

January 23, 2017

**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 January 23, 2017 in the 2nd floor lunch room at 6:30 p.m., with Kent Miller presiding.

INTRODUCTION AND WELCOME

Commission members introduced their selves along with staff members, Phil Lum and Dianne Lehmann to the petitioners Ed Kiel, St Ferdinand Shrine board member and Geri Debo, St. Ferdinand Shrine board member as well as Tony Debo, Doug Riser and Oliver Blasé, contractors.

ROLL CALL

On roll call the following members were present: Chair - Kent Miller, Patty Sosa, Steve Frank; Steve Siebe, Gary Meyer, Dan Call and Christine Kiel. 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

Gary Meyer made a motion to accept the minutes as submitted; seconded by Dan Call. All voted in favor.

At this time it was decided by the Chair that we had several items for New Business and in the interest of those petitioner's we would listen to "New Business" first. Gary made a motion to move forward with the COA requests. Christine Keil seconded. All were in favor.

NEW BUSINESS

- **Request for approval of a COA for 27 replacement windows for the property located at 1 Rue St. Francois Street, commonly known as Old St. Ferdinand Shrine at the building known as the Convent Quarters. Windows to be replaced with like windows.**

Geri Debo informed the commission that a request for a second COA will be forthcoming from the company that is constructing the cell phone tower. Some modifications are being made before that COA application will be submitted.

At this time Ed Keil introduced Oliver Blasé to the commission and asked him to give a bit of background on his company and himself. Oliver explained that he has been in window/ siding business for about 14 years and a few years ago they realized the need for a company to recreate historic windows. Since then they have a new plant in Troy Missouri that works on creating or duplicating windows in historic buildings.

After a thorough analysis of the windows located in the Shrine convent Oliver identified that most of the windows would not be able to be rebuilt but would have to be replaced. Most have only about 15% of the original sash left. The good news was most of the original glass was in good shape and could and will be reused.

The windows will be replicated just like the original windows with one exception. We will be adding a bottom plate to each window. When the original windows were built no bottom sill plate was part of the window, which allowed weather damage. Without that bottom sill plate the windows leak water that will cause water damage. The only other change will be in a prior repair done to two front windows some 50 years ago. After damage from a vehicle the windows were replaced with 6 over 6 windows but the original windows call for 12 over 12. Those windows will be restored to 12 over 12 windows. Through the entire project all glass used will be reclaimed glass and the wood will be Douglas Fir painted white inside and out.

Kent asked if there were any other questions. Phil Lum asked about the mutton profile. Phil asked to show the profile of the muttons. Inside decorative and outside will be smooth. Patty asked about the tracking. It was explained that the tracking will be made as an incorporate constant force balanced system. Phil asked what the age of reclaimed glass would be. The glass will be between 1900 and 1910. We are able to reclaim glass from the Soulard and Lafayette Square area. Ed asked about farming brick molds. Oliver answered that they will be preserving all of the brick molding that they can. Anything that needs to be replaced will be replaced with an exact copy. There should only be around 20% that is extremely damaged.

At this time Kent asked for a motion to approve the request for a COA to replace 27 windows at the Shrine convent. Gary Meyer made the motion seconded by Patty Sosa all approved.

Kent extended his gratitude to the Shrine for bringing this new resource to the commission. Steve asked how expensive the replacement windows would be. Ed Keil said it would run about \$1,000.00 a window.

Geri asked about the possibility of putting a covering on the existing guttering to prevent debris from getting into the gutters. Phil said as long as it cannot be seen from the street it is allowed. Oliver suggested the Shrine contact Sure Flow covering.

OLD BUSINESS

- **Discuss the applications submitted for the 2017 Grant**

The 2017 grant application deadline has expired. Any projects done in 2017 will be done without state money. Christine asked when the deadline for the grants is. Dianne answered she thought it was in the fall.

- **Historic Inventory**

Christen Kiel said she was still very interested in completing the Historic Inventory. Phil said he thought that would be a possibility for the 2018 Grant application but we would have to find someone cheaper than \$1,000.00 per property. Phil said has additional names to get estimates from.

- **Historic Preservation program by Bill Hart**

A presentation by Bill Hart would certainly be something that all the various historic groups would be interested in. Phil said that he has two other speakers that he would like to include in this presentation. . Phil said he had a local developer that would like to include. Patty asked how expensive this program would be. Bill Hart charges \$500.00 other speakers would be free. Dianne suggested that we bring Oliver to speak about window replacement. Chris asked how we would fund a program without a grant. Dianne reminded everyone that there will most certainly be other expenses. Kent asked about a time. Chris asked about the other speakers. Mike Palmer of Ferguson and Steve Purgon from Florissant have both used tax credits or federal monies and they would be excellent resources. Kent suggested that we keep it around an hour. Bill Hart is a wealth of information and speaks at many events. Kent asked how large we anticipated this to be. Dianne said she really wanted to include all of the historic groups and properties making it a successful event like the others LHDC has sponsored. Patty asked about the Brock Wrath Weise house but was told it is not ready. Dianne suggested the The Meyers House owned by Ted Turner. Everyone thought that would be great. Patty asked about a March date. Chris suggested more of a fall date. Everyone seemed to like the idea of a fall event. Dianne will get in contact with Ted Turner of the Meyer House and see if he is interested.

MICELLANEOUS BUSINESS

Dianne said she had the CLG 2016 Annual report that needed to be submitted. Kent asked if everyone had a chance to review and if there were any changes to the report. Steve Frank made a motion that we submit the report as submitted. This was seconded by Gary Meyer all agreed. Christine made a motion to adjourn seconded by Gary Meyer.

ANNOUNCEMENTS / COMMENTS

Kent Miller asked if there was any further business. Being no further business Kent stated she would entertain a motion to adjourn. Christine Keil made a motion to adjourn. Seconded by Gary Meyer, All members concurred.

Meeting was adjourned at 7:30 p.m.

Respectfully submitted:

Dianne Lehmann Recording Clerk