

# CITY OF FLORISSANT



AUGUST 30, 2021

## LANDMARK AND HISTORIC DISTRICT COMMISSION MINUTES

The Landmark and Historic District Commission (LHDC) of the City of Florissant met in the second-floor conference room on Monday August 30, 2021 at 6:03 PM.

### **INTRODUCTION AND WELCOME**

Commission members introduced themselves along with staff members, Christine Keil-Chairperson, Patti Sosa- commission member, Kent Miller-Vice Chairperson, Bernie Steinbruegge, Steve Siebe- commission member, Gary Meyer-commission member, Patti Sosa. Phil Lum, Building Commissioner.

### **ROLL CALL**

Patti Sosa, Kent Miller, Steve Siebe, and Christine Keil were in attendance. Dan Call, Gary Meyer, Steve Frank did not attend. The meeting was called to order at 6:05 PM.

### **APPROVAL OF MINUTES**

A motion was made by Kent Miller to accept the minutes as submitted. Seconded by Patti Sosa. Minutes approved.

### **NEW BUSINESS**

#### **Item 1 Request for 6' Privacy Fence at 406 Rue St Louis St (aka Jensen House).**

Bernie Steinbruegge presented the project and the need for divider between 406 and 430 rue St Louis. He mentioned the stone BBQ pit (fireplace) located on both properties originally owned by Charlie Garrett, originally 1933, built shotgun house for his father, a judge in the community. The mother-in-law house used to exist. First owner was Pam and Steve Gridling. The double lot was changed around the BBQ pit. Around 1978-1980 it was added onto, using artifacts worked into the mortar.

42 Charlie Garrett owned a house in 1916 on the property originally owned by Dr.  
43 Jensen from 1893-1916, who was the village physician, a notable character. The  
44 BBQ pit is on the property all but 0.8' or around 8". Dividing the property  
45 mandated a 50 foot frontage for 430 rue St Louis, per the Stan Ponder-Building  
46 Commissioner at the time. A perpetual easement of 0.8' exists to allow the BBQ  
47 encroachment includes protection against removal. The easement may run the full  
48 length of the property on the title of the property. Mr. Lum stated that this history  
49 report has little bearing on the fence proposal. Ms. Keil questioned if the BBQ  
50 was considered a Landmark. Mr. Lum stated that the entire property is a  
51 Landmark and the BBQ is part of the property.

52  
53 Bids were obtained for the fence proposed, 2' from the side property line in order  
54 to align it with the 30" stone bench on the BBQ. The other end of the fence is  
55 proposed to the 30' front setback. The wood fence proposed is 8 foot sections and  
56 cedar boards with natural finish. Boards will be clipped dog-ear fashion. Mr.  
57 Lum stated that the house is 24.5' back and the setback line is 30'.

58  
59 Ms. Sosa stated that a lot of people install such a fence. Mr. Siebe asked whether  
60 such a fence met other regulations. Mr. Lum stated that the proposal is consistent  
61 with the fence code, with the exception of approval of a fence for a Landmark for  
62 aesthetic and appropriateness. Mr. Siebe asked about the natural finish. Mr.  
63 Steinbruegge stated that the natural would eventually match other fencing on the  
64 property. He further stated he would rather not have any fences but would prefer  
65 the previous use of the property when children ran around the property.

66  
67 Mr. Miller moved to approve a 42' cedar privacy fence as presented, seconded by  
68 Ms. Sosa. Motion approved 4-0. Mr. Lum will forward the COA for signature.

69  
70 Mr. Steinbruegge then expressed his appreciation and tenure as former chair of  
71 LHDC, but stayed for the remainder of the meeting.

72  
73  
74 **OLD BUSINESS**

- 75  
76  
77 **Item 2            Discuss contacting new owners of Historic properties.**  
78 **Review list of possible landmark properties.**  
79 **Review letter to send to possible landmark properties**

80  
81 Mr. Lum reported not much has been accomplished but the letter has been sent.  
82 However, this was to generate interest for the next agenda item, the Historic  
83 Inventory Grant. Staff is open to consideration of any historic structures for the  
84 grant.

85  
86 On P&Z agenda of is the Snow White Daycare at 600 Loyola, as a potential  
87 Landmark property for the small castle structure, but they are only currently on the  
88 agenda for the purposes of re-zoning only due to being pre-code.

89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129

Mr. Steinbruegge reminded the commission of the large American Chestnut behind 1250 Graham Rd which is a Re-designated Landmark with an ordinance. Mr. Steinbruegge mentioned that Shaw's Garden personnel were involved in the study of the tree and examine the tree and fruit.

Mr. Lum explained the rezoning of non-conforming Uses like 600 Florland.

Chairperson Keil brought up the Grant, the first meeting was rescheduled, but the City has received a \$10,000 grant in part to obtain services for the Historic Inventory. Mr. Lum stated that the properties needed to first be identified, then an RFP needs to be bid. Some tasks were handed out to the Commissioners, code link was printed out for consideration. The total effort would exceed double the grant of \$10,000 and include the public information, educational part of the grant, spreading the word about he grant and the work needs to be tracked.

The total grant will include labor and materials by LHDC, meetings, labor and materials that are provided by the City and volunteers. Staff will have tracking for the entire project. Specific tasks need to be established after some discussion with State staff. Currently, only one verbal proposal was obtained by staff in order to structures the grant proposal. Consultants will be solicited, including Alan Mueller the previous consultant back in 2000-2002.

The list of properties desired was part of the grant proposal. New requirements may include re-surveying or re-formatting to current Preservation Standards.

Mr. Steinbruegge mentioned that he left the commission in 2006 and then considered with Kay Spring the suggestions to look at the Duschene Subdivision as a post-war neighborhood. Dianne Lehamann has previously suggested that neighborhood and in 1946 may have been one of the first post-war building boom. Mr. Lum said that there would need to be some unique characteristics in order to determine its historic value and Florissant has a few metal pre-fab houses. Mr. Siebe stated that these were constructed by the owner similar to a Sears Catalogue house, that were a few thousand dollars at the time. Mr. Steinbruegge described how the houses would be shipped and numbered.

Mr. Miller made a motion to adjourn, seconded by seconded by Mr. Siebe, Meeting was adjourned at 7:56 p.m.

Respectfully submitted:  
Philip E Lum. AIA- Building Commissioner