

December 22, 2015

**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 Tuesday December 22, 2015 in the second floor conference room at 6:30 p.m., with Kent Miller presiding.

INTRODUCTION AND WELCOME

Kent Miller asked the Commission to introduce themselves to the petitioners. Petitioners were Geri Debo, Old St. Ferdinand Shrine Board, Bill Bray, Old St. Ferdinand Shrine Board President, Ed Kiel, Old St Ferdinand Shrine Board, Father Keller, Old St. Ferdinand Shrine Board and Russel Bean Selective Services Team Mobile

ROLL CALL

On roll call the following members were present: Kent Miller, Gretchen Crank, Gary Meyer, Kristen Keil, Dan Call and Steve Frank. Also in attendance were 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 Christine Keil to accept the minutes as submitted. Motion was seconded by Gary Meyer all approved.

OLD BUSINESS

Item 1 None

NEW BUSINESS

- Item 1 Request from Old St. Ferdinand Shrine, 1 Rue St. Francois Street, Gerri Debo, for a COA for the placement and operation of antenna facilities in the bell towner of the church steeple. This installation will require a material change to the louvers covering the bell towner opening from a wooden louvers to a fiberglass louver that will be like in dimension, spacing and color.**

Russell Bean, representative for Team Mobile spoke on behalf of the proposed project explaining that the only exterior change of this project would be the change of materials from a wooden louver to that of a fiberglass material. The reason for this change in materials is that wood is a RS absorbent material and would not be a very transparent material. Mr. Bean said that Team Mobile deals with many historic properties and is has a company that it is contracted with, Stealth Technology, that does reproduction of specific parts for historic properties. Mr. Bean said that they would take the louver from the Shrine bell tower and mirror that louver in shape, color, and size. It would be undetectable that is was a replacement. Mr. Bean gave some examples of buildings in Clayton that have used this material.

A question about how many louvers would be replaced and Mr. Bean said for continuity sake all 4 sides would be replaced. At this time Mr. Bean handed out copies of the cell tower planes so the commission could follow along. Questions were asked if all the materials would be inside the bell tower and he said yes that none would be visible for the exterior of the building. He said that he had to get approval from not only LHDC but from the FCC and the State Historic Preservation Office as well as the Shrine board. It was explained again that these antennas would not be visible from the exterior of the building and lined with a bird proof material that would prevent any rodents or birds from entering.

Kent Miller asked if the Shrine was endorsing this project and Gerri Debo replied that they are heartily endorsing it. Kent asked Phil exactly why this project was brought before the commission and Phil explained that before we had this explanation from Team Mobile it was unclear what effect this addition would have on the Shrine. When Phil was given the permit application from Team Mobile for the installation he immediately requested that LHDC be notified. Prior to this presentation it was unclear about any exterior changes. At this time Phil referred to the historic inventory and that nothing specific about the louvers was mentioned.

At this time Kent asked if there was any further discussion about this request and Gretchen said she had questions. She asked if the antennas are already installed. It was answered no. She also asked if Team Mobile has already contacted SHPO. Team Mobile said they had not. They have just started the process and LHDC is one of the approvals that must be met. Gretchen asked if it would be possible for LHDC to pospont any decision until the commission could meet and discuss the request. Gary Meyer asked what she wanted to discuss? Gretchen said she had concerns about allowing a material other than wood to be used and she thought if we allowed the Shrine to use an alternate material we were opening the door for people to request vinyl siding and windows on their historic property.

At this time Father Keller explained how dedicated he was to authenticity of the Shrine and how it affects the entire historic Florissant area that he has grown to admire. He also expanded on the financial state of the Shrine stating that the Shrine was in terrible financial shape. So bad in fact that the Shrine is operating on a month to month basis. Currently they have only one major fundraiser from “Kemols” and have been unable to sustain any additional funding from the Arch Diocese or other private donations. If any changes, such as the loss of the current fundraiser from “Kemols” came about the Shrine would most certainly have to close.

Gretchen said that it didn’t seem to her that our approval tonight would have any impact on the Shrine moving forward with this project as Team Mobile has not even contacted SHPO yet. Mr. Dean explained that Team Mobile would like to have everything set so when SHPO gives approval Team mobile can begin construction.

Phil said that in another commission he serves on he has put together a recommendation for a motion. Phil said he does have a suggestion He would recommend for a motion that as long as the replacement louvers match exactly in color and shape and SHPO approves the replacement of the louvers that LHDC grant the COA.

Kent asked Gretchen if that would be satisfactory and Gretchen said she didn’t feel like she has had ample time to understand what the Shrine is going to do. She does understand about the necessity for the income for the Shrine but is a concerned about other future historic properties wanting to use replacement materials that are not original to the building. Gary Meyer said he did not understand what Gretchen didn’t understand. He thought that Team Mobile had gone above and beyond to make sure materials used in the replacement of the louvers would be undetectable. Kent Miller said he wasn’t sure how having another meeting about this request would change the outcome. Gretchen said she would like to talk to someone from the SHPO.

Kent said that Gretchen should be allowed to make a motion to table the request for a COA for additional time. At this time Alan Mueller, architect, stated that he had concerns about the structure of the bell tower and if it would structurally be able to handle this addition. He asked about how it would be powered. Mr. Bean said it would be powered by the existing electric panel with all wiring on the interior of the bell tower. Mr. Bean said that a \$7000.00 structural analysis study has been done. Gary Meyer said this does not pertain to what we are trying to achieve at this meeting. Alan Mueller said that he felt in the long run it may have an effect on the building. Gary Meyer said he thought this would be something that would be reviewed in the building permit process. Phil explained that as the person that would be reviewing this plan he would take that structural engineer report into consideration but has not yet received it. He made a request to Mr. Bean that he be given a copy of the structural engineer report prior to plan review.

Gretchen made a motion to continue this request for a COA it was seconded by Dan Call. All in favor were Gretchen Crank and Dan Call, All opposed were Gary Meyer, Kent Miller and Steve Frank, Christine Kiel obtained due to her involvement with the Shrine. Since a motion needs at least 4 votes to pass the motion failed. A motion was made by Gary Meyer that LHDC grant a COA to the Shrine if SHPO approves the request, a second by Kent Miller. All in favor were Gary Meyer, Kent Miller and Steve Frank, Christine Kiel obtained due to her involvement with

the Shrine. All opposed were Gretchen Crank and Dan Call. Since a motion needs at least 4 votes to pass the motion failed.

Gretchen was concerned that other owners of historic properties would think it is acceptable to use replacement materials other than materials of the period. Kent said that is why the COA was in place, so owners could request information on what is appropriate for a historic property.

At this time Father Keller expanded on what the repercussions of not approving this COA could do to the Shrine, which could include closing it down due to lack of funds.

Phil suggested that at this time he would suggest that Stealth Technology provide more information on what the replacement material would be, providing a sample and examples of where this material has been used. Mr. Bean said that when Team Mobile meets with the SHPO they will have an archeologist that will give a complete analysis of what if any effects a change in the historic building would have on not only that building but on every building, over 45 years old, that is within a ½ mile radius. At this time Phil asked that the structural analysis be sent to this commission. Mr. Dean did say that if this process got extended out past February 2016 he would be concerned about the possibility of Team Mobile looking elsewhere.

Mr. Dean said that he would welcome the opportunity to bring in materials for the commission at the next scheduled meeting. The next meeting will be January 25th, 2016. Phil asked if he could send any information earlier it would be distributed to the commission for review.

MICELLANEOUS BUSINESS

ANNOUNCEMENTS / COMMENTS

No announcements or comments.

Kent Miller asked if there was any further business. Being no further business Kent Miller stated he would entertain a motion to adjourn. Gary Meyer made a motion to adjourn. Seconded by Dan Call, All members concurred. Meeting was adjourned at 7:30 p.m.

Respectfully submitted:

Dianne Lehmann Recording Clerk