

CITY OF FLORISSANT



May 22, 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 May 22, 2023 at 6:00 PM.

INTRODUCTION AND WELCOME

Commission members introduced themselves: Christine Keil, Chair, Steve Seibe, commission member, Steve Frank, commission member, , commission member and Theresa Matoushek, commission member. Phil Lum and Dianne Lehmann Florissant staff. Guests: Gina Seibe and Abduli Bach architect, Mohammed Almuttan came later

ROLL CALL

Steve Frank, Theresa Matoushek, Steve Siebe and Christine Keil were in attendance. The meeting was called to order at 6:15 P M.

APPROVAL OF MINUTES

Steve Frank made a motion to approve the minutes as submitted, seconded by Steve Siebe. All approved

OLD BUSINESS

Item 1 446 Rue St. Charles St- Reeb House report

Phil Lum said that there has been a lot of interest in the house since it has been burned and said the majority of interest is coming from Historic Florissant Inc. At this time Gina Seibe said the current owner of the home has offered the home to HFI for \$1:00. HFI is currently doing their due diligence in checking the house to see if it can be repaired. They have already had an Architect, a certified Plumber, Electric, Mechanical inspector and are waiting for a Structural Engineer. Gina sent a letter out letters to 9 different

42 contractors requesting donations or help. Every professional that has been out to look at
43 the house feels the house can be saved. Chris asked about grants and Gina said they have
44 been awarded a \$10,000.00 grant by Daughters of the American Revolution if the grant
45 can be matched. Gina said HFI will match that grant. The reconstruction does not
46 qualify for a federal grant because it is in a flood plain. Handyman will order materials at
47 cost. Money may come from Mann's Meats and the GoKart Race. Letters have been
48 written to the owner of the property from LHDC and HFI to support the rebuild of the
49 house.

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51 **Item 2 290 St Louis-The Aubuchon House Fire 8/15/22, for sale, exterior work only**
52 **completed**

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54 Phil said the reason this house is on the agenda is due to a complaint about the
55 ornamental spindles that have been removed. It should also be noted that repairs for the
56 fire damage were done without a permit. A stop work order has been placed on the
57 property by the building department until a permit can be obtained for the repairs.
58 It should also be noted that the house is for sale. Dianne Lehmann said that the owner
59 called and asked about demolishing the red barn. She informed the owner that no permits
60 have been obtained for the repairs that are required to regain occupancy due to the fire.
61 After some research it was determined that the ornamental spindles were not original to
62 the home. Gina Siebe had older pictures of the house and it did not have spindles.

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64 The owner of the property also painted the barn without a COA. Chris Keil asked if he
65 could paint the barn any color he wanted. Phil said he could and explained that the
66 Landmarks commission 's job was to educate property owners with older homes what is
67 appropriate in color for their homes. Any home that is a Landmark property should
68 follow the guidelines set forth by the commission. Phil also went on to say that any
69 property that is a landmark or on the National Register would need to get a COA if the
70 appearance of the property was being altered or a COA would be required if the property
71 is a contributing resource to other historic property nearby. It is this commissions
72 responsibility to determine was it and is not a contributing resource. This commission
73 could decide that the 50 plus homes that did not re-designate as landmark homes in 2002
74 be considered contributing resources. Phil asked the commission to remember that the
75 50 plus homes that did not re-designate did so for a reason. A sub-committee will be
76 formed to look in to some changes in how LHDC would like to move forward. We will
77 be looking at St Genevieve, St Charles, and Kirkwood's historic groups. Our
78 commissions powers and duties say we must first do a survey of our historic properties
79 and then we can make changes to our guidelines. Steve Siebe asked if we could not
80 change our powers and duties tonight to be similar to St Genevive's. Phil told Steve that
81 a motion would have to be voted on by the commission and then go to Planning &
82 Zoning. P&Z would have to recommend that to Council and it would have to be heard at
83 a public hearing. Chris Keil said she would like to have the entire commission on board
84 for changes like this. Steve Frank said he would like to have the City attorney review any
85 changes in zoning. Steve Siebe said he would talk to the Council person, Tom O'Donnell
86 about support for these changes. Chris said she would talk to the other commission
87 members about changes. A motion was made by Steve Siebe to continue discussion
88 about who and what should be considered a contributing resource when it comes to
89 COA's.
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91 Dianne Lehmann said she would like to see the commission move forward with
92 additional information for homeowners that purchase historic houses or would like to get
93 more information on historic properties in Florissant and what the rules are.
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95 Phil Lum read a 1970 memo regarding paint colors from Broad Duggen that were
96 appropriate for the Old Town area. There are only 2 choices of colors to choose from
97 Siding colors and accent colors and the combinations of. Only 150 possibilities in total
98 and 51 for Victorian style homes. Gina Siebe, guest, said that if we had something in
99 place for all historic homes in the district this would be a non-issue. All historic homes
100 (identified by LHDC) would have to come before the commission before exterior
101 changes could be made.
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103 Members discussed why all historic designated and non-designated properties are not
104 affected by the rules of the LHDC. Phil said all rules in place by LHDC can be made to
105 apply to all historic properties. LHDC is in charge of their on rules as long as they do
106 their own studies. Rule changes must go before P&Z, then get voted on by council. Gina
107 Siebe asked about a sub-committee that would work on the rules of LHDC. Steve Siebe
108 and Steve Frank offered to be on the committee. Steve Siebe made a motion to review
109 the ordinance specific to the historic district's contributing resources. Chris K made a
110 second and all agreed that Steve and Steve will work together on a subcommittee.
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112 **NEW BUSINESS**

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114 **Item 1 A request from Mohammed Almuttan of 520 rue St Catherine for a COA for the**
115 **installation of a 5' wrought iron fence with automatic gate on the front portion of**
116 **the property located at 520 rue St Catherine Street and 6' Privacy fencing will**
117 **continue around exterior of back yard.**
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119 Phil said that LHDC should know that a variance was granted from the Board of
120 Adjustment to change the location of the fence in the front yard. 5' wrought iron fence
121 with retractable gate in front of driveway in black. Privacy fence is wood fence painted
122 white. Almuttan said that the actual fence application is for a 6' wrought iron fence not
123 5'. The Board of Adjustment has only granted a variance to have a wrought iron fence in
124 the front yard granting a less than 3' setback in the front yard. Steve Frank asked about
125 the fencing next door that is not on a historic house. That wrought iron fence next door is
126 approximately 36". Fence regulations for the historic district state that a fence in front of
127 the setback line must be under 30 inches maximum. Steve Frank and Steve Siebe asked
128 why are we even entertaining this request and Phil said because it has been brought to the
129 commission. Steve Siebe also questioned why we are mixing so many different materials
130 for fences. He also felt this is not appropriate for a landmark property. Discussion
131 between the petitioner and the commission was lengthy with the petitioner not
132 understanding the difference between a side set back and a 3 foot front variance. The
133 petitioner wanted the commission to approve just the back and side fence but the
134 commission was unsure about what it is that he is building. Phil reminded the petitioner
135 that whatever they request must be built to represent something that was built in 1860.
136 Phil said that any fence in front of the building line should be no higher than 30' but a
137 variance was obtained to allow a fence where shown (in front yard) This fence can be any
138 fence up to 6 feet high according to the code. Steve Siebe made a motion to table this
139 discussion until all commission members are here and commission members have time to
140 reflect what the Board of Adjustments finding were,
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149 **Miscellaneous Business**

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None

153 **Announcements / Comments**

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No announcements

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Steve Siebe made a motion to adjourn, seconded by Theresa. Meeting was adjourned 7:30 p.m.

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Respectfully submitted:
Dianne Lehmann Recording Clerk