

**CITY OF FLORISSANT
LANDMARK AND HISTORIC DISTRICT COMMISSION
AGENDA
MONDAY JANUARY 27, 2025 AT 6:00 P.M.
CITY HALL, SECOND FLOOR CONFERENCE ROOM**

Introductions

Roll Call

Kent Miller (Chair)	___
Doug Keil	___
Theresa Matoushek	___
Gary Meyer	___
Steve Siebe	___
Gary Thieme	___
Ray Underwood	___
<u>City Staff</u>	
Dianne Lehmann	___
Dawn Watkins	___

Approval of Minutes

Old Business

**Item 1 Samuel Boland
 650 Brown Street
 Florissant MO 63031
 Ward – 6**

Samuel Boland is requesting to replace his current single car garage to a 30x50 foot garage. Garage will be blue and white with black accents. House will be painted same colors. COA is covering both paint and build.

New Business

Item 1 **Missouri American Water**
Martin Robison
1060 St Catherine Street
Florissant MO 63031
Ward – 6

Missouri American Water is requesting to install an eight foot black vinyl coated chain link fence. Fence is being constructed to prevent graffiti from being painted on the water tower. *See staff report

Item 2 **Patrick Mulcahy**
985 rue St. Denis St.
Florissant, MO 63031
Ward – 6

Patrick Mulcahy is requesting to construct a 4 foot wooden picket fence at his residence, 985 rue St. Denis St.

Miscellaneous Business

Item 1 **None**

Announcements / Comments

**THIS AGENDA WAS POSTED AT THE FLORISSANT CITY HALL ON
FRIDAY JANUARY 24, 2025
ANYONE WHO WISHES TO ATTEND THIS MEETING WHO HAS
SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK'S OFFICE
BY CALLING 314-839-7630 OR TTY 314-839-7648
BY NOON ON MONDAY JANUARY 27, 2025**

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CITY OF FLORISSANT



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5 Monday October 28, 2024, 6:00pm

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7 LANDMARK AND HISTORIC DISTRICT COMMISSION
8 MINUTES
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11 The Landmark and Historic District Commission (LHDC) of the City of Florissant met in the
12 second-floor conference room on Monday October 28, 2024, at 6:00 PM.
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15 **INTRODUCTION AND WELCOME**
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17 Dianne Lehmann-staff, Dawn Watkins-staff, Ray Underwood, Doug Keil, Theresa Matoushek,
18 Steve Siebe, and Gary Thieme-all commission members. Petitioner Samuel Boland was present
19 with a request for a COA property at 650 Brown Street
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21 **ROLL CALL**
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23 Steve Siebe, Gary Thieme, Doug Keil, Theresa Matoushek, Ray Underwood and, Dawn
24 Watkins, Dianne Lehmann were in attendance. The meeting was called to order at 6:00 PM.
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26 **APPROVAL OF MINUTES**
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28 August minutes presented for approval, Gary Meyer motioned to approve minutes as submitted,
29 seconded by Gary Thieme, all approved.
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32 **Old Business**
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34 **Item 1** – Discussion about Missouri Staff visit (SHPO) on 10/15/2024- Ethan Starr and
35 Andrew Dial presentation was very well received. The event held at the Brock Wrath
36 Weisse House was attended by over 30 people. SHPO gave lots of information about
37 tax increment financing and various grant opportunities. Dianne said she is trying to
38 compile a list of information for residents that were unable to attend the presentation.
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42 **Item 2** – Discussion about CLG presentation in Jefferson City on October 25, 2024.
43 Dianne said that both her and Dawn Watkins attended the conference in Jefferson City.
44 The primary focus was on distressed and abandoned historic properties and how to
45 avoid demolition. Other points of interest were what other cities have done with grant
46 monies to help educate their residents about the importance of historic preservation.

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48 **New Business**

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50 **Item 1 Samuel Boland**
51 **650 Brown Street**
52 **Florissant MO 63031**
53 **Ward – 6**

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55 Sam Boland requested to demolish the existing 1 car garage at 650 Brown
56 Street and replace it with a 30 X 50 Metal garage with 1 single door
57 entrance. He also requested to paint the house and garage the same color
58 after completion. He brought in a survey of the property and were the
59 garage would be located in relationship to the house. Ray Underwood
60 stated that we really wanted to work with everyone that came to the
61 commission but he was concerned about a large metal building in the
62 middle of the Old Town District. Theresa M expressed the same concern
63 not only about the material that he was using but the size of the garage
64 would be bigger than the house. Dianne gave Sam the color samples for
65 the Old Town District and informed him that paint colors would have to
66 be similar to those approved by LHDC. Sam said that would not be a
67 problem.

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69 Steve Siebe asked about windows and was told no windows would be on
70 the building. Steve and Ray both said they thought the building looked
71 too industrial for the Old Town area and asked if there was any way the
72 builder could make it more cohesive to the look of the house. Sam
73 explained that a building made out of wood is cost prohibitive. If he is
74 unable to move forward with the building as proposed he will have to
75 find somewhere else to store his cars.

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77 The commission said they would like more information as it pertains to
78 building codes and if a metal 50 x 30 building is an approved structure at
79 this property. Dianne said she would have the Building Commissioner
80 review the plans and decide if this would be code. We would get back to
81 the petitioner after plan review and zoning has looked at the plans.

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Miscellaneous Business

Item 1 NONE

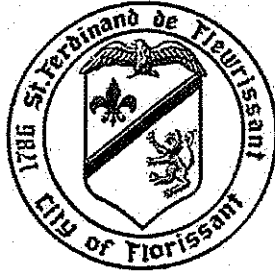
Announcements / Comments

No announcements

Kent Miller motion to adjourn, First by Doug Keil, second by Gary Meyer. The meeting was adjourned 6:30 p.m.

Respectfully submitted:
Dianne Lehmann - Recording Clerk

Application
LANDMARKS AND HISTORIC DISTRICT COMMISSION



Address of Property: 1060 St. Catherine Street, Florissant, MO 63031 Zoning District: 6

Applicant's Name: Martin Robison Applicant's Address: 901 Hog Hollow Rd, Maryland Heights, MO 63017

Applicant's Email: Marty.Robison@amwater.com Applicant's Phone#: 314-712-2045

Owner of Record contact information:

Owner Name: City of Florissant Owner Address: 955 St. Francois St, Florissant, MO 63031

Owner Email: dirvin@florissantmo.com Owner Phone #: 314-839-7648

Legal Description of Property: Park and home of the Missouri American Water Tower

Description of Historic Significance: This is the former Narrow Gauge Railroad

Station built in 1878

Property is: A Re-Designated Historic Landmark Listed on the National Register of Historic Places A Contributing Historic Resource Other, i.e. in an Historic District: _____

Description of this Request: Requesting a Certificate of Appropriateness (COA) Requesting Designation or Re-Designation as an Historic Landmark Requesting a Sign Approval or Sign Variance Other Request: _____

Additional Restrictions or Conditions by the Landmarks and Historic District Commission (LHDC) are:

SIGNATURE OF LHDC CHAIR: _____ DATE: _____

CITY OF FLORISSANT- BUILDING DIVISION 314-869-7648 email: publicworks@florissantmo.com

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

Application
LANDMARKS AND HISTORIC DISTRICT COMMISSION



Address of Property: 985 Rue St. Denis Zoning District: Hist. Res.

Applicant's Name: Patrick Mulcahy Applicant's Address: 985 Rue St. Denis

Applicant's Email: Patrickdmulcahy@gmail.com Applicant's Phone#: 314-606-1991

Owner of Record contact information:

Owner Name: Same Owner Address: Same

Owner Email: Same Owner Phone #: Same

Legal Description of Property: 985 Rue St. Denis

Description of Historic Significance:
In the historic district, not a landmark property. Requesting a fence.

Property is: A Re-Designated Historic Landmark
 Listed on the National Register of Historic Places
 A Contributing Historic Resource
 Other, i.e. in an Historic District:

Description of this Request:
 Requesting a Certificate of Appropriateness (COA)
 Requesting Designation or Re-Designation as an Historic Landmark
 Requesting a Sign Approval or Sign Variance
 Other Request: Fence

Additional Restrictions or Conditions by the Landmarks and Historic District Commission (LHDC) are:

SIGNATURE OF LHDC CHAIR: _____ DATE: _____

39 **IV. RECOMENDATIONS:**

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41 **Suggested Motion:**

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I move to approve the dual request from MOAW and the City of Florissant to install an **8-ft black vinyl coated chain link fence** around the water tower at **1060 Rue St Catherine** in the "HB" Historic District with the following conditions set forth below with these conditions being part of the record.

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1. The request is forwarded to the City Plan Commission for approval as outlined in *Section 405.220 (A) (5): Open mesh-type fences higher than six (6) feet may enclose public parks, recreational and school areas, but only as directed and approved by the Planning and Zoning Commission after giving due consideration for the public safety, health, welfare and architectural designs of the City.*

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(end of suggested motion)