

PRESERVATION BOARD MINUTES

AUGUST 22, 2011

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**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
AUGUST 22, 2011**

BOARD MEMBERS PRESENT

Richard Callow, Chairman

Michael Killeen

David Richardson

Anthony Robinson

Alderman Antonio French

Melanie Fathman

David Visintainer

CULTURAL RESOURCES STAFF PRESENT

Betsy H. Bradley, Director

Jan Cameron, Preservation Administrator

Bob Bettis, Preservation Planner

Andrea Gagen, Preservation Planner

Adona Buford, Administrative Assistant

Board Member Melanie Fathman moved to approve the July 25, 2011 minutes. Mr. Visintainer seconded the motion. The minutes were approved.

Board Member David Visintainer moved to approve the current Agenda. Ms. Fathman seconded the motion. The current Agenda was approved.

A. Informational Hearing on three (3) proposed historic districts in the Ville Neighborhood.

PROCEEDINGS: Bob Bettis presented an overview of three proposed historic districts in The Ville Neighborhood. He showed maps and photographs of the districts in a power-point presentation of the residential areas that are being considered.

Betsy Bradley, Director of the Cultural Resources Office, answered a question from the Chair about how other communities were addressing black history resources. She reported that communities were nominating them to the National Register of Historic places as appropriate as a way to acknowledge black history, and that was the approach the city was taking with the current work in The Ville.

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B. Consideration of Revised Lafayette Square Historic District Standards.

PROCEEDINGS:

Betsy Bradley reviewed the procedures for revising historic district standards in Ordinance 64689 and noted that the Lafayette Square Restoration Committee's Development Committee has been working for some time on revisions to the district standards. She noted some substantial changes in the revisions. Lafayette Square Restoration Committee's Development Committee chair Houston Smith spoke in favor of the revised standards. J. Watson Scott, former chair of the same committee, also spoke in favor of the revised standards.

ACTION:

Discussion of the revised standards noted as confusing the requirement that a Historic Model Example be found in the vicinity of the district in which new construction is proposed. The discussion also highlighted the fact that the use of year 1898 to define historic properties as those built before that time leaves properties built between 1898 and 1919 in a poorly defined category without clear standards for rehabilitation.

Board Member David Richardson moved that the Board direct the Staff to prepare a report that recommends to the Planning Commission and Board of Aldermen the adoption of this revised set of Standards for the Lafayette Square Historic District after making the following changes to the standards as distributed before the meeting:

- The definition of "Historic" be altered to replace the date 1898 with 1919 on p. 9.
- The definition of "Non-Historic Building" be altered to replace the date 1898 with 1919 on p. 10
- Replace the date 1898 with 1919 in any other places necessary to conform to the above changes.
- Remove statement that the Historic Model Example cited for new construction will be in the vicinity of the parcel to be built on in the definition of the Historic Model Example on p. 10.
- Change Rehabilitation of Non-Historic Buildings, Section 210.1 on p. 38 to read: "The Standards in Sections 200-209 for the rehabilitation of historic buildings shall govern work proposed for non-historic buildings...."
- Make minor changes to remove inconsistencies, eliminate typographical errors, and the like to produce a final copy of the revised standards.

Ms. Fathman seconded the motion. The motion passed unanimously.

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PRELIMINARY REVIEW

C. 2011.1416 3927-29 SHENANDOAH AVENUE SHAW HISTORIC DISTRICT

Owner: Land Reutilization Authority (LRA)

Developer: Ronald Bassuner

RESIDENTIAL PLAN: Preliminary review to construct a single-family dwelling on two (2) vacant lots.

PROCEEDINGS: Andrea Gagen presented a power-point presentation illustrating the site and surrounding areas. She recommended the Preservation Board grant preliminary approval subject to addressing five changes needed for the proposal to fully meet the Shaw Historic District standards. She noted that the applicant had agreed to make requested changes to what is depicted on the plans, except that the setback of the building from the street was still in question. She stated that the staff's recommendation that the building be moved back 4 feet to be in line with main block of the adjacent four-family buildings, was based on a number of factors, including the consistent building line of the immediately adjacent buildings and the fact that a difference in the setback would be much more visible in three dimensions than it appears on the plan. She noted that the developer would like to move the building back only 2 feet, instead of 4 feet, a position that would put it in line with the buildings without bay windows located further west on the block but not those directly adjacent to the building site.

Mr. Ronald Bassuner, owner and developer, testified on his own behalf. He stated that the set-back line was a minor issue and that it was not that the line proposed by the Cultural Resources Office "would not work for him." He stated that more conversations were needed on the topic and explained why he proposed the 2-foot set-back line. He stated he had agreed to revise the design to address the other items on the list, in particular, reducing the height of the roof.

FINDINGS OF FACTS: The Preservation Board found that the design complies with the current historic district standards, with the exception of the following:

- 1) the building be moved back 4 feet to be in line with main block of adjacent four-family buildings, a position that

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would require a landing before the front steps, as is characteristic of the adjacent buildings.

- 2) the height of the roof be reduced;
- 3) the small gable on the roof either be moved to the plane of the front wall or that there be two small gables, and that appropriate material be selected for the gable face;
- 4) the brick returns on the sides of the building be extended further than the 3 feet proposed to reduce visibility of the siding on the side walls; and
- 5) the front porch be increased in width to be more appropriate for the scale of the building; and
- 6) that review of the final construction documents and exterior materials is approved by staff.

ACTION:

Board Member Fathman moved that preliminary approval be granted to the project as submitted subject to all of the revisions recommended by staff and that the final drawings, details, finishes, and exterior materials be reviewed and approved by the staff. The motion was seconded by Mr. Visintainer. The motion was then amended by Mr. Robinson. The revision to the motion was accepted. The motion passed unanimously.

APPEAL OF STAFF DENIALS

D. 2011.1015 1801 RUSSELL BOULEVARD MCKINLEY HEIGHTS HISTORIC DISTRICT

RESIDENTIAL PLAN: Appeal of a staff denial to erect a wall sign with electronic reader board on a one-story commercial building

PROCEEDINGS: Jan Cameron presented a power-point presentation illustrating the site and surrounding area. She entered into the record Ordinances #64689 and #67901, the power-point presentation and the meeting agenda. She recommended that the Preservation Board deny the application as the sign does not comply with the McKinley Heights historic district standards in size, height and graphic display.

Ms. Cameron also submitted into the record three (3) letters supporting the project from the McKinley Heights Neighborhood

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Association, Gene Slay's Boys' Club of St. Louis, Inc., and the Souldard Business Association.

Brian Miller of A-1 Sign Company testified on behalf of the proposal. He stated that the sign would be an on-site demonstration of a product that the company offered for sale. He also stated that the sign is mainly for the community and, that it does have community support, but would also serve as a model display unit for his sign company.

FINDINGS OF FACT:

The Preservation Board finds that the design of the sign does not comply with the McKinley Heights historic district standards. The Board also finds that intersection where the property is located is entirely commercial, with motor-vehicle-oriented businesses at each corner; and that the sign will not be prominently visible from the historic districts that surround it.

ACTION:

It was the decision of the Preservation Board to grant an exception to the standards and to approve the sign as proposed because the current sign is equivalent in size to the proposed sign and due to the commercial nature of intersection. The motion was made by Board Member David Visintainer and seconded by Mr. Killeen. Board Members David Richardson and Antonio French opposed the motion. The motion passed 4 to 2.

E. 2011.1111 2021 E. GRAND BOULEVARD PRESERVATION REVIEW DISTRICT

COMMERCIAL PLAN:

Appeal of a staff denial of a building permit to install a projecting illuminated wall sign.

ACTION:

Withdrawn per owner's request.

Board Member David Richardson moved to adjourn the meeting. Mr. Robinson seconded the motion. The meeting was adjourned.