

PRESERVATION BOARD MINUTES

FEBRUARY 28<sup>TH</sup>, 2011

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**CITY OF ST. LOUIS  
CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD MINUTES  
FEBRUARY 28<sup>TH</sup>, 2011**

BOARD MEMBERS PRESENT

Richard Callow, Chairman

David Richardson

Melanie Fathman

Mike Killeen

Anthony Robinson

CULTURAL RESOURCES STAFF PRESENT

Betsy H. Bradley, Director

Jan Cameron, Preservation Administrator

Andrea Gagen, Preservation Planner

Bob Bettis, Preservation Planner

Adona Buford, Administrative Assistant

A motion to approve the minutes of the January 24, 2011 meeting was made by Board Member Mike Killeen and seconded by Ms. Fathman. The motion passed unanimously.

**PRELIMINARY REVIEWS**

**1. 2011.0154 3312 WISCONSIN ST. BENTON PARK HISTORIC DISTRICT**

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Owner/Applicant: Integrus Properties LLC/Illie Barbulica

RESIDENTIAL PLAN: Preliminary Review to retain five (5) windows installed without permit.

Mr. Illie Barbulica, property owner testified on his own behalf. He stated he saw windows in the surrounding areas that match his own.

PROCEEDINGS: Bob Bettis presented a PowerPoint presentation illustrating the site and surrounding area. He recommended that the Preservation Board deny the application as the windows do not meet the Benton Park Historic District Standards. He stated that the lack of a proper brick mold and wood eyebrow give the windows a blocked down appearance and a loss of depth and detail seen in appropriate replacement historic wood windows.

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**FINDINGS OF FACT:** The Board found that the installed windows are not in compliance with the Benton Park Design Standards. The owner did not present any evidence of economic hardship that would be caused by replacing the windows.

**ACTION:** It was the decision of the Preservation Board to deny the application as the windows do not meet the Benton Park Historic District Standards. The motion was made by Board Member Mike Killeen and seconded by Mr. Richardson. The motion passed unanimously.

**2. 2011.0160 4136-38 FLAD AVE. SHAW HISTORIC DISTRICT**

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Owner: Land Reutilization Authority (LRA)

Applicant: EcoUrban Homes - Paul Hohmann

**RESIDENTIAL PLAN:** Preliminary review to construct a 2-story single family dwelling.

**PROCEEDINGS:** Jan Cameron presented a PowerPoint presentation illustrating the site and surrounding area. She submitted into the record two letters from neighbors in support of the project. Ms. Cameron recommended that the Preservation Board withhold approval at this time to allow the applicants to work with the Cultural Resources Office staff. The staff has requested scaled drawings and exterior material specifications from the architect several times and has not yet received them.

Mr. Jay Swoboda and Mr. Paul Hohmann, architects for the project, testified on behalf of the proposal. Mr. Hohmann stated that PDFs containing elevations and plans emailed to Ms. Cameron are scalable when printed at full size. Mr. Swoboda explained what the plans entailed.

**FINDINGS OF FACT:** The Preservation Board found that the building does not comply with the requirements of the Shaw Neighborhood Historic District Standards in several areas, including: width of front façade and side yard spacing; sizes of openings; and exterior materials.

**ACTION:** It was the decision of the Preservation Board to withhold preliminary approval of the project at this time. The Board suggested the applicants work with the Cultural Resources Office staff to bring the project into compliance with the Shaw

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Historic District Standards. The motion was made by Board Member David Richardson and seconded by Ms. Fathman. Board Member Anthony Robinson opposed the motion. The motion passed three to one.

**3. 2011.0126 5780 McPHERSON SKINKER-DeBALIVIERE HISTORIC DISTRICT**

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Owner/Applicant: City of St. Louis - Land Reutilization Authority (LRA)

DEMOLITION PLAN: Preliminary review to demolish a 2-story 2-family dwelling

PROCEEDINGS:

Betsy Bradley, Director of the Cultural Resources Office, presented a PowerPoint presentation illustrating the site and surrounding area. Ms. Bradley recommended that the Preservation Board deny the demolition application because it is a Merit building in a historic district.

She entered into the record letters received from the Skinker-DeBaliviere Community Council and the Skinker-DeBaliviere Historic District Committee supporting the demolition, and a letter from the Landmarks Association of St. Louis supporting staff's recommendation. She stated that Ward 26 Alderman Frank Williamson supports the demolition

Mr. Paul Hohmann of the Skinker-DeBaliviere Historic District Committee testified in support of the demolition.

Mr. Gary Boehnke, Housing Director for the Skinker-DeBaliviere Community Housing Corporation, testified in support of the demolition.

FINDINGS OF FACT:

The Preservation Board found that the property is the only derelict one on a street of rehabilitated dwellings and new construction and therefore is in an undesirable condition. The Board found that the cost of rehabilitation relative to the value of the property, and the current economic situation are factors that make rehabilitation of the property unfeasible.

ACTION:

It was the decision of the Preservation Board to grant approval of the demolition as the economic factors make the rehabilitation of the property unfeasible. The motion was made by Board Member David Richardson and seconded by Mr. Robinson. The motion passed unanimously.

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**4. 2011.0110 2210 HICKORY ST. LAFAYETTE SQUARE HISTORIC DISTRICT**

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Owner/Applicant: Gail Foster (Owner representative)

RESIDENTIAL PLAN: Preliminary review to replace a wood fence along the 2200 block of Hickory St. adjacent to 14 townhouses.

PROCEEDINGS: Bob Bettis presented a PowerPoint presentation illustrating the site and surrounding area. He recommended that the Preservation Board deny the application as the proposed fence does not comply with the Lafayette Square Historic District Standards. He stated that street fences need to be based on a Model Example or should be metal or a black wrought-iron fence. Staff feels that approval of the wood fence would set a precedent for approving non-conforming fences.

Ms. Betty Gail Foster, representative for the owners, testified on behalf of the owners. She stated that the current wood fence is rotted out and that the proposed replacement wood fence would match the architecture of their property.

Ron & Kathy Wentzle, property owners testified on their own behalf. Ms. Wentzle stated that the 14 homeowners together could not afford to install a wrought-iron fence.

Mr. Ron Eisner, another property owner, testified in support of the replacement wooden fence. He stated the fence is rotted.

Mr. J. Watson Scott of the Lafayette Square Restoration Committee testified in support of the replacement wooden fence if it replicated the existing fence design.

FINDINGS OF FACT: The Preservation Board found that the proposed replacement fence is not compliant with the Lafayette Square design guidelines;  
That the current ordinance was not in place when the original fence was installed;  
That if a metal fence were to be installed it would allow a railroad tie retaining wall to be visible from Hickory;  
That the owners did not present any evidence of economic hardship that would be caused by replacing the fence with an appropriate example and;

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That the LSRG supports a variance for the fence as long as it replicates the existing design.

**ACTION:**

It was the decision of the Preservation Board to grant a variance and approve the preliminary application to install a wooden fence with the exact ornamental detailing of the existing fence due to existing site conditions. The motion was made by Board Member Anthony Robinson, and seconded by Mr. Richardson. Board Member Mike Killeen opposed the motion. The motion passed 3 to 1.

**NEW APPLICATIONS**

**5. 2011.0065 5570 MANCHESTER AVE. PRESERVATION REVIEW DISTRICT**

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Owner: Rheox Inc. – Elementis Specialties

Applicant: Spritas Wrecking Company-Arnold Spirtas

**DEMOLITION PLAN:**

New application to demolish industrial buildings in a manufacturing plant/industrial complex.

**PROCEEDINGS:**

Betsy Bradley, Director of the Cultural Resources Office, presented a PowerPoint presentation illustrating the site and surrounding area. Ms. Bradley recommended that the Preservation Board deny the demolition application because staff considers the property and the buildings to be demolished in particular to be High Merit. She stated that the buildings would be eligible for listing on the National Register of Historic Places in the area of industrial history and if the demolition proceeds, the property would no longer have its turn of the 20<sup>th</sup> century integrity.

Ms. Bradley also stated that Ward 24 Alderman Waterhouse supports the demolition, and entered a letter from the Landmarks Association of St. Louis supporting the staff's recommendation.

Property owner Mr. Jeff Rehm of Elementis Specialties testified on behalf of the company. He submitted a PowerPoint presentation illustrating the site and its hazardous conditions and including a strategic site plan.

Mr. Arnold Spritas of Spritas Wrecking testified on behalf of the demolition. He stated the building is very hazardous.

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**FINDINGS OF FACT:** The Preservation Board found that Elementis Specialties, Inc must demolish the two buildings to effectively operate and expand the plant at the current site. The Board noted that Alderman Waterhouse supports the proposed demolition.

**ACTION:** It was the decision of the Preservation Board to approve the application for a demolition permit. The Board concluded that the needs for the plant operation warranted the approval of the demolition of a portion of this property. The motion was made by Board Member Mike Killeen and seconded by Mr. Robinson. The motion passed unanimously.

**6. 2011.0125 3314 WISCONSIN AVE. BENTON PARK HISTORIC DISTRICT**

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Owner/Applicant: Samir Niksic

**RESIDENTIAL PLAN:** New application to retain a retaining wall constructed without a permit.

**PROCEEDINGS:** Bob Bettis presented a PowerPoint presentation illustrating the site and surrounding area. He recommended that the Preservation Board deny the application as the proposed retaining wall does not comply with the Benton Park Historic District Standards. He stated that the new retaining wall has altered the continuity of the historic terrace along Wisconsin.

Mr. Samir Niksic, property owner, testified on his own behalf.

**FINDINGS OF FACT:** The Preservation Board found that the installed retaining wall is not in compliance with the Benton Park Design Standards and that the owner did not present any evidence of economic hardship that would be created by removing the wall.

**ACTION:** It was the decision of the Preservation Board to deny an application for a building permit as the finished work does not comply with the Benton Park Historic District Standards. The motion was made by Board Member Mike Killeen and seconded by Chairman Callow. Board Member David Richardson opposed the motion. The motion passed 3 to 1.

**APPEALS OF STAFF DENIALS**

**7. 2011.0010 1212-14 LYNCH ST. PRESERVATION REVIEW DISTRICT**

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Owner: Dwight Cross, Mary Starr, Robin Cross & Nancy Reimier

Applicant: Bellon Wrecking Co. – Don Bellon

DEMOLITION PLAN: Appeal of a staff denial of a demolition permit application to demolish a 2-story 3-family brick dwelling.

PROCEEDINGS: Jan Cameron presented a PowerPoint presentation illustrating the site and surrounding area. She submitted into the record Title 24 of the City Code. She recommended that the Preservation Board uphold the staff's denial of the demolition as the building does not qualify for demolition under the Criteria presented in the ordinance. Its condition is Sound. It is located in a prosperous neighborhood with high property values, and it is eligible for the National Register of Historic Places.

Ms. Cameron submitted into the record a letter from the St. Louis Fire Department supporting the demolition, letters from the Soulard Restoration Group, and Ward 9 Alderman Ken Ortmann, both opposing the demolition. She also submitted an email in support of the staff's recommendation of denial from Andrew Weil, Assistant Director of the Landmarks Association of St. Louis, Inc. Dwight Cross, City of St. Louis Fire Department Battalion Chief and Nancy Reimier testified in support of the demolition. They entered into the record two packets of information containing a narrative, a list of violations and other correspondence pertaining to the demolition.

FINDINGS OF FACT: The Board found that there was no redevelopment plan that addresses the property;  
That the building is considered a Merit structure under the definition of Title 24.40;  
That the building is Sound under the definition of Title 24.40 and: That the appellants have failed to prove that rehabilitating the building is infeasible.

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**ACTION:** It was the decision of the Preservation Board to uphold the staff's denial of the application for a demolition permit for 6 months in order to give the appellants time to either sell the building or donate it to the LRA; at that time the Board will reassess the demolition. The motion was made by Board Member David Richardson and seconded by Ms. Fathman. The motion was passed unanimously.

**8. 2010.1042 3935 RUSSELL BLVD. SHAW HISTORIC DISTRICT**

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Owner/Appellant: Dale E. Bowen

Applicant: Brent Parker

**RESIDENTIAL PLAN:** Appeal of a staff denial of a building permit to retain exterior alterations completed without a permit.

**PROCEEDINGS:** Andrea Gagen presented a PowerPoint presentation illustrating the site and surrounding area. She entered into the record Ordinances #64689 and #59400. She recommended that the Preservation Board deny the alterations as they do not meet the Shaw Historic District Standards in the following: The building was painted with an oil-latex stain product meant for wood structures; The tuck-pointing on the east side of the building appears to have been done with caulk and patching material that has been painted; And a new driveway has been installed and a new sidewalk to the front porch. It was also noted that the six-foot wood fence was installed with the wrong side facing the property. Mr. Dale E. Bowen, property owner and Mr. Brent Parker, contractor, testified on behalf of the completed work. Mr. Parker stated that they didn't know that the property was located in a historic district and therefore didn't obtain a permit. He said the bricks were in a very deteriorated condition and were stained to prevent further water damage. He also stated they were willing to fix the fence. Mr. Bowen stated that the oil based stain is suitable to use to weatherproof brick and presented a stained brick sample.

**FINDINGS OF FACT:** The Board found that the property is located in the Shaw Neighborhood Certified Local Historic District;

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That the project was reviewed under the criteria of Ordinance 59400, 2. Structures: D. Details, F. Roof Materials, and H. Walls, Fences and Enclosures; and

That the tuckpointing, painting, fencing, roofing and paving were completed without an approved permit; and

That painting of previously unpainted masonry is not allowed under the Shaw Historic District Standards.

**ACTION:**

Board Member Anthony Robinson moved to uphold the staff's denial of the application for a building permit to retain the brick stain. Mr. Richardson seconded the motion after some discussion. Board Member Robinson withdrew the motion. Mr. Richardson seconded the withdrawal.

Chairman Callow then moved to adjourn this matter until the March 28, 2011 meeting so that a test may be performed on the stained brick sample, or a brick from the property, to see the effects of removing the stain. Board Member Anthony Robinson directed the staff to work with the Building Division to approve a permit for the elements of the project that did not include the brick stain. Mr. Richardson seconded the motion. The motion passed unanimously.

A motion to adjourn the meeting was made by Board Member Melanie Fathman and seconded by Mr. Robinson.