

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

BOARD MEMBERS PRESENT

Richard Callow-Chairman
Mary Johnson – Vice Chairwoman
Melanie Fathman
Mike Killeen
Dave Richardson
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 April 27th, 2009 were approved.

PRELIMINARY REVIEWS

1. 3501-09 N. GRAND

PRESERVATION REVIEW DISTRICT

Owner: Darryl & Deborah Mitchell
Applicant: Hon. Freeman Bosley Sr. Alderman 3rd Ward

DEMOLITION PLAN: Demolish a three story brick commercial corner building.

ACTION: It was the decision of the Preservation Board to defer this matter because neither applicant nor owner appeared before the Board. The motion was made by Commissioner Dave Richardson and 2nd Mary Johnson. The motion passed unanimously.

2. 7944-48 N. BROADWAY PRESERVATION REVIEW DISTRICT

Owner: Lloyd & Lisa Brown
Applicant: Gaines Wrecking Co.-Charles Gaines
DEMOLITION PLAN: Demolish a two story brick commercial building.

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ACTION: It was the decision of the Preservation Board to defer this matter because neither applicant nor owner appeared before the Board. The motion was made by Commissioner Dave Richardson and 2nd Mary Johnson. The motion passed unanimously.

3. 3424R N. 14th ST. HYDE PARK HISTORIC DISTRICT

Owner/Applicant: Sterling Hester

DEMOLITION PLAN: Demolish a two story frame 2 family dwelling due to a fire.

PROCEEDINGS: Bob Bettis introduced a PowerPoint presentation along with Enabling Ordinance #64689 and Hyde Park Ordinance #57484. Sterling Hester, owner testified on behalf of the demolition. Zak Little, demolition contractor testified on behalf of the demolition, Michael Allen, Exec. Director of the Landmarks Association testified in favor of the staff's recommendation of the demolition. Kate Shea, Director of Cultural Resources testified that 3rd Ward Alderman Freeman Bosley Sr. stated that he does not want any further demolition to take place in Hyde Park for fear that it will jeopardize its historic district designation. Chairman Richard Callow read into the record a text message from resident Claire Novak-Boyd opposing the demolition

STAFF COMMENTS: Staff recommended that the Preservation Board uphold the staff denial. The property qualifies for National and State Historic Tax Credits which can aid in the repair of the building. The structure appears sound despite fire damage to the second floor. The owner did not present any evidence that the building cannot be rehabbed due to economic hardship. The owner did not provide any plans to construct anything on the site following the demolition.

ACTION: It was the decision of the Preservation Board to uphold the staff's denial of the demolition permit. The motion was made by Melanie Fathman and seconded by David Richardson. The vote passed unanimously.

APPEAL OF STAFF DENIAL

4. 3015 N. 19TH ST. MURPHY-BLAIR NATIONAL REGISTER DIST.

Owner: Starlight Missionary Baptist Church-Marion Jones

Applicant: Z & L Wrecking – Zak Little

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DEMOLITION PLAN: Demolish a two story brick flounder style single family dwelling and potentially use the land for parking.

STAFF COMMENTS: Staff recommended that the Preservation Board uphold the staff's denial of a demolition permit as the building is in a National Register District and has a potential for rehabilitation and reuse. Although the building is located at the alley and not at the building line, it is highly visible from Dodier, 19th and Sullivan. The loss of the building would adversely effect the rhythm of the block which is still largely intact. The reuse potential of the building seems possible based upon the professional experience of Cultural Resources Office staff. Staff has received no information regarding financial hardship and the owners did not submit a future plan for the site.

PROCEEDINGS: Bob Bettis introduced a PowerPoint presentation along with Enabling Ordinance #64689 and a letter from Alderwoman April Ford-Griffin supporting the demolition entered as exhibit A. Kate Shea, Director of Cultural Resources gave a brief depiction of flounder buildings. Ms. Marion Jones of the Starlight M.B. Church testified on behalf of the demolition and in opposition of the staff's recommendation.

Zak Little, demolition contractor testified on behalf of the demolition and in opposition of the staff's recommendation.

Rev. Terry Sinney, Pastor of Starlight Church testified on behalf of the demolition and in opposition of the staff's recommendation.

Michael Allen, Exec. Director of the Landmarks Association testified that only the unsound addition portion of the building should be demolished.

ACTION: It was the decision of the Preservation Board to uphold the staff's denial of a demolition permit. The motion was made by Dave Richardson and 2nd by Melanie Fathman. Roll was called. Commissioners Melanie Fathman, Dave Richardson,, Mike Killeen & Ald. Phyllis Young voted to uphold the motion. Commissioners Mary Johnson, Anthony Robinson, and Dave Visintainer opposed the motion. The motion passed 4 to 3.