

**CITY OF ST. LOUIS  
CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD MINUTES  
MARCH 23<sup>RD</sup>, 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

Minutes from the February 23<sup>rd</sup>, 2009 and March 12<sup>th</sup>, 2009 were approved.

**PRELIMINARY REVIEWS**

**1. 2009.0348            1824 KENNETT PL.            LAFAYETTE SQUARE HISTORIC DIST.**

Owner: Scott Jones & Susan Wofford Jones  
Applicant: Klitzing Welsch Associates-Joe Klitzing

RESIDENTIAL PLAN:            Construct a 2-story addition; detached carriage house and two 2-car garages in side yard of 2-story single-family house and pool.

PROCEEDINGS:            Jan Cameron presented the project with a PowerPoint presentation including maps and photos of the site.  
   Watson Scott, representative for the owners showed exhibits of the proposed fence and submitted a letter from the Lafayette Square Restoration Committee in support of a variance.  
   Tom Benignus, resident of Lafayette Square testified in opposition to the proposal.

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**STAFF COMMENTS:** Staff recommended that the Preservation Board grant preliminary approval, subject to revision of high fence, finalization of design details and receipt of full architectural drawings for staff approval. Although the fence will be of wrought-iron and visually unobtrusive, the precedent set by locating a high fence in front of the building line is a concern. Staff recommends that the fence be eliminated or withdrawn to 12 inches behind the building line, as required by the Lafayette Square Historic District Standards.

**ACTION:** It was the decision of the Preservation Board to grant preliminary approval for a variance of the proposed project subject to revision of the high fence, finalization of design details and receipt of full architectural drawings for staff approval. The motion was made by John Burse. Dave Visintainer 2<sup>nd</sup> the motion. The motion passed unanimously.

**2. 2009.0460 4414 N. FLORISSANT HYDE PARK HISTORIC DISTRICT**

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Owner: Grace Hill Neighborhood Health Centers, Inc.

Applicant: Arcturis-Jeff Morrisey

**COMMERCIAL PLAN:** To construct a new Grace Hill Health Center on a large vacant lot. In addition to the vacant lot, the applicant is seeking to vacate Bissell St. on the north side of the property.

**PROCEEDINGS:** Andrea Gagen presented the project with a PowerPoint presentation including maps and photos of the site. Commissioner Dave Richardson recused himself from this portion of the hearing. Meera Jain and Jennifer Gebhardt with Arcturis presented exhibits of Phase I of the proposed new construction. Rick Wolf of Grace Hill Neighborhood Health Centers testified on behalf of the project.

**STAFF COMMENTS:** Staff recommended that the Preservation Board grant preliminary approval of the proposed Health Center with the stipulation that final plans and construction documents are reviewed and approved by the Cultural Resources Office staff. The addition of the proposed health center will provide an investment in an area that has long been neglected.

**ACTION:** It was the decision of the Preservation Board to grant preliminary approval of the project with the stipulation that final plans and construction documents are reviewed and approved by the Cultural Resources Office staff. The motion was made by Ald. Terry Kennedy and 2<sup>nd</sup> by Mary Johnson. The motion passed unanimously.

**APPEALS OF STAFF DENIALS**

**3. 2009.0273 2014 RUTGER ST. LAFAYETTE SQUARE HISTORIC DIST.**

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Owner/Applicant: Ronald & Jessica Henderson

RESIDENTIAL PLAN: To construct a roof deck at the rear of a 2 story single family dwelling.

PROCEEDINGS: Andrea Gagen presented the project with a PowerPoint presentation including maps, site plans and photos of the site and submitted Ordinance #62237 and #64689 into the record. Dave Henderson, owner testified on behalf of the project and submitted photos of similar neighborhood decks. Tom Benignus also testified regarding facades.

STAFF COMMENTS: Staff recommended that the Preservation Board deny the roof deck as proposed as it does not meet the Lafayette Square Historic District Standards. Due to the visibility of the side of the building, the Staff asked the applicant to lower the handrail to a height of 36" and move the west side handrail over 3' to the east, in line with the edge of the walkway. The owner was not willing to move the handrail to the east.  
Per Ordinance #62237: "No roof decks on top of the uppermost story of a structure shall be visible."

ACTION: It was the decision of the Preservation Board to overturn the staff's denial and approve the proposed design of the roof deck with a 3 foot handrail with the stipulation that the applicant work with the staff on design as to reduce the visibility of the handrail. The motion was made by Dave Richardson and 2<sup>nd</sup> by Mary Johnson. Ald. Terry Kennedy opposed the motion. The motion passed 5 to 1.

**4. 2008.2850 2200 S. 12<sup>TH</sup> ST. SOULARD HISTORIC DISTRICT**

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

COMMERCIAL PLAN: To retain a non-conforming illuminated wall sign attached to the brick wall of a four story corner commercial building with residential condominium units, installed without a permit.

PROCEEDINGS: Kate Shea presented the project with a PowerPoint presentation including maps and photos of the site and submitted Ordinance

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#64689 and #57078 into the record. Mona Parsley testified on behalf of the project and submitted photos of similar signs in the area.

STAFF COMMENTS:

Staff recommended that the Preservation Board uphold the staff denial as the sign is inappropriate and does not meet the Soulard Historic District design standards and that the owner and applicant work with the Staff on a more appropriate sign that meets the Historic District Standards. Staff measured the actual sign on site and determined that the square footage covered by the letters as placed equaled over 40 square feet.

ACTION:

It was the decision of the Preservation Board to uphold the staff's denial as the sign does not meet the Soulard Historic District design standards. The motion was made by Dave Visintainer and 2<sup>nd</sup> by Ald. Terry Kennedy. Mary Johnson opposed the motion. The motion passed 5 to 1.

**NEW APPLICATIONS**

**5. 2009.0419 4608 WASHINGTON AVE. PRESERVATION REVIEW DISTRICT**

Owner/Applicant: Alex McPheeters-Bowood Farms, Inc.

DEMOLITION PLAN:

To demolish a three-story, single-family house in a pending National Register District.

PROCEEDINGS:

Kate Shea presented the project with a PowerPoint presentation including map and photos of the potential District Extension.

STAFF COMMENTS:

Staff recommended that the application should be considered in response to the needs of both the emerging businesses and the surrounding homeowners on Washington Ave. The use for this particular site is a commercial lot to store and display landscaping materials for BoWood Farms, Inc. The uncertainty of the future of the proposed Certification of the District Extension, currently based upon smaller, altered District Boundaries, makes recommendation of approval of the proposed demolition difficult for staff.

ACTION:

The Preservation Board moved that the building is not within a pending historic district and therefore the Board has no jurisdiction over the demolition and that the matter is not before the Preservation Board properly. The motion was made by Dave Richardson and 2<sup>nd</sup> by Ald. Terry Kennedy. The motion passed unanimously.

**6. 2009.0440 4610 OLIVE ST. CENTRAL WEST END HISTORIC DIST.**

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Owner/Applicant: Alex McPheeters/Bowood Farms

COMMERCIAL PLAN: To construct a new temporary commercial greenhouse on a vacant lot.

PROCEEDINGS: Kate Shea presented the project with a PowerPoint presentation including maps and photos and of the site.  
John McPheeters, owner testified on behalf of the project.

STAFF COMMENTS: Staff recommends that the Preservation Board approve a variance due to special circumstances with the stipulation that:

1. A Development Plan, reviewed and approved by the City of St. Louis Planning Commission should be prepared and submitted, so that zoning matters, concerns of adjacent residential and commercial property owners and other issues can be publicly discussed and resolved and;
2. The unpaved surface parking lot adjacent to the east of the Bowood building complex in the 18th Ward should be appropriately paved and landscaped.

The project has received the endorsement of Alderman Lyda Krewson, 28<sup>th</sup> Ward Alderwoman.

ACTION: It was the decision of the Preservation Board to approve the project with the stipulations stated above. The motion was made by Ald. Terry Kennedy and 2<sup>nd</sup> by Mary Johnson. The motion passed unanimously.