

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
APRIL 25, 2011**

BOARD MEMBERS PRESENT

Richard Callow, Chairman

Mike Killeen

Anthony Robinson

Dave Visintainer

Melanie Fathman

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 March 28, 2011 meeting was made by Board Member David Visintainer and seconded by Ms. Fathman. The motion passed unanimously.

PRELIMINARY REVIEWS

1. 2011.0155 2101 S. JEFFERSON AVENUE FOX PARK HISTORIC DISTRICT

Owner: South Side Daycare Center Inc.

Applicant: Occulus Inc.- Ronald Reim

COMMERCIAL PLAN: Preliminary review to demolish three contributing and one non-contributing building to construct a one- and-two story daycare center.

PROCEEDINGS: Jan Cameron presented a PowerPoint presentation illustrating the site and surrounding area. She recommended that the Preservation Board approve the Preliminary Application subject to review of final construction documents and exterior materials by the

PRESERVATION BOARD MINUTES

APRIL 25, 2011

Page 2 of 8

Cultural Resources Office staff. She stated that the design of the proposed building, while not completely satisfying the Fox Park standards for new construction, will not have a negative effect on the surrounding historic districts and is a vast improvement on the site's current condition.

Ms. Cameron submitted a letter in support of the demolitions and new construction from the Fox Park Neighborhood Association, signed by Mr. Ian Simmons, President.

Mr. Ronald Reim of Oculus Inc., and architect for the project, testified on behalf of the project.

Ms. Ellen Kessenlowell, Executive Director of South Side Day Nursery, testified on behalf of the project.

Mr. Andrew Weil, Assistant Director of Landmarks Association of St. Louis, testified against the project. He stated that the demolitions and new construction do not comply with the Fox Park Historic District Standards and that the demolitions would have a negative impact on the neighborhood.

FINDINGS OF FACT:

The Preservation Board finds that:

the bakery building, at 2125-27 S. Jefferson, is a Qualifying building and Not Sound under the definition of the Ordinance;

the buildings at 2123 S. Jefferson and 2605 Ann are Qualifying buildings and Sound under the definition of the Ordinance;

the building at 2101 S. Jefferson is a non-contributing building in Sound condition;

the three southern buildings represent the historic development along Jefferson and Ann but cannot be considered unique or significant;

the proposed building complies with the standards in Alignment; Setback; Scale; Ratio of Solid to Void; Façade Materials; and Private Façade. It does not comply with the standards for Mass or Proportion;

the proposed building will restore the block face at Jefferson and Russell; and

the project is strongly supported by the Alderman and by the Fox Park Neighborhood Association.

ACTION:

It was the decision of the Preservation Board to grant preliminary approval subject to review of final construction documents and exterior materials by the Cultural Resources Office staff. Chairman Richard Callow moved to approve the project, including the demolitions. Mr. Killeen seconded the motion. Ms. Fathman abstained. The motion passed.

2. 2011.0160 4136 FLAD AVENUE SHAW HISTORIC DISTRICT

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

Applicant: Eco Urban Homes – Paul Hohmann

RESIDENTIAL PLAN:

Preliminary review to construct a two-story single family dwelling

PROCEEDINGS:

Jan Cameron presented a PowerPoint presentation illustrating the site and surrounding area. She recommended that the Preservation Board grant preliminary approval to the revised design, subject to review of final construction documents and exterior materials by the Cultural Resources Office staff. She stated that the Shaw District Standards allow the construction of contemporary infill design, and that the staff feels the design of the proposed building is not incompatible with the existing fabric.

Mr. Paul Hohmann of EcoHomes and architect testified on behalf of the project.

FINDINGS OF FACT:

The Board found that the revised design has addressed several concerns expressed by the Preservation Board during its review of the project in February 2011 including:

the brick colors at the front elevation will now be complementary instead of contrasting;

the front windows have been shortened, placed under concrete lintels and arranged into vertical bays to better reflect the façade patterns of surrounding historic buildings;

PRESERVATION BOARD MINUTES

APRIL 25, 2011

Page 4 of 8

A cornice-like component has been added to evoke those of other flat-roofed buildings on the block;

the building's width and the widths of the side yards still do not comply with the requirements of the Shaw Neighborhood Historic District Standards.

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. Board Member Anthony Robinson moved to approve the project; Mr. Visintainer seconded the motion. The motion passed unanimously.

NEW APPLICATION

3. 2011.0540 169 E. GRAND BOULEVARD PRESERVATION REVIEW DISTRICT

Owner: Procter & Gamble Manufacturing Co. – Mike Reynolds

Applicant: Ahrens Contracting – Jim Moriarity

DEMOLITION PLAN: New application to demolish sixteen industrial buildings.

PROCEEDINGS: Ms. Betsy Bradley presented a PowerPoint presentation illustrating the site and surrounding area. She recommended that the Preservation Board approve the applications for demolition. The location of these industrial buildings makes the redevelopment for non-industrial use very unlikely and the current owner has rejected rehabilitation for new use as impractical and too expensive.

Mr. John Long and Tyler Anderson, facilities engineer, testified on behalf of Procter & Gamble. Mr. Anderson submitted a PowerPoint presentation about the property.

Andrew Weil, Assistant Director of Landmarks Association of St. Louis, testified opposing the demolitions.

Michael Allen, Director of the Preservation Research Office, testified in opposition to the demolitions.

PRESERVATION BOARD MINUTES

APRIL 25, 2011

Page 5 of 8

Pat Bannister, Director of Business Development for the St. Louis Development Corporation, spoke in favor of the demolitions.

FINDINGS OF FACT:

The Board found that:

the buildings were built between prior to 1903 and 1927, when Proctor & Gamble acquired the property;

buildings 1, 2, 3, and 4 are High Merit structures that form the historic core of an industrial property with local historical and architectural significance as the Wm. Waltke & Co. soap factory;

buildings 12, 15, and 19 are Merit structures that contribute to the property's significance;

the buildings are located in an industrial area with the associated Unrestricted land use zoning, a location that precludes repurposing the buildings from industrial use as part of a rehabilitation project;

the narrow bays within the buildings due to closely-set interior columns make the buildings poor candidates for housing modern industrial processes; and

Proctor & Gamble has adopted the Collapse Prevention seismic standard for all of their facilities and therefore evaluated the former Waltke Co. buildings in this regard and determined that it is estimated to cost \$44 Million to retrofit all of the buildings in this group to meet the standard.

ACTION:

Board Member David Visintainer moved to approve the demolitions. Mr. Robinson seconded the motion. Mr. Killeen and Ms. Fathman opposed the motion. Chairman Callow voted in support of the motion, which passed 3 to 2.

APPEAL OF STAFF DENIAL

4. 2010.2042 3935 RUSSELL BOULEVARD SHAW HISTORIC DISTRICT

Owner: Dale Bowen

Applicant: Brent Parker

RESIDENTIAL PLAN: Continuation of an appeal of a staff denial of a building permit application to retain exterior alterations.

PREVIOUS ACTION: At the February 28, 2011 board meeting Chairman Callow moved to adjourn this matter until the March 28, 2011 meeting so that a test might 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. Because no testing of stain removal had yet been completed, the rehearing of this item was rescheduled for the April 25, 2011 meeting.

PROCEEDINGS: Andrea Gagen presented a PowerPoint presentation illustrating the site and surrounding area. Because the item was continued, Ordinances # 64689 and # 59400 remain part of the record.

Ms Gagen notes that the previously unpainted residence was coated with an oil-latex stain product meant for wood structures. The work was completed without a permit. She reported that a test panel using two applications of the stain remover recommended by the manufacturer had only removed the sheen from the coated brick. Ms. Gagen recommended that the Preservation Board again deny the painting of the masonry as it does not meet the Shaw Historic District Standards.

Mr. Dale Bowen, owner of the property testified on his own behalf. He submitted financial statements to the Board to show economic hardship. He also submitted into the record two bids from contractors for removal of the stain.

PRESERVATION BOARD MINUTES

APRIL 25, 2011

Page 7 of 8

FINDINGS OF FACT: The Board found that:

the property is located in the Shaw Neighborhood Certified Local Historic District;

the project was reviewed under the criteria of Ordinance 59400, 2. Structures: D. Details;

the painting of the masonry with wood stain was completed without an approved permit; and

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

ACTION: It was the decision of the Preservation Board to uphold the staff's denial of an application for a building permit to retain the painted masonry, as it does not meet the Shaw Historic District Standards. Board Member David Visintainer moved that the Board uphold the staff denial; Mr. Robinson seconded the motion. Mr. Killeen and Ms. Fathman opposed the motion. Chairman Callow voted and the motion passed 3 to 2.

SPECIAL AGENDA ITEMS

Nominations to the National Register of Historic Places

5. Central Carondelet Historic District (Boundary Increase IV)

ACTION: It was decision of the Preservation Board to direct the staff to prepare a report for the State Historic Preservation Office that the increase meets the requirements of National Register Criterion A for Community Planning & Development. The motion was made by Board Member Melanie Fathman and seconded by Mr. Visintainer. The motion passed unanimously.

6. Mark Twain Elementary School, 5316 Ruskin Ave.

ACTION: It was decision of the Preservation Board to direct the staff to prepare a report for the State Historic Preservation Office that the Mark Twain Elementary School meets the requirements of National Register Criterion C. The motion

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

**7. West Electric-Southwestern Bell Telephone Distribution House,
4250 Duncan Avenue**

ACTION: It was decision of the Preservation Board to direct the staff to prepare a report for the State Historic Preservation Office that the Western Electric-Southwestern Bell Telephone Distribution House meets the requirements of National Register Criteria A and C. The motion was made by Board Member Melanie Fathman and seconded by Mr. Visintainer. The motion passed unanimously.

8. Penrose Addition to Bremen Historic District William A. Lange Subdivision

ACTION: It was decision of the Preservation Board to direct the staff to prepare a report for the State Historic Preservation Office that the Penrose Addition to the Bremen Historic District meets the requirements of National Register Criterion C for Architecture. The motion was made by Board Member Melanie Fathman and seconded by Mr. Visintainer. The motion passed unanimously

9. St. Louis Place Historic District – Union Addition

ACTION: It was decision of the Preservation Board to direct the staff to prepare a report for the State Historic Preservation Office that the St. Louis Place Historic District – Union Addition, meets the requirements of Criterion A for Ethnic Heritage/European and Criterion C for Community Planning & Development. The motion was made by Board Member Melanie Fathman and seconded by Mr. Killeen. The motion passed unanimously

Board Member Melanie Fathman moved to adjourn the meeting. Mr. Killeen seconded the motion. The meeting was adjourned.