

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
APRIL 27TH, 2009**

BOARD MEMBERS PRESENT

Richard Callow-Chairman
Dave Richardson
John Burse
Ald. Phyllis Young
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 March 23rd, 2009 were approved.

PRELIMINARY REVIEWS

1. 2008.2222 6193 DELMAR BLVD. SKINKER-DEBALIVIERE HISTORIC DIST

Owner: Washington University
Applicant: Trivers Associates/Andy Trivers

COMMERCIAL PLAN: Installation of a wind turbine structure on the rooftop of a commercial building.

PREVIOUS ACTION: On November 24th, 2008, the Preservation Board voted to grant a variance from the Skinker-DeBaliviere Historic District standards to approve the installation of wind turbines and proposed additions & alterations to the main building, and that the granting of this variance shall not be considered a precedence for the placement of traditional mechanical equipment near the edge of roofs on future historic district properties. The motion was made by Dave Visintainer. Mike Killeen 2nd the motion. John Burse recused himself. Richard Callow carried the motion. The motion passed.

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The current proposal is a modified version of the original concept presented to the Preservation Board in November.

PROCEEDINGS:

Jan Cameron presented a PowerPoint presentation along with a letter from the Skinker-DeBaliviere Committee. Joe Fouss, architect of Trivers Associates, spoke on behalf of the project. Paul Holmann, member of the Skinker-DeBaliviere Historic District Committee testified that the Committee did not come to a unanimous decision about the project, but are unanimously opposed to the demolition north of the structure. Chairman Richard Callow entered into the record a text message from Ald. Krewson stating she supports the green efforts.

STAFF COMMENTS:

Staff recommends that the Preservation Board require that the installation follow the original approved concept or that the turbines be relocated to an area of the roof that will substantially reduce their visibility from the street. While the roof structure is not in compliance with the Skinker-DeBaliviere historic district standards, the installation will be reversible without permanent damage to the historic building.

ACTION:

It was the decision of the Preservation Board to grant preliminary approval of the project. The motion was made by Dave Richardson and 2nd by Dave Visintainer. John Burse recused himself. The motion passed.

2. 2009.0531 4100-56 DETONTY SHAW HISTORIC DISTRICT

Owner/Applicant: Delmar Enterprises LLC-Courtney McCray & John Hogan

RESIDENTIAL PLAN:

To construct 11 single-family houses and 4 two-family buildings with detached garages.

PREVIOUS ACTION:

The Preservation Board at its September 26, 2005 meeting, approved the construction of 15 single family houses similar to the Botanical Heights houses in the McRee neighborhood. 4118 and 4126 DeTonty Avenue were to be demolished . The Board determined that the two buildings were structurally unsound and also required revisions to the new construction. McBride chose not to make the required revisions and withdrew from the project.

Millennium Restoration and Development proposed 17 new houses with detached garages on the site. The corner building at 4100 DeTonty was proposed to be rehabilitated as part of the project. The Preservation Board granted preliminary approval to that project on June 26, 2006. This project did not go forward.

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PROCEEDINGS: Jan Cameron presented a PowerPoint presentation. Larry Graham, architect for the project testified on behalf of the project. John Haegman, owner & developer testified on behalf of the project. Michael Allen, Exec. Director of the Landmarks Association of St. Louis spoke supporting the project but opposed the demolition of 4100 DeTonty. Courtney McCray, developer testified on behalf of the project.

STAFF COMMENTS: Staff recommends that the Preservation Board grant preliminary approval to the design of the proposed new construction, with the stipulation that 4100 DeTonty be rehabilitated as part of the project. Final construction documents and selection of final finish materials should be submitted for the Cultural Resources Office staff's approval.

.ACTION: It was the decision of the Preservation Board to grant preliminary approval of the design of the new construction but that the corner property be rehabbed as part of the approval. The motion was made by Dave Richardson and 2nd by John Burse. The motion passed unanimously.

SPECIAL AGENDA ITEMS

Nominations to the National Register of Historic Places

National Candy Company 4230 Gravois Ave.

ACTION: It was the decision of the Preservation Board to direct the staff to prepare a report for the State Historic Preservation Office that the National Candy Company meets requirements of National Register Criterion A for Commerce and C for Architecture. The motion was made by Dave Visintainer and 2nd by Ald. Phyllis Young. Dave Richardson recused himself. The motion passed.

William A. Stickney Cigar Company Building 209 N. 4th St.

ACTION: It was the decision of the Preservation Board to direct the staff to prepare a report for the State Historic Preservation Office that the William A. Stickney Cigar Company Building meets requirements of National Register Criterion A for Commerce and C for Architecture. The motion was made by Dave Visintainer and 2nd by Ald. Phyllis Young. Dave Richardson recused himself. The motion passed.