



Ste. Genevieve Heritage Commission
Casey Benner, Mark Buchheit, Thomas Hooper, Whitney Tucker, Bill Hart

November 18, 2024

Regular Meeting Minutes

Call to Order at 6:00 pm

Roll Call: Commissioners Mark Buchheit, Tom Hooper and Whitney Tucker were present at roll call. Assistant City Administrator David Bova was present. Commissioners Bill Hart and Casey Benner were absent.

Approval of Agenda: Commissioner Buchheit made a Motion to Approve the agenda as presented. Commissioner Tucker seconded the motion, which passed 3-0-2.

Approval of Minutes: Commissioner Tucker made a Motion to Approve the minutes from the October 21, 2024 meeting as presented. Commissioner Buchheit seconded the motion, which passed 3-0-2.

Introduction of Evidence: Mr. Bova asked that the Commission approve the entry into the record of the Ste. Genevieve Municipal Code and the Design Guidelines for the Sainte Genevieve National Register Historic District along with the staff reports and related material presented to them. Commissioner Buchheit made a Motion to Accept the evidence into the record. The motion was seconded by Commissioner Hooper and passed 3-0-2.

Old Business: None

New Business:

- **SGHC005-25** To receive a Certificate of Appropriateness to install an exterior metal stairway from an existing 2nd floor doorway to ground level on the north side of the building at **10 S. Main Street**. Applicant and property owner Bart Brown was present and discussed his application. The commissioners had some questions regarding where the stairs would land so that they wouldn't impede the sidewalk. Mr. Brown answered the questions and noted that he is working with the city to either extend the stairway between landings or turn the stairway between landings so that it lands behind the building. Commissioner Hooper

made a Motion to Approve the request as presented. Commissioner Buchheit seconded the motion, which passed 3-0-2.

- **SGHC006-25(A)** To receive a Certificate of Appropriateness to install a 6' wooden fence in the rear yard at **166 N 3rd Street**. Applicant and property owner, John VonderHaar was present and discussed his application. Mr. VonderHaar presented a sample cedar plank that he would like to use to construct the fence. The commissioners had no questions about the fence. Commissioner Buchheit made a Motion to Approve the request as presented. Commissioner Tucker seconded the motion which passed 3-0-2.
- **SGHC006-25(B)** To receive a Certificate of Appropriateness to construct a 10' x 20' shed in the rear yard at **166 N 3rd Street**. Applicant and property owner, John VonderHaar was present and discussed his application. Commissioner Hooper asked if the shed would be constructed on an existing slab and Mr. VonderHaar stated it would not; he would be pouring the slab. After some further discussion, Commissioner Buchheit made a Motion to Approve the request as presented. Commissioner Hooper seconded the motion which passed 3-0-2.
- **SGHC007-25** To receive a Certificate of Appropriateness to renovate the structure, including 1) construction of 2nd floor addition at rear of building, 2) construction of new single-story garage and shop at rear of the building, 3) replace existing aluminum siding on entire structure with Hardie board siding, & 4) replace existing asbestos tile roof with corrugated metal roof on entire structure at **166 N 3rd Street**. Mr. Bova shared with the commission that these requests would each be considered individually but were part of one large project. Applicant and property owner, John VonderHaar was present and discussed his application. The commission had some questions about the roof line of the proposed 2nd story addition; Mr. VonderHaar explained that the roof line on the drawings he had submitted was slightly off and that he would be following the existing roof line. The commission also requested that Mr. VonderHaar match the window to be installed on the north side of the 2nd story addition to the double window on the ground level, and stack the bay window on the south side so that it rises to the 2nd story. The commission had some questions regarding what part of the rear of the structure was an earlier porch and if that would be removed; Mr. VonderHaar stated that the 2nd story addition would go over the initial single-story addition on the rear but the next addition (that is shed-roofed) will be taken off and that is where the new single story addition will begin. The commission then asked about the amount of exposure Mr. VonderHaar was planning on for the Hardie board; he stated 5" and the commission agreed that was appropriate. Mr. Bova asked if Mr. VonderHaar had brought a roofing sample since none was provided earlier. Mr. VonderHaar had not brought a sample but did clarify that he is proposing barn metal (exposed fastener metal) and not just corrugated metal. The commission stated that they would prefer standing seam metal over the entire structure and that it would last longer and be more appropriate to the time of construction and type of architecture. Mr. VonderHaar agreed to that and stated he would re-apply if he wanted to propose a different roof material. Commissioner Tucker made a Motion to Approve the application as amended with the stipulations that 1) the 2nd story addition must continue the existing roofline, 2) the window on the north side of

the 2nd story addition must match the double window on the ground floor, 3) the bay window on the south side of the ground floor be extended up to the 2nd story addition, & 4) there be a 5" lap exposure on the Hardie board installation.

Commissioner Buchheit seconded the motion which passed 3-0-2

- **SGHC008-25** To receive a Certificate of Appropriateness to install a 6' wooden fence in the side yard at **74 Seraphin St.** Applicant and property owner, Kyle Terry was present and discussed his application. Mr. Terry answered a few questions about the building at 74 Seraphin and described his plans for the fence. Commissioner Buchheit made a Motion to Approve the application as presented. Commissioner Hooper seconded the motion which passed 3-0-2.
- **SGHC009-25** To receive a Certificate of Appropriateness to install white picket fencing and concrete posts matching 99 N Main at **73 N Main.** There was no one present to present or discuss the application. There was no discussion and no vote taken on this application.
- **SGHC010-25** To receive a Certificate of Appropriateness to construct a detached garage in the side yard at **111 S 5th Street.** There was no one present to present or discuss the application. There was no discussion and no vote taken on this application.
- **SGHC011-25** To receive a Certificate of Appropriateness to replace an existing part standing seam metal, part barn metal roof with an architectural shingle roof at **373 N 4th Street.** A representative of the contractor, SRS Roofing was present and discussed the application. He brought a sample of the proposed architectural roofing and discussed the hail and wind damage and leakage problems with the roof. The commission questioned why the request was for architectural shingles when the insurance company has approved replacement of both types of metal; it was explained that that the older main block of the building has some tongue and groove roof decking that has caused issues and that the barn metal roofing on the rear additions was installed poorly – couple that with the wind and hail damage and there are a lot of leaks. He stated that the owners thus aren't happy with the metal and would like shingles. Commissioner Buchheit discussed using a "muleskin" product (such as TPO or EPDM) to go over the existing metal. The SRS representative discussed that some of the fasteners had raised also causing leaks which would be a problem for installing "muleskin" on the rear additions; he also discussed the possibility of slate shingles or shingles that resemble slate. The commissioners agreed that slate would not be appropriate for the time of construction or type of architecture. They also agreed that they would not approve architectural shingles, and that standing seam metal would be appropriate across the entire structure. Mr. Bova pointed out that if the owner would prefer to replace the standing seam metal with new standing seam and the barn metal on the rear additions with new barn metal, they would simply need to sign an Attestation; no COA would be required. Commissioner Tucker made a Motion to Deny the application as presented; Commissioner Hooper seconded the motion which passed 3-0-2.

Administrative Approvals:

- **Attestation as to Material Replacement – 401 Market St**

- **Certificate of Appropriateness – 10 S Main**

Other Business:

- **2024 CLG Forum** – Mr. Bova discussed the 2024 Certified Local Government Forum that SHPO held in October. There were some very good sessions on local commissions; ideas were shared about local grant offerings, local building listings, local award programs and others. There was also a session and information shared on Historic Preservation Tax Credits – he shared the information with the commissioners and will make the information available for the public also.
- **January & February meetings** – Mr. Bova asked that the commission move the Jan. & Feb. meetings back a week as both third Mondays fall on holidays. The commission agreed to hold the Jan. meeting on the 27th and the Feb. meeting on the 24th.

Public Comments: None

Meeting Adjourned: There being no further business, the meeting was adjourned at 6:42 pm.

Respectfully submitted,
David Bova
Assistant City Administrator