

CITY OF COTTLEVILLE
OLD TOWN HISTORIC DISTRICT COMMISSION MINUTES
MAY 5, 2025

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

The Pledge of Allegiance was recited.

Chairman Scott Lewis called the meeting to order at 5:30 p.m.

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

Chairman Scott Lewis	Present
Danny Define	Absent
Mayor Stephen Thompson	Absent
Gina Ralston	Absent
Adrian Kleeschulte	Present
John Stiles	Present
Steve Lierman	Present

There were four (4) members present and three (3) absent.

Minutes

Steve Lierman moved to approve the January 14, 2025 minutes. John Stiles seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

Reports from the Commission Members/Announcements

None.

Public Comment on Agenda Items

Amber Funke, 124 Vistalago Place spoke to the Commission regarding the request to demolish the vacant home at 5540 Chestnut Street. She stated she could not believe anyone had been living in the home as it was rotten and full of trash, cats and rodents. She further stated she believes it has not been maintained since 1983 and feels it needs to be demolished and cannot be saved. She also stated she has admired what the new owners have done with rebuilding other locations in Cottleville such has the Public School House and Oak Street Inn.

Candice Leslie, 101 Scenic Pass spoke to the Commission in favor of saving the home at 5540 Chestnut. She stated it is an important building, and it is the Commission's job to require historic budlings be saved.

Christy Jung, 107 Bright Gem stated it breaks her heart to not save these historic buildings and encouraged the Commission to require it not be demolished.

Old Business

None.

New Business

A. Certificate of Appropriateness Application to Demolish the Building at 5540 Chestnut Street (Chelsey Sweeten, Applicant).

The applicant Chelsey Sweeten and Chris Shreves were present for the meeting. It was noted this home was constructed in about 1854 and was a methodist church. David Pitman was an influential member of the church and donated the land to the church. She provided a demolition letter from DOTec Corp stating the home was no longer structurally sound. She further stated they have no plans for the property at this time and plan to just provide green space there. Mrs. Sweeten also stated City staff had been through the home and dry wall was removed to view the interior of the walls which did not feature any hand hewn logs. She also stated that very little of the stone foundation is left as the foundation has mostly been repoured. She further stated the smell is horrible and the home has black mold.

John Stiles inquired if the applicant would entertain selling the property to another buyer that might rebuild the home. Mrs. Sweeten stated there were no offers for such but would entertain any.

Adrain Kleeschulte inquired if anything was salvageable from the home.

Mr. Shreves stated windows are busted, roof is leaking, and ceiling is rotten. He stated the home had no trash service and no running water while occupied by the previous owner. He further stated the occupants were placing trash and opened cans upstairs and using buckets to urinate in and later dumped them on the floors. Mr. Shreves stated he bought them heaters and AC units but the occupants would later sell or scrap them therefore it often had no heat or AC. The occupants had left cats in the home and would not allow anyone in the home. In addition, Mr. Shreves stated the basement has a rotten wood floor.

Steve Lierman stated the applicants have done an outstanding job with Oak Street Inn and the Public School House. Mr. Shreves stated Oak Street was a difficult project, but he feels they were able to save about 30% of the former Junk Store.

Steve Lierman moved to approve item A above contingent upon;

1. Any salvable historical building materials be retained and repurposed elsewhere on the site in the future, or within the Cottleville Old Town Historic District.
2. A historic marker with an informational plaque memorializing the historic nature of the former building and site, be erected following the demolition that can be accessed by the public. The marker should utilize salvaged materials as much as possible for its construction.
3. No permanent improvements or long-term storage occur on the property/site of 5540 Chestnut Street without first obtaining all necessary permits and approvals from the City.
4. The property/site should remain open and green without permanent parking or storage of materials, items, or goods without first obtaining any necessary permits or approvals from the City of Cottleville.

John Stiles seconded the motion. Motion was carried by affirmative votes of three (3) members. There was one (1) nay vote by Scott Lewis and no abstentions.

B. Certificate of Appropriateness Application to change the colors of the roof and awnings and for an exterior signage at 5210 Oak Street (Cottleville Cookies & Cream, Applicant).

The applicant Susan Brewer was present for the meeting and provided pictures and color samples to change the red metal roofing material to a hazel color over the front porch and awnings at 5210 Highway N, which was formerly 1798 BBQ and now the future home of Cottleville Cookies and Cream. They also plan to replace the sign featuring a weathered background and Cookies and Cream logo in the middle.

Steve Lierman asked when they plan to do the work and reopen. The applicant responded soon but they needed this approval before placing the order for materials.

John Stiles moved to approve item B above. Steve Lierman seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions.

Additional Discussion

A. Redesign and Update of the Mural Painting on the Shipping Containers at Frankie Martin's Garden.

David Kolb, 7010 Canyon Trek Trail shared artist rendering with the Commission and spoke to the them regarding his desire to revisit the mural on the shipping containers at Frankie Martins Garden. He stated he plans to use a friend who is a LA artist. He stated the current mural did not turn out quite like they wanted. Mr. Kolb stated the new mural would feature a bridge, rolling hills, Frankie Martin himself, the brick house and more. Chairman Lewis requested Mr. Kolb make a formal application with a final draft to the Commission for the next meeting and provide the artist a photo of Frankie Martin.

Adjournment

Steve Lierman moved to adjourn the meeting. John Stiles seconded the motion. Motion was carried by affirmative votes of four (4) members. There were no nay votes and no abstentions. 5:58pm

Respectfully Submitted,

Amy C. Lewis, MRCC, CMC

City Clerk

Approval Date: _____

Chairman Scott Lewis