and wanted to hear what the
150 Commission thought of the program. They have been looking to work with other groups
151 throughout the City like Old Town Partners, Empower North County and others. She felt the
152 program was very inspirational. She talked about rebuilding communities and how that could be
153 achieved. She also talked about how important it was to start small and move forward.
154

155 Discussion about “Build a Better Block” and some discussion about “Main Street USA” was had.
156 All commission members agreed that additional discussion was needed about how to move
157 forward. Kent Miller suggested that we encourage our council to move forward with a 5 year
158 Comprehensive Plan, Build a Better Block and Main Street. This should be on our agenda for
159 our next meeting.
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161 **Miscellaneous Business**

162 Steve Frank and Patty Sosa asked about the Lafayette Street Project and the progress of the
163 project. Steve Frank expressed concerns that some people were getting preferential treatment
164 about parking but Phil Lum assured the Commission they had to give something to get
165 something. No one was getting preferential treatment.
166

167 **Announcements / Comments**

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169 Kent Miller asked if there was no further business he would entertain a motion to adjourn. A
170 motion was made to adjourn by Gary Meyer seconded by Dan Call motion carried meeting
171 adjourned.
172

173 Meeting was adjourned at 8:30 p.m.
174

175 Respectfully submitted:

176 Dianne Lehmann Recording Clerk