

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
NOVEMBER 28, 2011**

BOARD MEMBERS PRESENT

Richard Callow, Chairman
Melanie Fathman
Michael Killeen
David Richardson
Anthony Robinson
David Visintainer
Alderman Antonio French

CULTURAL RESOURCES STAFF PRESENT

Betsy H. Bradley, Director
Jan Cameron, Preservation Administrator
Bob Bettis, Preservation Planner
Andrea Gagen, Preservation Planner
Adona Buford, Administrative Assistant

Board Member Mike Killeen moved to approve the October 24, 2011 minutes. Mr. Visintainer seconded the motion. The minutes were approved.

APPEAL OF STAFF DENIAL

E. 2011.1954 1014 SPRUCE STREET CITY LANDMARK, PRESERVATION REVIEW DISTRICT

Owner: Ballpark Lofts 111 LLC / Jude J. Beller

Applicant: Ahrens Contracting / Jim Moriarity

DEMOLITION PLAN: Appeal of the denial of a demolition permit by the Director of the Cultural Resources Office, to demolish a six (6) story commercial building.

PROCEEDINGS: Board Member David Richardson recused himself from this portion of the hearing.

Betsy Bradley, Director of the Cultural Resources Office presented a PowerPoint presentation illustrating the site and its condition. She entered Enabling Ordinances #64689 and #66609

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into the record. Ms. Bradley recommended that the Preservation Board uphold the denial of the current demolition application for the entire building. Ms. Bradley also submitted several e-mail letters from citizens both opposing and supporting the demolitions.

Jerry Altman, Senior Vice President and In-House Counsel of McGowan and Walsh Real Estate, testified as the representative of Ballpark Lofts III, LLC and Ahrens Contracting. He submitted documentary and testimonial evidence in support of the appeal.

James Taylor of ABS Consulting, author of the condition report submitted by the appellant, testified on behalf of the appeal. Rhonda Ries-Aquilar and Mandi Harrell, who represented businesses located close to Cupples No. 7, supported the appeal. Garrick Hamilton, General Counsel for the Koman Group, stated that the current economic climate would make it difficult to finance a rehabilitation of Cupples No. 7.

Steve Patterson, David Lott, Andrew Weil representing the Landmarks Association of St. Louis, Jeff Vines, Michael Allen, and Imran Hanifi testified in support of the denial of the demolition permit.

Paul Hohmann, a St. Louis architect, testified against the demolition of the building and noted that there are models for preserving façades until buildings can be redeveloped.

Eric Friedman commented on the challenging economic conditions in terms of historic building rehabilitation projects.

Attorney Bill Kuehling, representing the St. Louis City's Treasurers Office, was in favor of the demolition.

FINDINGS OF FACT:

The Board found that the Cupples No. 7 building is a City landmark;

- that Cupples No. 7 is listed in the National Register of Historic Places as part of the Cupples Warehouse District and that Cupples No. 7 is located in a Preservation Review District;
- that the Cupples No. 7 building is included in two redevelopment plans approved by ordinance, a Chapter 99 Blighting Study and Development Plan per Ordinance 63535 and a TIF Redevelopment Plan per Ordinance 67312, and both plans proposed that the building would be rehabilitated;
- that Cupples No. 7 is a High Merit building due to its architectural and historical significance and, as part of a

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- group of related resources, is a prominent component in the streetscape and neighborhood;
- that upon inspection from the street, the exterior brick walls of Cupples No. 7 appear to be in sound condition as many of the signs of brick wall structural instability and deterioration are not prevalent;
 - that the exterior brick walls of the building are the salvageable portion of the building;
 - that the neighborhood potential offers no deterrent to rehabilitation;
 - that the reuse potential for No. 7 has been described similarly to that of other Cupples warehouses;
 - that the evidence presented by the owner's representative about economic hardship was general and vague, and provided costs only for demolition and full building stabilization, and not for an interim solution;
 - that with regards to urban design, Cupples No. 7 is integral to the integrity of the existing block face and its demolition would have an undesired effect on the group of four warehouses in the western portion of the Cupples Station complex;
 - that no new construction is proposed at this time and the mandate to equal or exceed the fine architectural contribution of No. 7 would be nearly impossible to achieve and its loss would be complete and unrecoverable as part of the Cupples Station district;
 - that the building is not part of a commonly controlled property and is not an accessory structure;
 - that the appellant submitted a Conditions Assessment Review of Cupples No. 7 completed in November 2011 by James E. Taylor of ABS Consulting that concluded that a significant portion of the Building No. 7 structure should be considered to be unsound; and
 - that the appellant also submitted evidence that rehabilitation of the building is financially unfeasible.
 - The Board further finds that there has been no comment from the Ward Alderman in regards to this matter.

ACTION:

It was the decision of the Preservation Board to uphold the Cultural Resources Director's denial of a demolition permit based on the effect of the demolition on the characteristics of the landmark site, the intent of the enabling ordinance, and the criteria to be considered as prescribed by ordinance when

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evaluating a demolition application for a property that is designated as a City Landmark, listed in the National Register as part of the Cupples Warehouse District, and located in a Preservation Review District.

The motion was made by Board Member Melanie Fathman and seconded by David Visintainer. The motion passed unanimously.

F. 2011.1681 2007 ANN AVENUE MCKINLEY HEIGHTS HISTORIC DISTRICT

Owner/Applicant: Richard V. Meyer

RESIDENTIAL PLAN: Appeal of the denial of a building permit to keep a retaining wall and three non-compliant doors on a Public Façade, installed without a permit.

PROCEEDINGS: Bob Bettis presented a PowerPoint presentation illustrating the site and surrounding area. He submitted Enabling Ordinance #64689 and McKinley Heights Ordinance #67901. Mr. Bettis recommended that the Preservation Board uphold the denial of the building permit as the completed work does not meet the McKinley Heights Historic District Standards. He also submitted a letter from the McKinley Heights Neighborhood Association in support of the denial that stated that the Association's members would assist the applicant to remove the wall.

Mr. Rick Meyer, property owner, testified on his own behalf. He asked that the Board grant a variance due to financial hardship. He submitted quotes for replacement doors and for the removal and replacement of the retaining wall.

FINDINGS OF FACT: The Board found that:

- the completed work is not in compliance with the McKinley Heights Historic District Standards;
- the owner installed the three doors soon after purchasing the building without the permit that he stated he did not know he needed;
- that the installed retaining wall disrupts the original slope and grade of the lawn;
- that the McKinley Heights Neighborhood Association supports the staff denial of the building permit; and
- that the McKinley Heights Neighborhood Association's members are willing to help with removal of the retaining wall.

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ACTION: Board Member Melanie Fathman moved to uphold the staff denial of an application for a building permit to retain the retaining wall as it does not meet the McKinley Heights Historic District standards. Mr. Robinson seconded the motion. The motion passed unanimously.

Board Member David Visintainer moved to uphold a denial of a building permit to retain the second floor Jefferson doors. Ms. Fathman seconded the motion. Mr. Killeen opposed the motion. The motion passed 5 to 1.

A motion to table a decision for the front doors until the owner could provide evidence of economic hardship at a future meeting was made by David Richardson. Hearing no objection, the chairman stated the motion was tabled.

PRELIMINARY REVIEW

B. 2011.1815 4760 WESTMINSTER PLACE CENTRAL WEST END HISTORIC DISTRICT

Owner: Alastair Swayn

Applicant: Studio Durham/Philip Durham

RESIDENTIAL PLAN: Preliminary review to add a second story to a one-story commercial building and convert to a single-family residence.

PROCEEDINGS: Jan Cameron presented a PowerPoint presentation illustrating the site and surrounding area. She stated that although the addition is an unusual and contemporary design, it would add to the scale and compatibility of the building. She also stated that the Central West End Neighborhood Association supports the project with the condition that it be allowed to be reviewed the final exterior materials. Ms. Cameron then recommended that the Preservation Board grant preliminary approval to the project concept, but that the architect be directed to continue to work with the Cultural Resources Office staff to refine elements and details of the design.

Philip Durham, architect for the project, testified on behalf of the owner. He presented a model of the proposed project.

FINDINGS OF FACT: The Preservation Board found that:

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- the existing building is a non-contributing resource to the historic district, and is much smaller in scale and different in design and materials from the surrounding historic fabric;
- the addition is held back from the exterior walls of the current building, so that its form would still be perceivable;
- the roof will be clad in dark metal; and
- that the Central West End Neighborhood Association has indicated its support for the project.

ACTION:

It was the decision of the Preservation Board to grant preliminary approval of the project subject to review of final construction documents and exterior materials by the Cultural Resources Office staff. The motion was made by Board Member Melanie Fathman and seconded by Mr. Visintainer. The motion passed unanimously.

NEW APPLICATION

C. 2011.1765 2500 S. JEFFERSON AVENUE MCKINLEY HEIGHTS HISTORIC DISTRICT

Owner: Irving J. Sherman (TRS)

Applicant: RPA Construction Services/Kent Piskulich

COMMERCIAL PLAN:

New application for a building permit to construct a Family Dollar Store.

PROCEEDINGS:

Bob Bettis presented a PowerPoint presentation illustrating the site and surrounding area. He submitted a letter of support from the McKinley Heights Neighborhood Association and stated that Ward 9 Alderman Kenneth Ortmann had also voiced support for the project. The developer has worked with the neighborhood over the past several months to design a building that blends well with the architecture of the neighborhood.

Mr. Bettis recommended that the Preservation Board grant approval for the project as submitted as it complies with the McKinley Heights Historic District Standards.

FINDINGS OF FACT:

The Board found that:

- the proposed new construction is in compliance with the McKinley Heights Historic District Standards;
- there will be sufficient screening of the parking from the street; and

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- the property owner has the support of Alderman Ken Ortman of the 9th Ward and the McKinley Heights Neighborhood Association.

ACTION: It was the decision of the Preservation Board to approve an application for a building permit to construct a new commercial building. The motion was made by Board Member Melanie Fathman and seconded by Mr. Killeen.

APPEAL OF STAFF DENIAL

G. 2011. 1878 4152 FLORA PLACE SHAW HISTORIC DISTRICT

Owner: Peter & Donna Wilcox

Applicant: Innovative Construction & Roofing LLC/ Patrick McNichols

RESIDENTIAL PLAN: Appeal of the denial of a building permit to install a non-complaint tile roof.

PROCEEDINGS: Bob Bettis presented a PowerPoint presentation illustrating the site and surrounding area. He submitted Ordinances #64689 and Shaw Historic District Ordinance #59400. Mr. Bettis recommended that the Preservation Board uphold the denial as the proposed roof does not meet the Shaw Neighborhood Historic District Standards. The owner had not provided evidence that replacing the roof with tile instead of slate, or alternatively, just repairing the roof would cause an economic hardship, or that the existing roof could not be repaired.

Peter Wilcox, the owner of the property, testified on his own behalf. He submitted photographs into the record of the tile roof showing hail damage. He stated that several other homes on his block have slate roofs.

Josh Kranawetter from Innovative Roofing, the contractor, testified in support of the project. He stated that there are many slate roofs in the 4100 block of Flora Place and that the durability and warranty of slate roofs are comparable to tile roofs.

Craig Shields, representative of the Shaw Neighborhood Association, testified that the Association supports a variance for the slate roof. He submitted photographs of a house next door with slate roofing, a sample of that roofing, and of the slate proposed for Mr. Wilcox's house.

Patrick McNichols, owner of Innovative Construction, testified that he has replaced several tile roofs in Historic Districts.

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FINDINGS OF FACTS:

The Board found that:

- the roof was damaged in the May 2011 hail storm;
- the owner had purchased the slate prior to applying for the building permit;
- the roof could be repaired at a similar cost of the proposed slate replacement;
- there is a wide variety of roofing material utilized on Flora Place;
- the current roof is an important detail as written in the neighborhood standards, but the Standards do allow the use of slate as an appropriate replacement material;
- that Ward 8 Alderman Stephen Conway had no opinion on the project; and
- that the Shaw Neighborhood Association is in support of a variance for the project.

ACTION:

It was the decision of the Preservation Board to overturn the denial and allow the roof to be installed as proposed, as the Shaw Ordinance does allow the slate as a roof material. The motion was made by Board Member Michael Killeen, and seconded by Mr. Richardson. The motion was passed unanimously.

H. 2011.1774 4763 WESTMINSTER PLACE CENTRAL WEST END HISTORIC DISTRICT

Owner/Applicant: Jorick & Laura W. Ittman

RESIDENTIAL PLAN:

Appeal of the denial of a building permit to wrap brickmold on the front façade.

PROCEEDINGS:

Andrea Gagen presented a PowerPoint presentation illustrating the site and surrounding area. She entered Enabling Ordinance #64689 and the Central West End Historic District Ordinance #56768 into the record. She recommended that the Preservation Board uphold the denial of a building permit for wrapping brickmold with aluminum coil stock, as it does not meet the Central West End Historic District Standards. She stated that when brickmold is wrapped, its decorative profile is lost, creating a flattened appearance. The location of two of the windows proposed for such treatment is on the main story and the changes would be at eye level. Ms. Gagen submitted a letter from Jim Dwyer of the Central West End Association's Planning and Development Committee, in support of the staff's decision.

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Jorik and Laura Ittman, owners of the property testified on their own behalf.

FINDINGS OF FACTS:

The Board found that:

- the criteria of Ordinance 56768, 2. Structure, D. Details applies to this project;
- the owner proposed to wrap the brickmold of three windows on the front facade with aluminum coil stock; and
- the wrapping of the brickmold will alter the historic appearance of the windows, creating a flattened appearance.

ACTION:

It was the decision of the Preservation Board to uphold the denial as wrapping the brickmold does not meet the Central West End Historic District Standards. The motion was made by Board Member David Visintainer and seconded by Mr. Robinson. The motion passed unanimously.

PRELIMINARY REVIEW

A. 2011.0000 1412 MISSISSIPPI AVE. LAFAYETTE SQUARE HISTORIC DISTRICT

Not heard due to absence of applicant.

APPEAL OF DENIAL

D. 1001-03 S. GRAND AVENUE PRESERVATION REVIEW DISTRICT, NATIONAL REGISTER
1101 MOTARD STREET OF HISTORIC PLACES
3826-80 CHOUTEAU AVENUE

The above appeals were deferred to a future meeting at request of the Appellant.

Alderman Antonio French moved to adjourn the meeting, hearing no objection, the meeting adjourned.