



City of Troy, Missouri
Historic Preservation Commission
Troy City Hall
800 Cap-Au-Gris, Troy, Missouri 63379

MEETING MINUTES

December 7th, 9:30 a.m. Regular Meeting

1. **Call to Order:** Patrick Flynn, Chairman, called the meeting to order at 9:30 a.m.

2. **Roll Call:**

Patrick Flynn, Chairman	present
DeeAnn Aydelott, Co-Chairman	absent
Janet Bass, Alderman	present
Judy Hechler	absent
Mary Anne Kemper	present
George Giles	present
Toni Meyer	absent
Vera Weltmer	present
Kim Ingersoll	present

Staff:

Rhonda Wagner, HPC Secretary	present
David Lindsey, Building Commissioner	present
Mark Cross, Mayor	present

Patrick Flynn declared a quorum was present and the meeting began.

3. **Approval of Agenda:**

A. Consideration of requests to adjust, table, or withdraw items.

David Lindsey, Building Commissioner, requested to speak under Citizens Comments on behalf of Joe McCarthy with the Elks Lodge.

Chairman Patrick Flynn made a motion to approve the agenda with the following adjustment:

1. Under Citizen Comments, add David Lindsey.

All ayes, motion passed.

DeeAnn Aydelott and Judy Hechler entered the chamber at 9:34 a.m.

4. **Approval of Minutes:**

A. Minutes of the November 9, 2010 meeting.

Motion by: Mary Anne Kemper, second by DeeAnn Aydelott to approve the minutes of the November 9, 2010 meeting. All ayes, motion passed.

5. Citizen Comments:

David Lindsey spoke on behalf of Joe McCarthy. Mr. McCarthy represents The Elks Lodge, and presented Mr. Lindsey with pictures showing the deterioration of the roof of their structure. The roof is leaking and cannot be repaired; therefore The Elks Lodge will be replacing the roof. They also inquired as to the removal of the steeple. The Commission spoke with Mr. McCarthy on the telephone and informed him if he replaced the singles with the same pattern and color, a Certificate of Appropriateness Application would not need to be completed. If the replacement is a different type and color, a Certificate of Appropriateness Application would need to be submitted. It was the consensus of the Commission that the Elks Lodge not be allowed to remove the steeple.

6. Old Business:

A. Certificate of Appropriateness Application

A Certificate of Appropriateness Application was submitted from Donna & Mike Dunard at the October 5, 2010 meeting for the location of 175/185 E. Cherry Street. The application was partially tabled due to clarification on materials to be used. The applicants were considering using vinyl siding reflected in pictures 2 & 3 of their submitted application. At the November 9th regular meeting, the Commission voted to amend Ordinance 1068, Section 405.815 Design Guidelines, to read:

1. Use of vinyl siding within the Historic District and Landmarks outside the district is prohibited.

This amendment will go before the Board of Aldermen for approval, on December 20, 2010.

Motion by: Patrick Flynn, second by DeeAnn Aydelott to table the Certificate of Appropriateness Application on pictures 2 & 3 for the location of 301 Main Street until the January 4, 2011 meeting.

Patrick Flynn – yes	Kim Ingersoll – yes	Judy Hechler – yes
Mary Anne Kemper – yes	DeeAnn Aydelott – yes	George Giles- yes
Toni Meyer – absent	Vera Weltmer – yes	Janet Bass - yes

Eight (8) yes, zero (0) nay, motioned passed to table.

7. New Business:

8. Staff Reports:

A. **Ordinance Update**

David Lindsey, Building Commissioner, stated the amended Ordinance regarding the use of vinyl siding within the district, will go before the Board of Aldermen for approval at the December 20, 2010 scheduled meeting.

B. **399 Main Street Status**

Charlie Williams, property owner, was contacted by David Lindsey on 10/14/2010 in regards to a Certificate of Appropriateness Application for the address of 399 Main Street. The building was painted without an application being submitted. Contact was made to Mr. Williams again on 11/23/2010, and an application was emailed to Mrs. Williams. The City has not received the completed application. It was noted that there are huge banners on the railing which is in violation of the city's sign ordinance. It was the consensus of the Commission that city staff contact Mr. Williams in regards to the violation and to the completion of a Certificate of Appropriateness Application.

Patrick Flynn – yes	Kim Ingersoll – yes	Judy Hechler – yes
Mary Anne Kemper – yes	DeeAnn Aydelott – yes	George Giles- yes
Toni Meyer – absent	Vera Weltmer – yes	Janet Bass - yes

Eight (8) yes, zero (0) nay, motioned passed.

9. **Historic Preservation Commission Reports:**

A discussion of Section 405.825, Paragraph C in the Historic Districts and Landmarks Ordinance is to be placed on the January 4, 2011 agenda.

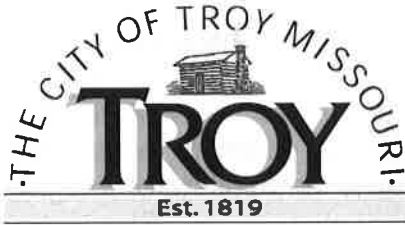
10. **Next Meeting Date:** January 4, 2011 at 9:30 a.m.

11. **Adjourn:** Motion by: DeeAnn Aydelott, second by George Giles to adjourn at 10:10 a.m. All ayes, motion passed.

Approved by the City Of Troy Historic Preservation Commission ____ day of _____, 2010:

Patrick Flynn
Chairman, Historic Preservation Commission

Rhonda Wagner
Secretary, Historic Preservation Commission



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HPC Grant Survey Public Meeting
December 7, 2010 @ 10:00 a.m.

Patrick Flynn, HPC Chairman, opened the Public Meeting at 10:15 a.m.

The following are citizens that attended the Public Meeting:

<u>Name</u>	<u>Business</u>	<u>Address</u>
1. Joellen McDonald		1203 Claytonia, St. Louis
2. Ruth Keenoy	Landmarks Assoc.	St. Louis
3. David Kuhl		305 E. Wood St., Troy
4. Gary Sheller		170 W. Cherry St., Troy
5. Chris Mennemeyer		421, 431, 441 Main, Troy
6. Greg Schmidt		401, 411 Main, Troy
7. Steve Simpson	B & S Construction	111 Stealey, Wentzville
8. Tammy Keller		1778 Keller, Wright City
9. Kimberly Ingersoll	HPC	Boone St., Troy
10. Mary Anne Kemper	HPC	650 Second St., Troy
11. Janet Bass	HPC	32 Lindsey Ct., Troy
12. Judy Hechler	HPC	530 Main, Troy
13. Patrick Flynn	HPC	2 Fair Ct., Troy
14. Mark Cross	City of Troy Mayor	5 Remington, Troy
15. George Giles	HPC	105 Hickory Dr., Troy
16. Vera M. Weltmer	HPC	295 Lewis St., Troy
17. DeeAnn Aydelott	HPC	10 Friendship Ct., Troy
18. David W. Lindsey	City of Troy	800 Cap-Au-Gris, Troy
19. Rhonda Wagner	City of Troy	800 Cap-Au-Gris, Troy

The meeting was turned over to Ruth Keenoy, Historic Preservation Consultant. Ms. Keenoy conducted the Historic Preservation Grant Survey and provided a slide show of the Architectural and Historical Survey for the Downtown District. The district area includes buildings on Main, Boone, Cherry, Collier, and Wood Streets. The purpose of the survey was to evaluate and identify historic properties – those eligible for the National Register of Historic Places. This survey was completed to protect historic properties, facilitate property owners and the city with financial assistance, and to help the City of Troy economic benefits. The City received copies of all documentation including survey forms, photographs, historical information, etc. A final report provided the findings and proposed future goals. Ms. Keenoy stated that Troy has a downtown commercial district that is eligible for the National Register of Historic Places. The district

includes 42 properties, seven of which are recommended as non-contributing. Ms. Keenoy addressed those present, and stated most districts have non-conforming properties within them. Properties are based on aspects of integrity as to how the property looks now compared to the original structure. She stated the City or property owners of those non-conforming, should speak with the State Historic Preservation Office (Michelle Diedrich or Tiffany Patterson) in regards to what could be done to bring the properties up to conforming. What constitutes eligibility for the National Register of Historic Places are the following:

1. Contributing buildings were constructed within the district's period of significance (c. 1850-c. 1960) and were part of Troy's downtown era of development and use from the nineteenth century through the mid-twentieth century.
2. Contributing buildings retain most or all of their historic fabric (exterior) and illustrate unique architectural features, building trends, and historic use.

Ms. Keenoy identified additional properties and districts that qualify for National Register listing.

Mary Anne Kemper asked if property owners can write to the State to explain why changes were made to structures that are currently non-conforming. Ruth Keenoy stated yes, they could speak with Michelle Diedrich or Tiffany Patterson with the State Historic Preservation Office.

Patrick Flynn inquired as to the timeline for the nomination of the district to be placed on the National Register of Historic Places. Ms. Keenoy stated a grant could be applied for in regards to the nomination. The district would need to be formally nominated and go before a review board. All processes might take up to 18 months.

David Kuhl asked in a non-contributing property with the district is subject to the same rules and regulations as a contributing property. Yes, they are in order to maintain the integrity of the district.

Tammy Keller inquired what happens if building code requirements cannot keep with historic criteria. Ms. Keller was advised to speak with the State Historic Preservation Office in regards to individual issues.

Ruth Keenoy recommends Troy's Downtown Commercial District should be formally placed on the National Register of Historic Places. The City of Troy could then take advantage of historic preservation tax credits and also attract businesses, residents, and tourists.

The Public Meeting adjourned at 10:50 a.m.