

CITY OF COTTLEVILLE
OLD TOWN HISTORIC DISTRICT COMMISSION MINUTES
September 6, 2022

The Old Town Historic Commission held their meeting at City Hall located at 5490 5th Street Cottleville, Missouri.

The Pledge of Allegiance was recited.

Chairman Scott Lewis called the meeting to order at 6:00 p.m.

Amy Lewis, City Clerk called roll and those present at roll call were:

Chairman Scott Lewis	Present
Terry Hogan	Present
Mayor Bob Ronkoski	Present
Gina Ralston	Absent
Adrian Kleeschulte	Present
Don Buchheit	Present
Steve Lierman	Present

There were six (6) members present and one (1) absent. Alderman Krekeler, a non-voting member of the Commission and liaison to the Board of Aldermen, was present for the meeting.

Minutes

Terry Hogan moved to approve the June 6, 2022, minutes. Steve Lierman seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

Reports from the Commission Members/Announcements

Chairman Lewis welcomed new members Steve Lierman and Don Buchheit to the Commission who were recently appointed by the Mayor to fill Commission vacancies. He noted Steve Lierman comes with the experience of currently serving on Cottleville Community Improvement District and Don Buchheit comes with over 30 years of experience in local government serving Cottleville as a former trustee, Alderman, and President of the Board.

During this time, Chairman Lewis also recognized Mary Diller for serving over 20 years on the Cottleville Old Town Historic Commission. He further noted Mary was an original member of the Commission and served the last 7 years as the Chairman.

Public Comment

None.

Old Business

None.

New Business

A. Certificate of Appropriateness for 5521 Oak Street to change the foundation, roof line and color.

Rich Francis, City Administrator provided a packet of the building elevations for 5521 Oak Street that were previously approved by the Commission. He also provided the Commission a 2nd set of building elevations in their packet which changed the foundation, roof line and color of the structure. Mr. Francis also handed out to the Commission a 3rd set of elevations submitted by the applicant just today that include additional changes.

The applicant, Chris Shreves and Chelsey Sweeten were present for the meeting and stated they are requesting Expert House Movers elevate the current structure to allow for a new 9-foot pour foundation. Mr. Shreves stated some of the foundation has already been replaced and a new foundation is needed to support the building for improvements. It was noted the applicant is dropping the foundation down another foot however, any portion of the foundation that is exposed will feature an age stone look. Mr. Shreves stated there will be no gaps and anywhere the siding ends, there will be aged looking stone. He stated he did not originally plan to replace the foundation but with the new foundation the lower level will have steps down to an exterior entrance, which can be leased to another business, or they will use it for their existing businesses. The lower-level exterior entrance will feature a fabric awning over the door for a business name or logo.

The applicants are also requesting to change the roof line to a gable roof with large dormers to maximize the attic area for a 3-bedroom suite, including: a kitchen and small exterior balcony. It was noted that currently the building has a hip roof. He noted the main floor will serve as a cocktail lounge or lobby bar while the 2nd floor will offer overnight "hotel" or "inn" style rooms. The 3-bedroom bridal suite in the attic will serve as a getting ready room and or staying overnight. Mrs. Sweeten stated she is getting requests for larger areas and rooms for bridal parties to get ready in prior to wedding ceremonies. She feels this compliments their existing business as well as other area businesses. She further stated a new sign with down lighting will be placed on the side of the building facing Highway N where the existing "Junkstore" sign is currently.

Mrs. Sweeten stated hip roof trusses are more expensive but they are using a metal roof material now instead of shingles. Steve Lierman stated he understood the point of maximizing the space for a return.

Chairman Lewis stated he visited the site and there is a lot of space in the existing attic. He reminded the Commission their job is to "preserve". He stated he would like the front elevation to look similar to what it is today if they can.

Mrs. Sweeten provided a siding sample of midnight blue.

Mr. Shreves stated the AC units will be fenced and under partial roof just outside the attic which also changes the roof line. It was noted the applicants have a dumpster to use nearby adjacent to their private parking lot. The applicant noted the front porch/deck will wrap around and continue to the rear deck. The applicant stated in the future he plans to cover and enclose the rear patio. Mr. Shreves stated the building will have a sprinkler system and will not have an elevator.

Steve Lierman inquired if the building would be 35 feet or less in height even with the new 9-foot pour basement. Mr. Shreves stated it will be very close however, he plans to drop the basement floor down 7-12 inches.

Chairman Lewis stated he is happy someone is repurposing the historic building at 5521 Oak Street but said the front elevations to the building still needs work to preserve *some* of the historical look of the building. He further stated extending and changing the roof line to provide the 3-bedroom suite with a kitchen in the attic is changing the historic structure significantly and he further stated it may be pushing it beyond its limits. Chairman Lewis stated where *we* can preserve the historical look of a building, we should.

Mrs. Sweeten stated they're doing their best to work within the bones of the structure and be profitable.

Terry Hogan stated if we are not going to preserve the look of this building what is the Commission doing here. He requested the applicant look at what else can be done to the front of the building and requested a 4th elevation be provided.

Mr. Shreves stated they looked at Dutch roofs as well. He further stated he is very limited on space, and they are doing their best to maximize the space they have to make the project profitable.

Steve Lierman stated although he is getting more acclimated to his position on this Commission, he stated he wanted to work with Chris and Chelsey and not make too many restraints on the project to where it would not work or succeed.

During this time the Commission looked up images of various roof and building styles. Shortly there after;

Terry Hogan moved to approve item A above contingent upon;

- any exposed foundation features an aged stone look.
- add a hip roof over the front porch.
- a dark midnight blue siding is used.
- allow a new sign over the existing sign with down lighting on the east side of the building facing Highway N.
- allow the rear patio to be covered and enclosed with matching materials and garage style doors in the future.

Steve Lierman seconded the motion. Motion was carried by affirmative votes of six (6) members. There was no nay votes and no abstentions.

- B. Certificate of Appropriateness for 5360 Main Street to remove the outbuilding at the rear of the property.

The applicant, Andy Kohl, was present for the meeting and is the new owner of 5360 Main Street. He stated he is requesting to tear down a storage building in the rear of the property which is not historical. He further stated he believes it had once been on fire and is not safe to use. Mr. Kohl stated he is not 100% sure yet what he will do with the property going forward.

Terry Hogan moved to approve item B above.

Chairman Lewis informed the Commission that the main structure of the home is a log cabin. He also inquired if the applicant plans to remove the small, sided addition on the rear of the home/log cabin that it may be added to this request.

Terry Hogan withdrew his original motion and moved to approve item B above including permission to;

remove the small, sided addition on the back of the home. Don Buchheit seconded the motion. Motion was carried by affirmative votes of six (6) members. There were no nay votes and no abstentions.

Board and Commission Updates

None.

Additional Discussion

It was noted the next meeting is October 3, 2022, if needed. Mr. Francis stated he would confirm if any further steps need to be taken by the applicant.

Adjournment

Mayor Bob Ronkoski moved to adjourn the meeting. Terry Hogan seconded the motion. Motion was carried by affirmative votes of six (6) members. The meeting was adjourned at 6:55 pm.

Respectfully Submitted,

Amy C. Lewis, MRCC, CMC
City Clerk

Approval Date: _____

Chairman Scott Lewis