

CITY OF FLORISSANT



April 24, 2023

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 April 24, 2023 at 6:00 PM.

INTRODUCTION AND WELCOME

Commission members introduced themselves: Christine Keil, Chair, Gary Meyer, commission member, Steve Frank, commission member, Gary Thieme, commission member and Theresa Matoushek, commission member. Phil Lum and Dianne Lehmann Florissant staff. Guests: Gina Seibe and

ROLL CALL

Gary Meyer, Steve Frank, Gary Theieme, Theresa Matoushek and Christine Keil were in attendance. The meeting was called to order at 6:10PM.

APPROVAL OF MINUTES

The minutes were tabled until the next meeting

OLD BUSINESS

Item 1 None

NEW BUSINESS

Item 1 A request from Richard Williams owner of 280 Washington, more commonly known as GROTE HOUSE for a COA to replace the existing cedar Shake roof with Asphalt Architectural shingles in Black color.

42 The owner, Richard Williams, is requesting the approval for the replacement of a cedar
43 shake roof with a Black Onyx colored asphalt architectural shingle. Mr. Williams further
44 explained that the shingles have already been replaced and he will be closing in the next
45 few days. Mr. Williams explained that he has currently sold the house and the permit was
46 issued from the City of Florissant without a Certificate of Appropriateness. Phil Lum
47 said he did not know how the permit got approved but it should have gone thru LHDC for
48 review before approval. Dianne Lehmann said that both the owner and contractor had
49 called City Hall regarding materials that could be used for the roof replacement and they
50 were informed that any replacement would require a COA approval from LHDC. The
51 owner and contractor ignored that information. and replaced the roof anyway.
52

53 Phil Lum explained that we did not know what was originally on the house when it was
54 built but he was sure it was not asphalt shingles. Gina Siebe, representing Historic
55 Florissant Inc. said their early pictures of the house, better known as the GROTE
56 HOUSE, the roof had cedar shake shingles. Gina stated that she was really sadden that
57 LHDC is allowing historic houses to use materials that jeopardize the historic
58 significance of the homes in our historic areas.
59

60 Mr Williams informed the commission that the new owner had purchased the home
61 because of its historic charm and wanted to make sure that he would not lose the
62 historical standings with the City of Florissant as a Landmark home by the replacement
63 of the shingles
64

65 After some discussion a motion was made by Gary Meyer to approve a COA for the
66 replacement of the roof shingles located at 280 Washington with asphalt Architectural
67 shingles in Black Onyx color with the following items being a part of the record.

- 68 a) The Black Onyx asphalt Architectural shingles are less appropriate than the
69 cedar shake roof that previous existed.
- 70 b) Approval is granted without precedence for future roofing decisions
- 71 c) An inadvertent approval of a permit requiring a COA was issued without a
72 COA.
73

74 Seconded by Gary Thieme. All approved COA was granted.
75
76

77 **Item 2 446 Rue St. Charles St- Reeb House report**
78

79 Phil Lum said that there has been a lot of interest in the house since it has been burned
80 and said the majority of interest is coming from Historic Florissant Inc. At this time Gina
81 Seibe said the current owner of the home has offered the home to HIF for \$1:00. HIF is
82 currently doing their due diligence in checking the house to see if it can be repaired.
83 They have already had an Architect, a certified Plumber, Electric, Mechanical inspector
84 and are waiting for a Structural Engineer. Every professional that has been out to look at
85 the house feels the house can be saved. The home was built in 1870. Phil Lum said that
86 LHDC should write a letter to the owner expressing our concern about losing the house
87 as a historical landmark.
88

89 **Item 3 290 St Louis- Fire 8/15/22, for sale, exterior work only completed**
90

91 Phil said the reason this house is on the agenda is due to a complaint about the
92 ornamental spindles that have been removed. It should also be noted that the house is for

93 sale. Dianne Lehmann said that the owner called and asked about demolishing the red
94 barn. She informed the owner that no permits have been obtained for the repairs that are
95 required to regain occupancy due to the fire.
96

97 **Miscellaneous Business**

98
99 None

100

101 **Announcements / Comments**

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103 No announcements

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105 Gary Thieme made a motion to adjourn, seconded by Gary Meyer. Meeting was
106 adjourned 7:15 p.m.

107

108 Respectfully submitted:
109 Dianne Lehmann Recording Clerk