

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
FEBRUARY 22ND, 2010**

BOARD MEMBERS PRESENT

Richard Callow-Chairman
Mary Johnson – Vice Chair
David Richardson
Anthony Robinson
Mike Killeen
Melanie Fathman

CULTURAL RESOURCES STAFF PRESENT

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

Minutes from January 25, 2010 were approved.

PRELIMINARY REVIEWS

1. 2010.0009 1325 LAMI ST. SOULARD HISTORIC DISTRICT

Owner: James L. Mitchell
Applicant: Flower & Fendler/Sean Flower

RESIDENTIAL PLAN: Preliminary Review to construct a 2 ½ story single family dwelling.

PROCEEDINGS: Jan Cameron presented a PowerPoint presentation illustrating the site and surrounding areas including the proposed Model Example. Ms. Cameron recommended preliminary approval subject to review by the Cultural Resources Office, of the final construction documents and exterior materials.

Sean Flowers of Flower & Fendler Architects testified on behalf of the project.

BOARD ACTION: It was the decision of the Preservation Board to grant preliminary approval to the project with the stipulation that final plans and construction documents are reviewed and approved the by Cultural Resources Office staff. The Board found the proposed project to be in compliance with the Soulard Historic District Standards

The motion was made by Commissioner Melanie Fathman and seconded by Commissioner Dave Richardson and Mike Killeen. The motion passed unanimously.

APPEAL OF STAFF DENIAL

2. 2009.2828 2053-53A ALLEN McKINLEY HEIGHTS HISTORIC DIST.

Owner/Applicant: Jerilyn & Donald Hess

RESIDENTIAL PLAN: Appeal of a staff denial to wrap soffits, fascia, and trim with vinyl excluding the brackets on the cornice.

PROCEEDINGS: Andrea Gagen presented a PowerPoint presentation illustrating the site and surrounding area. She entered into the record Enabling Ordinance #64689 and Ordinance #67901. Ms Gagen recommended that the Board uphold the staff denial of the wrapping and the vinyl soffit/ceiling material. She stated they do not replicate the current wood soffits and door hood ceilings and does not meet the McKinley Heights Historic District standards, and that the covering of any of these elements with materials which do not replicate the existing detailing will diminish the building's historic character. She also stated that wrapping of the brickmold on the front basement windows will also alter the historic appearance as it has on the 1st and 2nd story windows.

Ms. Jerilyn Hess, owner of the property testified on behalf of the project. She submitted into the record as Exhibit 1, a bill/contract for the roof, soffits and vinyl repair. She also entered into the record an informational letter titled "Protection from the Elements" which described the benefits of vinyl siding as Exhibit 2, and samples of the proposed vinyl as Exhibit 3. She asked that the Board grant a variance as the materials had already been purchased. She stated that she would be willing to compromise/modify the covering of the bottom brackets by using paint.

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BOARD ACTION:

It was the decision of the Preservation Board to uphold the staff's denial of the wrapping as it does not meet the McKinley Heights Historic District Standards. The Board found that the applicant had not supplied any significant evidence of financial hardship. Further the Board found that it could not support a variance in this case. The motion was made by Commissioner Dave Richardson and seconded by Commissioner Anthony Robinson. The motion passed unanimously.