

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
FEBRUARY 23RD, 2009**

BOARD MEMBERS PRESENT

Richard Callow-Chairman
Mary Johnson-Vice Chairwoman
Ald. Terry Kennedy
Dave Richardson
John Burse
Dave Visintainer
Anthony Robinson

CULTURAL RESOURCES STAFF PRESENT

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

APPEALS OF STAFF DENIALS

1. 2008.1943 4432 McPHERSON AVE. CENTRAL WEST END HISTORIC DIST.

Owner/Applicant: Arthur Johnson

RESIDENTIAL PLAN: To retain vinyl windows installed without a permit on two street visible facades.

PREVIOUS ACTION: Complaint received in Cultural Resources Office 7/15/08 for vinyl windows installed without a permit.
Violation letter mailed to owner. Permit was applied for on 8/27/08 and denied. An appeal letter was received from owner.

PROCEEDINGS: Robert Bettis, Preservation Planner, entered Ordinance #56768 into the record, showed PowerPoint presentation and a letter from the CWEA Planning & Development Committee in opposition of the windows. Arthur Johnson, the owner, testified on his own behalf and presented items to show economic hardship.

STAFF COMMENTS: The vinyl windows have adversely affected the building's historic character and integrity. The windows are flat and contemporary in appearance and the wrapped trim has created a boxy look. Staff recommended that the Preservation Board uphold the staff denial as the vinyl windows do not meet the Central West End Historic District Standards and that owner should be instructed to install appropriate replacement windows on the street visible facades, remove all wrapping on sills, and brick mold.

ACTION: It is the decision of the Preservation Board to overturn the staff's denial and allow the owner to keep all the windows due to the economic hardship for the owner that would result from having to replace the non-compliant windows. The motion was made by Dave Richardson and seconded by Mary Johnson. The vote passed unanimously.

2. 2008.2462 818 LAFAYETTE AVE. SOULARD HISTORIC DISTRICT

Appellant/Owner: David Fischer-Soul of Soulard

RESIDENTIAL PLAN: To retain paint on masonry building done without a permit.

PREVIOUS ACTION: Complaint received in Cultural Resources Office 10/3/2008 for two houses painted yellow without a permit. Violation letter was mailed to owner. Permit was applied for 11/14/08 and denied. An appeal letter was received from owner.

PROCEEDINGS: Robert Bettis, Preservation Planner submitted Ordinance #63327 and a PowerPoint presentation into the record .
Dave Fischer, owner testified on his own behalf and submitted photos of area houses with similar colors. Sean Kennedy, contractor spoke on behalf of owner. Kathy Steir, a neighbor spoke in support of owners.

STAFF COMMENTS: Staff recommended that the Preservation Board uphold the staff denial as the proposed paint does not meet the Soulard Historic District Standards and that the owner be instructed to repaint the building the proper color according to the Standards. However, the applicant has stated that it would be a great expense to have to remove or repaint the entire building. The applicant did not submit any evidence for economic hardship however.

ACTION: It was the decision of the Preservation Board to overturn the staff's denial and grant an approval by variance because the paint matches the color of the connecting building to the east. The motion was made by Mary Johnson and seconded by John Burse. Commissioners Dave

Richardson and Dave Visintainer opposed the motion. The motion passed 4 to 2.

3. 2008.2350 2200 S. 12TH ST. SOULARD HISTORIC DISTRICT

Owner: The MAC ERA, Inc
c/o owner, Mona Parsley and tenant Todd Besancenez, RE/MAX Reality

RESIDENTIAL PLAN: To erect a sign in the Soulard Certified Local Historic District

PREVIOUS ACTION: A complaint was received in Cultural Resources Office December 2008 for a sign erected without a permit.
A permit was applied for on 12/31/2008 and denied on 1/29/09. An appeal letter was received from the owners.

PROCEEDINGS: Kate Shea, Director of Cultural Resources stated that the applicant/appellant wanted to defer the hearing for two weeks. Kate presented the agenda, Ordinances #64689 and #56078 into the record.

ACTION: It was the decision of the Preservation Board to defer this matter until the March 23rd, regularly scheduled meeting at the applicant's request. The motion was made by Ald. Terry Kennedy and seconded by Mary Johnson. The motion passed unanimously.

Minutes approved from January 26th, 2009 hearing.
Meeting adjourned.