

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
JANUARY 26TH, 2009**

BOARD MEMBERS PRESENT

Richard Callow-Chairman
Ald. Terry Kennedy
Mike Killeen
Melanie Fathman
Dave Richardson
John Burse
Mary Johnson

CULTURAL RESOURCES STAFF PRESENT

Kate Shea, Director
Jan Cameron, Preservation Administrator
Bob Bettis, Preservation Planner
Andrea Gagen, Preservation Planner
Adona Buford, Administrative Assistant

PRELIMINARY REVIEWS

1. 2008.2209 1108-10 MALLINCKRODT HYDE PARK HISTORIC DISTRICT

Owner: DeMario Malone
Applicant: Ron Foster

DEMOLITION PLAN: Preliminary Review of proposed demolition of a 2 story four family brick building in City Historic District.

PREVIOUS ACTION: The Dept. of Public Safety Condemnation for Demolition of the building was denied by the Director of the Cultural Resources Office in October, 2008.

PROCEEDINGS: Kate Shea, Director-Cultural Resources Office explained the project using a PowerPoint presentation and verbal testimony. Ms. Shea suggested that the Preservation Board uphold the staff's denial because the building is a contributing building in the Hyde Park Local Historic District and because the damage to the building, while impressive, is not a structural failure which would lead to imminent collapse.

PRESERVATION BOARD MINUTES

JANUARY 26TH, 2009

Page 2 of 4

Ron Foster, Applicant spoke to the Board in support of the approval of the proposed demolition. He stated that the condition of the building is dangerous to neighbors and adversely affects his property value.

Michael Allen, Executive Director, Landmarks Assoc. of St. Louis spoke in opposition to the demolition.

COMMENTS:

3rd Ward Alderman Freeman Bosley has requested that the Preservation Board not to approve the proposed demolition. There was no contact from the owner, who has been notified about the hearing. The Preliminary Review application was submitted by a property owner living adjacent to the building.

ACTION:

It was the decision of the Preservation Board to take no action because the applicant had no legal standing to request a Preliminary Hearing. The motion was made by John Burse and seconded by Dave Richardson. Mike Killeen opposed the motion. The motion passed 4 to 1.

2. 2008.2845 5214-16 KENSINGTON PRESERVATION REVIEW DISTRICT

Owner / Applicant: St. Louis Development Corporation- Land Reutilization Authority

DEMOLITION PLAN:

To demolish a 2 story four-family brick building, a contributing resource to the Mount Cabanne/Raymond Place National Register Historic District, because of structural conditions.

PROCEEDINGS:

Jan Cameron, Preservation Administrator explained the project using a PowerPoint presentation and verbal testimony. She recommended that the Preservation Board deny the Preliminary Review of the demolition as the building does not meet the criteria of Ordinance 64689.

Michael Allen, Executive Director, Landmarks Association of St. Louis speaks in opposition to the demolition.

COMMENTS:

5214-16 Kensington is located on an intact block, with few other deteriorating buildings. This supports its potential redevelopment and reuse, also the building's rehabilitation would be eligible for the use of State and Federal Tax Credits for Historic Preservation Programs to assist with the costs.

PRESERVATION BOARD MINUTES

JANUARY 26TH, 2009

Page 3 of 4

ACTION:

It was the decision of the Preservation Board to deny the proposed demolition because the building is a contributing resource to the Mount Cabanne/Raymond Place National Register District National Register District. The motion was made by Dave Richardson and seconded by John Burse. The motion passed unanimously.

APPEAL OF STAFF DENIAL

3. 2008.2569 7001-03 S. BROADWAY PRESERVATION REVIEW DISTRICT

Owner: James Dearing

Applicant: Bellon Wrecking & Salvage/Don Bellon

DEMOLITION PLAN:

To demolish a one-story one-room row building located in a National Register District, for future development.

PROCEEDINGS:

Andrea Gagen, Preservation Planner, entered Ordinance #64689, letter from Alderman Matt Villa in support of the demolition and a PowerPoint presentation into the record. Also submitted into the record were color copies of the digital photos and site map used in the presentation by the Cultural Resources Office

James Dearing, owner testified and entered into the record letters from the Carondelet Community Betterment Federation and the South Broadway Merchants Association, in support of the demolition along with photographs of site.

Michael Allen, Executive Director, Landmarks Assoc. of St. Louis testified expressing concern that no redevelopment plan was presented.

COMMENTS:

The building is considered to be non-contributing to the National Register District by the Landmarks Association of St. Louis. Although the building is located within a National Register District, it would currently not be eligible for State or Federal Historic Tax Credits because it has been determined to be ineligible due to alterations. The building is nonetheless an early and vanishing building type, with only a handful left in the City of St. Louis.

ACTION:

It was the decision of the Preservation Board to overturn the staff's denial and approve a demolition permit because the building is not eligible for State or Federal Tax Credits. The

PRESERVATION BOARD MINUTES

JANUARY 26TH, 2009

Page 4 of 4

motion was made by Mike Killeen and seconded by Ald. Terry Kennedy. The motion passed unanimously.