

CITY OF FLORISSANT



August 26, 2019

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 August 26, 2019 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, Gary Meyer, member, Steve Siebe, Member

Also in attendance were Nathan Bennett, Hendels Restaurant and Howard Nimmons, TEAM,

ROLL CALL

Kent Miller, Steve Frank, Gary Meyer, and Steve Siebe, 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 Steve Siebe. All Approved.

At this time Kent Miller asked to suspend the rules and ask that we recognize our petitioners request and hear new business first. Gary Meyer made a motion to do so, seconded by Steve Frank and all voted in favor to hear New Business.

42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88

NEW BUSINESS

**Item 1 A request for a C.O.A. for the property located at 599 Rue St. Denis
Hendels Restaurant c/o Nathan Bennett**

**Requesting approval to construct a 11” x 6’1” x7’6” walk in cooler with
one 36” x 6’6” service door with light and light switch on the north side of
the building adjacent to the parking lot.**

Nathan Bennett owner of Hendels Restaurant said the building that would house the walk in cooler would be located in the back of the building attached to the building. The structure would be similar to the outer building that is already there, painted white in color with cedar shake roof. Phil Lum informed the commission that Hendels is in the HR (Historic Residential) district which a restaurant is not an allowed use. Hendels operates as a lawful non- conforming use. Phil stated that the rules state that the restaurant can operate as long as it does not expand or discontinue the current use for more than 1 year. The addition of the outer building is not considered an expansion but a piece of equipment necessary to conduct business.

Kent Miller asked if anyone had any additional questions or concerns about the addition of the walk in cooler. Gary Meyer made a motion to approve the C.O.A. for the **construction of a 11” x 6’1” x7’6” walk in cooler with one 36” x 6’6” service door with light and light switch on the north side of the building adjacent to the parking lot.** Motion was seconded by Steve Frank. All approved and a C.O.A. was granted.

**Item 2 A request for screening variance at 245 Rue St. Catherine by TEAM c/o
Howard Nimmons**

**TEAM is requesting a variance from the Historic Business district
screening code to allow TEAM to be exempt from the screening
requirement between 245 Rue St. Catherine and 275 Rue St. Catherine.**

Howard Nimmons said that upon an inquiry to Phil Lum, building Commissioner, about a walk in cooler for the property located a 245 Rue St. Catherine he was made aware that the property located at 245 Rue St. Catherine did not have the proper screening in place between it and Rosemary Davidson Park. Howard is requesting a variance for screening be granted for the property located at 245 Rue St. Catherine. The screening is a requirement in the historic district. Howard explained that the building wall is within a few feet of the property line and extends the length of the eastern edge of the property were the screening is void. Howard also explained that on the property line in question an underground spring runs the length of the property line which would make it extremely difficult to build anything at that location. Howard also said he didn’t feel anything that took place in the TEAM building would affect rosemary Davidson Park

Phil Lum explained the specifics regarding the requirements because Rosemary Davidson Park is zoned residential historic. Phil also explained that the code book states that an alternative method of screening can be approved by LHDC. This alternate method could be the wall of the building

89 if approved by LHDC. A motion was made by Gary Meyer to grant a variance to Howard
90 Nimmons, representative for T.E.A.M., to accept the wall of the building at 275 rue St.
91 Catherine as screening seconded by Steve Frank all agreed the variance was granted.

92

93 Steve Siebe was concerned that we would be opening up LHDC for problems in the future when
94 pertaining to screening. Phil Lum said each building would be its own case and this particular
95 case was unique in several ways.

96

97 **Item 3 Discuss the grant application submitted to SHPO for the historic review of**
98 **50 properties.**

99

100 An application for a grant was submitted to SHO for the historic inventory of approximately 50
101 properties that have not been included in our current historic review. We have applied for this
102 grant in the past but were rejected due to the cost of the historic inventory estimates. Dianne
103 Lehmann contacted several cities that have recently done historic reviews and got the names of
104 the companies they used. We then contacted one company that has done several historic
105 inventories and got an estimate. In a preliminary application the estimates were more in line with
106 what SHPO felt they should be. The best estimate came in at \$6,500.00. The preliminary
107 application has been submitted. At this time we are waiting for feedback from SHPO if they feel
108 our application is acceptable they will give us comment and time to make corrections to re-
109 submit.

110

111 LHDC as a whole is very excited about moving forward with the historic inventories.

112

113

114

115 **Item 4 Discuss the on-site evaluation for LHDC. The on-site evaluation is**
116 **scheduled for Tuesday September 3, 2019 at 11:00 AM. We will need one**
117 **representative from the commission present.**

118

119 Phil Lum told everyone that our new person from SHPO will be in Florissant to do our on site
120 evaluation on September 3, 2019. Phil has extended an invitation to any commission member to
121 come to Hendels for lunch. Steve Siebe said he would be available. Phil reminded everyone that
122 he sent out rules regarding being a local certified government and asked all commission members
123 to brush up on the regulations and for everyone to make sure they met the requirement for being a
124 member of the commission. Updated resumes are necessary from the commission members.

125

126 **OLD BUSINESS**

127

128 **Item 1 Discuss Missouri Struggle for Statehood.**

129

130 Dianne passed around pictures of the Missouri Struggles for Statehood exhibit that was in
131 Washington County library for the commission members to view. Everyone was quit surprised
132 about the size of the exhibit. The application requires at least 900 square foot. We have
133 permission to use the JJE center which would give us plenty of room. Phil explained that Dianne
134 wanted to incorporate the bicentennial of St. Rose Philipian Duchesne as a part of the
135 celebration. We also wanted to expand on the diversity of how Florissant was back 200 years

136 ago and how we are still a diverse area. We would like to have guest speakers that have
137 knowledge on the early Native American and African Americans speak on the struggles they
138 endured as Missouri came into statehood. If anyone has suggestions regarding guests speakers we
139 need to start compiling lists. Dianne discussed a few speakers but doesn't really want to contact
140 anyone until we get confirmation that we have received the grant.

141
142 Dianne said that we would be responsible for hosting 2 events around the Missouri Struggles for
143 Statehood exhibit. The second event would be to pool our resources and create a contractors list
144 that we could invite to set up small tables and display tips on historic preservation on a budget.
145 We hope to include all historic groups and new owners of historic properties.

146
147 The grant from the State of Missouri is \$2500.00 which must be used to promote the exhibit. We
148 are hoping that we can get new people interested therefore creating more properties that would
149 like to re-designate. Between the historic inventory and invitations to historic programing our
150 goal is to encourage greater participation.

151
152

153 **Miscellaneous Business**

154
155

156 **Announcements / Comments**

157

158 Kent Miller asked if there was no further business he would entertain a motion to adjourn. A
159 motion was made to adjourn by Steve Siebe seconded by Gary Meyer motion carried meeting
160 adjourned.

161

162 Meeting was adjourned at 7:30 p.m.

163

164 Respectfully submitted:

165 Dianne Lehmann Recording Clerk