

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
JANUARY 23, 2017**

Board Members Present

Richard Callow – Chairman

Anthony Robinson

David Visintainer

David Richardson

Legal Counsel

Barbara Birkicht

Cultural Resources Office Staff Present

Dan Krasnoff, Director

Andrea Gagen, Preservation Planner

Bob Bettis, Preservation Planner

Adona Buford, Administrative Assistant

PRELIMINARY REVIEWS

A. 2016.1939 1212 DOLMAN ST. LAFAYETTE SQUARE HISTORIC DISTRICT

Owner: Devin Homan

Applicant: Diversified Real Estate – John Muller

RESIDENTIAL PLAN: Preliminary review to construct a single family dwelling.

PROCEEDINGS: On January 23, 2017 the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Review for a proposal for a new two-story single-family house at 1212 Dolman in the Lafayette Square Local Historic District. John Muller of Diversified Real Estate Group submitted the application on behalf of the homeowner.

Board members, Richard Callow (Chairman), David Richardson, Anthony Robinson and David Visintainer were present for the testimony for this agenda item.

Jan Cameron of the Cultural Resources Office made a presentation that examined the section of City Ordinance #69112, which sets forth the standards for new residential construction in the Lafayette Square Local Historic District. She submitted a letter from Suzanne Sessions, Co-Vice Chair of the Lafayette Square Development Committee, in support of the project.

John Muller, applicant, was present but did not testify.

FINDINGS OF FACTS:

The Preservation Board found that:

- The proposed site for construction, 1212 Dolman Street, is located in the Lafayette Square Local Historic District;
- The applicants have proposed a Historic Model Example for the new house which has been approved by the Cultural Resources Office.;
- The design complies with all requirements for new construction in the Lafayette Square Historic District, with the exception of the large side porch, to be constructed on the north elevation; and
- The proposed side porch deviates from the HME requirements of the Standards, as it is not based upon a porch that existed in the district prior to 1898; however, it does follow a previous porch approved as an exception by the Preservation Board and has been revised at the staff's request to more closely follow the details of a Victorian side porch.

BOARD ACTION:

It was the decision of the Preservation Board to grant preliminary approval of the proposed new construction, with the stipulation that final plans and exterior materials are reviewed and approved by the Cultural Resources Office and granting an exception to the standards for the side porch. Board Member Richardson made the motion to grant approval, which was seconded by Board Member Visintainer. The motion passed with unanimously.

B. 2017.0029 2843 SO. 18TH STREET BENTON PARK HISTORIC DISTRICT

Owner: Roger A. Wampler

Applicant: Jerry Meyer

RESIDENTIAL PLAN:

Preliminary review to construct a single family dwelling.

PROCEEDINGS:

On January 23, 2017, the Preservation Board of the City of St.

Louis met, pursuant to Ordinance #64689 of the City Code, to consider a preliminary review application to construct of a two-story single family building at 2843 South 18th Street, located in the Benton Park Neighborhood Local Historic District. The application was submitted by the project developer.

Board members Richard Callow (Chair); David Visintainer; David Richardson and Anthony Robinson were present for the testimony for this agenda item.

Bob Bettis of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #67175, which sets forth the standards for new construction in the Benton Park Historic District. He indicated that the project was generally in compliance with the historic district standards for new construction.

The applicants were present but did not speak on the project.

FINDINGS OF FACTS:

The Preservation Board found that:

- The proposed site for construction, 2843 South 18th, is located in the Benton Park Local Historic District.
- The proposed building complies with historic districts standards for new construction and its massing, scale, and proportions are appropriate for the site and compatible with adjacent buildings

BOARD ACTION:

It was the decision of the Preservation Board to grant preliminary approval to the proposal, with the condition that final drawings, materials and colors be reviewed and approved by the Cultural Resources Office. Board Member Visintainer made the motion, which was seconded by Board Member Richardson. The motion passed with none opposed.

C. 2017.0041 2326-46 ALLEN AVENUE MCKINLEY HEIGHTS HISTORIC DISTRICT

Owner: Qooba Foundation

Applicant: Timothy W. Kaminski

RESIDENTIAL PLAN:

Preliminary review to construct new mosque on corner of Jefferson & Allen Avenue.

PROCEEDINGS:

On January 23, 2017 the Preservation Board of the City of St. Louis

met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Review for a proposal for a mosque at 2326-46 Dolman in the McKinley Heights Local Historic District. Timothy W. Kaminski of Qooba Foundation submitted the application.

Board members, Richard Callow (Chairman), David Richardson, Anthony Robinson and David Visintainer were present for the testimony for this agenda item.

Dan Krasnoff of the Cultural Resources Office made a presentation that examined the section of City Ordinance #67901, which sets forth the standards for new construction in Commercial Corridors in the McKinley Heights Local Historic District. He submitted letters in opposition to the project from the McKinley Heights Neighborhood Association.

Mr. Krasnoff began by showing slides of the site of the proposed mosque and the surrounding area. He explained the proposed design and site plan. Mr. Krasnoff noted that the applicant made substantial changes to the original design based upon staff suggestions. In particular, the design presented had brick as the primary building material on street facing facades, many more windows than were first proposed and an entry that was reduced in scale.

Mr. Krasnoff said the staff was recommending a brick wall be constructed around the site to define the "edge" of the site at the sidewalk and to screen the parking. In addition, he noted that the staff was supporting the site plan, which placed the building away from the streets with parking in front. This site plan was a variation from the standards. Staff support for the site plan was based upon concerns about the safety that had been expressed by the congregation.

Mr. Krasnoff was asked why an eight foot wall was proposed. He said the goal was to have a wall that would give the presence of a building, and that a "knee wall" would not achieve this purpose.

Tim Kaminski, President of the Qooba Foundation, spoke in favor of the proposal. He said the congregation had made significant changes to the design based upon staff recommendations. He

also stated that the building was placed on the site because of religious requirements and concerns about the safety of children who attend the mosque. Mr. Kamiski said there was a substantial effort to work with the neighborhood association but alternatives suggested by the neighborhood would not meet the congregation's needs. He said the congregation preferred not to have a wall due to concerns about vandalism, but would agree if that is what the Preservation Board desired.

Aayysha Johnson spoke in favor of the proposal. She said the congregation was expanding and needed more space and that it is a welcoming place.

Linda Khan spoke in favor of the project. She does not want a wall at the edge of the property.

Dwight Day spoke in favor of the project.

Rocco Dana spoke in opposition to the project. He quoted the historic district standards for commercial corridors. Particular aspects of the code that Mr. Dana said the proposal did not meet were: the building's scale and site plan. He said there had been a number of meetings with the congregation and he had drawn plans showing how the building could be oriented to meet their religious needs and address safety concerns while complying with the historic district standards. An example of a building with similar safety concerns that was built in compliance with such standards was the South Side Early Childhood Center, at Russell and Jefferson. Mr. Dana concluded by saying that if the proposal was not approved by the Board, then the neighborhood association was eager to work with the congregation to meet their needs and have them remain in the community.

Mark Reed spoke in opposition to the proposal. He said the building should be constructed in conformance with all aspects of the standards and that he welcomed the mosque so long as it was properly designed. Mr. Reed said the congregation will soon own both commercial buildings on Jefferson and that he supported demolition of those structures to allow for the mosque to be properly designed and oriented to Jefferson Avenue.

Jim Sondermaker spoke against the project. He said the site should be subject to a “brownfields” assessment.

Ryan O’Neill spoke against the project.

Chad Lucas said he preferred a wrought iron fence or plantings to the wall proposed.

Eric Boswell, Secretary for the McKinley Heights Neighborhood Association, spoke against the project.

Jay Reeves, of the Fox Park Association spoke against the project. He said the design could be changed to address the standards and meet the needs of the congregation.

(Inaudible) creator of Qooba foundation, spoke in favor of the project. He said it will be beautiful and will enhance the area. He encouraged community members to visit the mosque.

Sayed Ali spoke in favor of the project. He said negotiations with the neighborhood have been difficult. He said if the plan is not approved he thought the lot could be vacant for many years.

Zaheed (no last name given) spoke in favor of the project. He said building the mosque would raise property value near the building.

Keith Houghton noted that the intersection was compromised by the design of the McDonald’s restaurant located diagonally across the intersection from the development site.

FINDINGS OF FACTS:

The Preservation Board found that:

- The proposed site for construction, 2326-46 Allen, is located in the McKinley Heights Local Historic District;
- The proposed design relates to surrounding buildings based upon its height, use of brick and the brick wall that surrounds the property, shielding the parking from view;
- An 8’ brick wall is not required. If a wall around the parking is constructed it should be less dense, of wrought iron with brick pillars;
- Brick is not a required building material on the south and east facades because they will not be visible from the street;

- Due to concerns about the personal safety of congregants, the site plan does not conform to the requirements of the McKinley Heights Local Historic District.

BOARD ACTION:

It was the decision of the Preservation Board to grant preliminary approval to the proposed new construction with the stipulation that details and specifications are submitted to the Cultural Resources Office for review and final plans and exterior materials are approved by the Cultural Resources Office. Board Member Richardson made the motion to grant approval, which was seconded by Board Member Visintainer. The motion was approved with two Board members voting in favor and Board member Robinson abstaining.

APPEALS OF DENIALS

D. 2016.1528 2122 MIAMI STREET PRESERVATION REVIEW DISTRICT

Owner: Thomas B. Fredericks

Applicant: Knock Out Demolition – Janet Otten

DEMOLITION PLAN:

Appeal of a denial of a demolition permit application to demolish a two-story single family brick house.

BOARD ACTION:

Due to lack of a quorum, Board member David Richardson moved to defer this item to the next regularly scheduled meeting. Mr. Robinson seconded the motion. The motion to defer was approved.

E. 2016.1799 48 WASHINGTON TERR CENTRAL WEST END HISTORIC DISTRICT

Owner: Thomas M. Ward

Applicant: Patriot Sunrooms & Home Solutions

RESIDENTIAL PLAN:

Appeal of a denial of a building permit application to install a sun room on an existing rear deck.

BOARD ACTION:

Due to the lack of a quorum, Board member David Richardson moved to defer this item to the next regularly scheduled meeting. Mr. Robinson seconded the motion. The motion to defer was approved.

SPECIAL AGENDA ITEMS

Nominations to the National Register of Historic Places

- F. **Du-Good Chemical Laboratory Bldg. -1215-23 S. Jefferson Ave.**
ACTION: It was the decision of the Preservation Board to direct the staff to prepare a report for the Missouri State Historic Preservation Office that the Du-Good Chemical Laboratory Building meets the requirements for listing on the National Register under Criteria A and B for Ethnic Heritage/Black and for Invention. The motion was made by David Richardson and seconded by Mr. Visintainer. The motion passed unanimously.
- G. **Leacock Sporting Goods Company Bldg. – 921 Locust Street**
ACTION: It was the decision of the Preservation Board to direct the staff to prepare a report for the Missouri State Historic Preservation Office that the Leacock Sporting Goods Company Building meets the requirements for listing on the Nation Register under Criteria A for Commerce. The motion was made by David Richardson and seconded by Mr. Visintainer. The motion passed unanimously.