

**CITY OF ST. LOUIS**  
**CULTURAL RESOURCES OFFICE**  
**PRESERVATION BOARD MINUTES**  
**MAY 21, 2012**

BOARD MEMBERS PRESENT

Richard Callow, Chairman

Anthony Robinson

David Visintainer

Michael Killeen

Nathaniel Johnson

Erin Wright

David Richardson

CULTURAL RESOURCES STAFF PRESENT

Betsy H. Bradley, Director

Bob Bettis, Preservation Planner

Adona Buford, Administrative Assistant

Board Member David Visintainer moved to approve the April 23, 2012 minutes.

Mr. Johnson seconded the motion. The minutes were approved.

**PRELIMINARY REVIEWS**

**B.      2012.0650      1027 RUSSELL BLVD.      SOULARD HISTORIC DISTRICT**

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Owner: Robert Hiscox

Applicant: Heartland Alternative Energy

COMMERCIAL PLAN:                      Preliminary review to install solar panels on the street-facing slope of a roof.

PROCEEDINGS:                              Betsy Bradley presented a PowerPoint presentation proposed installation and the pertinent criteria in the Soulard Historic District Standards. She recommended that the Preservation Board deny preliminary approval of a variance for the installation of the solar panels as proposed.

The proposal was for approximately 28 solar panels to be installed on the south-facing roof of the rear of 1027 Russell and six panels on the west slope of the gabled roof

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of the main block. The applicant had installed a black shingled roof and was proposing to use Suniva Optimus Monocrystalline Solar panels, a product that is entirely black, in an attempt to minimize the visual presence of the panels.

Robert Hiscox, owner of the property, asked that the Board grant a variance for his project. He submitted photographs of other modern elements in the Souldard Historic District including non-historic lighting, parking meters, and HVAC equipment. He also submitted a copy of a petition with approximately 300 signatures that supported his request for a variance.

Charles Welegala, Heartland Alternative Energy, testified on behalf of the owner.

Michael Pastore, of the Souldard Restoration Group, stated that some property owners in the Souldard neighborhood opposed visible solar panels that would diminish the historic appearance of the district.

FINDINGS OF FACTS:

The Preservation Board found that:

- the proposal was to install 28 panels positioned three feet back from the edge on the south-facing slope of the rear wing roof and six panels on the west slope of the gabled roof of the main block;
- the proposal solar panels are black Suniva Optimus Monocrystalline units which would be placed on black shingles recently installed on the roof, materials chosen to reduce the contrast between the panels and roofing;
- the Souldard Historic District Standards state that solar panels cannot be visible from the street;
- the rear wing roof slope facing Russell, is visible from the intersection of Russell and Menard on the east, the entire roof slope is visible from across the street from the south side of Russell and some of the slope is visible from the intersection of Russell and 11<sup>th</sup> to the west.

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**ACTION:** The Preservation Board concluded that the proposed installation of solar panels does not meet the clear direction provided by the Soulard Historic District Standards that the panels not be visible from the street, that the members of the Soulard Restoration group do not support granting a variance, and that no compelling reason was presented for granting a variance for this project in a highly visible public location.

The motion was made by Board Member David Visintainer and seconded by Ms. Wright. Board members Antonio French and Anthony Robinson opposed the motion to deny a variance. The motion passed four to two.

**A. SPECIAL AGENDA ITEM**

Public hearing for the Extension of the Hyde Park Certified Local Historic District.

**ACTION:** Bob Bettis presented a PowerPoint presentation outlining the expansion of the District. He stated that Ward 3 Alderman Freeman Bosley Sr., had proposed adding two small areas to the Hyde Park Certified Local Historic District, established in 1978. The local historic district was certified by the National Park Service in 1982. This extension was proposed in order to make historic tax credits available to more property owners via separate parallel actions, as well as to provide for the use of the local historic district standards in a larger area. He asked that the Preservation Board approve the petition to extend the Hyde Park Historic District and direct the Cultural Resources Office to prepare a Board Bill to expand the district.

Chairman Richard Callow moved that the Board close the regular meeting to hold a public hearing on the Petition. The item was called and no one indicated a desire to speak. The public hearing was adjourned and the Board resumed its public meeting. Board Member Nate Johnson moved to approve the Petition to extend the Hyde Park Local Historic District. Mr. French seconded the motion. A vote was taken and the Petition was approved. The regular meeting was resumed.

**APPEALS OF DENIALS**

**C. 2011.2136 4032 N. 22<sup>ND</sup> STREET. *Appeal withdrawn by applicant.***

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**D. 2012.0151 6633-35 S. BROADWAY PRESERVATION REVIEW DISTRICT**

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Owner: Frank R. Bingham and Frank & Christa Shinault

Applicant: Little Wrecking

**DEMOLITION PLAN:** Appeal of the Director's denial to demolish a three-story residential building in the Central Carondelet National Register District and in a Preservation Review District.

**PROCEEDINGS:** Cultural Resources Office Director Betsy H. Bradley made a presentation about the property and addressed the demolition criteria in Ordinance 64832. She entered into the record City Ordinances #64689 and #64832. She recommended that the Preservation Board uphold the Director's denial of the demolition.

Frank Shinault, testified on behalf of the owners. He submitted into the record an estimate to rehabilitate the building as six rentable apartments, and submitted a copy of a quote for \$54,000 for the rebuilding of most of the north wall of the building and other exterior masonry repairs. He stated that stated he wanted to demolish the building for a retaining wall and fence, and expand his used car business.

**FINDINGS OF FACTS:** The Board found that:

- the building at 6633 South Broadway is a contributing property in the Central Carondelet National Register Historic District and located in a Preservation Review District and therefore the criteria in City Ordinance #64832 apply to the proposed demolition;
- the property is not in an area included in a redevelopment plan approved by ordinance;
- the High Merit building, erected circa 1860, was the property of Jacob Etling, a German immigrant blacksmith who was recorded in the 1860 federal census at this location;
- the building is notable for its 3½-story height, simple corbelled brick cornice and shallow sloping roof, which appears to originally have had Baltimore chimneys and is an excellent example of a mid-19<sup>th</sup> century vernacular multi-family building, relatively unaltered

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with the exception of the replacement of its original wood window sills with brick rowlocks;

- the building is Sound in terms of the ordinance although its north wall has suffered some deterioration, most seriously a vertical crack at the point where the rear addition was attached to the original building and a rear corner that appears to be settling;
- the building is located in a mixed commercial and residential area where the level of repair and maintenance ranges from fair to good;
- the building is a candidate for rehabilitation, given the availability of State and Federal historic tax credits although because of its setting, prospective rental rates would not be optimal and rehabilitation costs would be higher than normal given the possibility that parts of the north wall may have to be rebuilt;
- no evidence of economic hardship in terms of the rehabilitation of this building has been submitted although the owner has submitted evidence of the costs of a projected residential use rehabilitation project;
- with regards to urban design, the building stands alone on the corner of South Broadway and Haven, as it did historically, and, as a visual landmark, holds the corner and screens non-historic uses to the south and north;
- proposed subsequent construction would consist of extending the paving of the parking lot, and constructing a retaining wall and fence;
- the building and the existing used car lot business are on one large parcel; and
- the building proposed for demolition is not an accessory structure.

**ACTION:**

It was the decision of the Preservation Board to uphold the Director's denial of the demolition permit as the proposed demolition does not meet the standards of the Ordinance. Board Member David Richardson moved to deny the demolition. Mr. French seconded the motion. The motion passed five to zero. Therefore, the Preservation Board

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upheld the Director's denial of the demolition permit for the reasons stated above.

E. 2012.0539 8301 S. BROADWAY PRESERVATION REVIEW DISTRICT

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Owner: Harris House Foundation

Applicant: T & T Demolition

**DEMOLITION PLAN:** Appeal of the Director's denial to demolish a two-story single family dwelling to construct a parking lot.

**PROCEEDINGS:** Betsy Bradley presented a PowerPoint presentation regarding the property and the proposed expansion plans, and addressed the demolition criteria in Ordinance 64832.

She entered into the record Ordinance #64689 and #64832. Ms. Bradley recommended that the Preservation Board approve the demolition. As additional information about the expansion plan and parking lot design became available, the Cultural Resources Office identified criteria that could support the proposed demolition. Ms. Bradley stated that the 6,000 square-foot addition which will include office and clinical treatment space, will be placed where some of the parking for the facility is now located. For this reason, a parking lot is proposed for the corner lot.

Tom Wickenhauser, representing Harris House, spoke in support of the proposed expansion project, explained the services that the operation provides, described the expansion project, how the use of 8301 for transitional housing was determined to not be feasible and how the design of the proposed parking lot would be part of an upgraded campus landscaping project.

Anthony Duncan, architect for the project, spoke in support of the proposed expansion project.

Jack Pullian, a member of the Harris House Board of Directors, spoke in support of the proposed expansion project.

**FINDINGS OF FACT:** The Board found that:

- the building at 8301 South Broadway is located in a Preservation Review District and therefore the criteria

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in City Ordinance #64832 apply to the proposed demolition;

- the property is not in an area included in a redevelopment plan approved by ordinance;
- the two-story single-family brick residence is a qualifying property that would contribute to a historic district;
- the building is Sound in terms of the ordinance;
- the building is located in the Patch neighborhood of Carondelet where current levels of repair and maintenance are good and it seems likely that this building could be rehabilitated for future use, given its current condition, although it does show signs of deferred maintenance;
- No evidence of economic hardship in terms of the rehabilitation of this building has been submitted as the application is for demolition;
- with regards to urban design, the blockface between Hurck and Marceau consists of historic buildings and the 2007 facility built by Harris House, and the loss of the building at the north end would truncate this strong blockfront;
- the building does not have any notable character yet its location at a T-intersection with 19<sup>th</sup> century brick buildings on the other corner and across the street, means that its loss would diminish the integrity, balance, and density of the intersection at South Broadway and Hurck;
- the proposed subsequent construction of a parking lot would be part of a larger Harris House expansion project that would eliminate some of the existing parking;
- the proposed design of the parking lot has several attributes that make it appropriate in this primarily residential area, including parking sites set back behind the building line on South Broadway, a fence of brick piers and iron pickets along South Broadway and Hurck, trees planted in front of the fence on South Broadway, and access to the parking lot from the alley;

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- the extension of the parking lot to Hurck requires a vacation of the sidewalk or an encroachment permit from the City and that a fenced parking lot would be preferable to a continuous curb cut into the parking area in this primarily residential setting;
- Harris House owns the entire blockfront on South Broadway between Hurck and Marceau, and therefore the criteria concerning commonly controlled property and the provision of parking adjacent to a commercial entity – and by extension to a facility like Harris House – is a legitimate function to consider in the evaluation of a demolition proposal;
- One accessory building, a garage, is included in the proposed demolition; and
- The 11<sup>th</sup> Ward Alderman is in support of the Harris House expansion project, including the demolition of 8301 S. Broadway.

ACTION:

It was the decision of the Preservation Board to overturn the Director's denial of the demolition permit with a condition. David Richardson moved that the Board recommend approval of the demolition permit upon the issuance of a vacation or encroachment permit to the owner to facilitate the extension of the parking lot. Anthony Robinson seconded the motion, which passed with five Board Members voting in favor of the motion. Therefore, the denial of the demolition permit is overturned subject to the condition precedent of obtaining the vacation or encroachment permit referenced herein.

The motion was made by Board Member David Richardson and seconded by Mr. Robinson. The motion passed, five to zero.

Board member David Visintainer moved to adjourn the meeting. Mr. Robinson seconded the move. Meeting adjourned.