

**CITY OF ST. LOUIS  
CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD MINUTES  
OCTOBER 22, 2018**

**Board Members Present**

Richard Callow – Chairman  
Anthony Robinson  
Randy Vines  
Mike Killeen  
David Richardson  
David Visintainer  
Ald. Terry Kennedy  
Tiffany Hamilton - ***Absent***  
Melanie Fathman - ***Absent***

**Cultural Resources Office Staff Present**

Dan Krasnoff, Director  
Jan Cameron, Preservation Administrator  
Andrea Gagen, Preservation Planner  
Bethany Moore, Preservation Planner  
Adona Buford, Adm. Assistant

**Legal Counsel**

Barbara Birkicht

**PRELIMINARY REVIEWS**

**A.      2018.1253      3407 ILLINOIS AVENUE      CHEROKEE-LEMP HISTORIC DISTRICT**

---

Owner: John Denver

Applicant: Peter Hammand

RESIDENTIAL PLAN:              Preliminary review to reconstruct historic façade.

PROCEEDINGS:                      On October, 2018, 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 reconstruct the historic façade of a two-story brick building at 3407 Illinois Avenue, located in the Cherokee-Lemp Local Historic District. The application was submitted by Peter Hammond, the architect for the project.

Board members Richard Callow (Chair), Alderman Terry Kennedy, Randy Vines, Dave Visintainer, David Richardson, Mike Killeen, David Visintainer and Anthony Robinson were present for the testimony for this agenda item. Board member Michael Killeen recused himself from this portion of the hearing.

Andrea Gagen of the Cultural Resources Office made a presentation that examined the sections of City Ordinance

#59836, which sets forth the standards for rehabilitation in the Cherokee-Lemp Local Historic District.

Ms. Gagen recommended that the Preservation Board deny preliminary approval to the proposed reconstruction of the façade as the detailing was much simpler than that of the historic design.

John Crower, an owner of the building, testified on behalf of the project.

Peter Hammond, architect for the project, testified on behalf of the project. He stated that they were attempting to reconstruct the façade to resemble the original design, but that much of the brickwork was gone.

FINDINGS OF FACTS:

The Preservation Board found that:

- 3407 Illinois Avenue is located in the Cherokee-Lemp Local Historic District,
- the applicant wishes to rebuild the upper portion of the historic with a simpler design,
- the historic district standards require that architectural details be replaced with similar architectural details.

BOARD DECISION:

It was the decision of the Preservation Board to withhold preliminary approval of the reconstruction and to advise the applicant to work with the staff of the Cultural Resources Office to come up with a design that more closely matches the historic facade. The motion was made by Alderman Terry Kennedy. Mr. Richardson seconded the motion. Commissioner Randy Vines opposed the motion. The motion passed 5-1.

**B. 2018.1289 2201 S. 10<sup>TH</sup> STREET SOULARD HISTORIC DISTRICT**

---

Owner: Aaron & Stephanie Christ

Applicant: Rubicon Corp. – Mathew Hartig

RESIDENTIAL PLAN:

Preliminary review to construct new two-story single family house.

PROCEEDINGS:

On October, 2018, 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 a two-story single-

family house at 2201 S. 10th Street, in the Soulard Neighborhood Local and National Register historic district. The application was submitted by Rubicon Construction on behalf of the property owners, Aaron and Stephanie Christ.

Board members Richard Callow (Chair), Alderman Terry Kennedy, Randy Vines, Dave Visintainer, David Richardson, Mike Killeen and Anthony Robinson were present for the testimony for this agenda item.

Jan Cameron of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #57078, which sets forth the standards for rehabilitation in the Soulard Neighborhood Local Historic District. Ms. Cameron submitted a letter in support of the project from the Soulard Restoration Group. She testified that the design of the building was in compliance with the Standards for New Construction, with the exception of a large offset window on the north elevation and the extension of brick on the visible rear façade. In addition, she recommended that the building be sited closer to the adjacent house to the south to better retain the rhythm of the block, and recommended that the Preservation Board grant preliminary approval with these conditions.

Aaron Christ, owner of the building, testified on behalf of the project. He stated that he was agreeable to the conditions and submitted revised drawings to the Board with the changes indicated.

**FINDINGS OF FACTS:**

The Preservation Board found that:

- 2201 S. 10<sup>th</sup> Street is located in the Soulard Neighborhood Local Historic District;
- the proposal is to construct a two-story, single-family house on a currently vacant corner site, across from Pontiac Park;
- the proposed design complies with most of the requirements of the Standards for New Construction;
- the owner has agreed to alter the site plan, remove a staircase window on the north elevation; and to return the brick veneer on the rear addition, as the Cultural Resources Office staff has recommended.

**BOARD DECISION:** It was the decision of the Preservation Board to grant preliminary approval based upon the revised plans submitted by the owner at the meeting, and subject to the condition that the cultural Resources Office review and approve final drawings and exterior materials. The motion was made by Board Member Richardson, Board Member Vines seconded the motion. The motion passed unanimously.

**C. 2018.1305 4321 & 4341 CHOUTEAU PRESERVATION REVIEW DISTRICT  
920 TOWER GROVE AVE**

---

Owner: Ronald McDonald House Charities of St. Louis

Applicant: Trivers Architects – Neil Chace

**DEMOLITION PLAN:** Preliminary review to demolish three buildings for new construction.

**PROCEEDINGS:** On October 22, 2018 the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Review for the demolition of two buildings, a facility at 4321 Chouteau and a vacant church building at 4341 Chouteau in the Forest Park Southeast neighborhood. The proposal was to replace these buildings with a new structure for the Ronald McDonald House.

Board members Richard Callow (Chairman), Alderman Terry Kennedy, Mike Killeen, David Richardson, Anthony Robinson, Randy Vines and David Visintainer were present for the testimony for this agenda item.

Daniel Krasnoff of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #64689, as revised by City Ordinance #64925 and City Ordinance #64832 which delineates criteria for the review of demolition proposals for properties in Preservation Review Districts.

He submitted a letter of support for the proposal from 17th Ward Alderman Joe Roddy and noted that the project has the support of Park Central Development. Mr. Krasnoff stated the staff recommendation is to support the proposal with the stipulations that the final design be reviewed by the Cultural Resources Office and that the applicant must obtain a building permit prior to

approval of a demolition permit. Mr. Krasnoff noted that the two buildings proposed for demolition are not in a National Register District, despite that fact that most of the neighborhood is included in a National Register District. He also noted that the industrial facility at 4321 Chouteau had been determined to lack significance.

Mr. Krasnoff stated the church building at 4341 Chouteau is considered High Merit based upon the ordinance because it was found to be eligible for the National Register due to an evaluation of architecture adjacent to I-64 construction work dating from the early 1990's. He noted that the staff recommendation was to support demolition because the proposed new construction and poor condition of the church comprised the "unusual circumstances" that justified the demolition. Mr. Krasnoff said the Ronald McDonald House will make a multi-million dollar investment in their new building and that the new facility will expand the services they can offer families whose children are hospitalized at St. Louis Children's Hospital and Cardinal Glennon Children's Hospital. The Ronald McDonald House had conducted a substantial search to find a site equally close to the hospitals.

The design was also created to conform to the form-based code. Joe Brinkman, of Trivers Associates, is the architect for the project. He explained that more time is needed to present the design and that is why only a massing study is being presented to the Board. He said the demolition was being sought so that "earth work" could begin right away. He stated that the church building was in bad condition and he thought it was unlikely that the church building could be reused. He noted the plans for parking on the site.

Board member Randy Vines asked about reusing the church in the new design. Mr. Brinkman stated that had been considered but that a design that incorporated the church was not found to be viable. The church building is set back from the street in a way that makes its incorporation into the new building difficult.

Dan Harbaugh, Ronald McDonald House President addressed the Board. He said the location is ideal for the Ronald McDonald House organization's needs and they had worked hard to gain community support.

Board member Killeen asked if the incorporation of church in the new design had been considered. Mr. Harbaugh said the organization does not engage religious activity because it is a non-denominational organization. So, it has no need for a religious space.

Board member Mike Killeen asked if other locations that did not involve historic building demolition had been considered. Mr. Harbaugh said the organization had made a substantial effort to find an appropriate site and that this was clearly the best location.

Chairman Callow asked if their current facility in the Central West End involved demolition. Mr. Harbaugh said that the Central West End site did require a buildings' demolition.

He also said the current location in the Central West End would be put up for sale once the new facility was built.

**FINDINGS OF FACTS:**

The Preservation Board found that:

- the Preliminary Proposal is to demolish two buildings in a Preservation Review District within the Forest Park Southeast neighborhood,
- the building at 4341 Chouteau Avenue was deemed eligible for the National Register as an individual site in a study from the early 1990's,
- based on the definitions in Ordinance 64689 the church building at 4341 Chouteau is "High Merit"
- The demolition of High Merit buildings requires "unusual circumstances", per the ordinance,
- the design of the proposed new building was not submitted to the Board, only a massing study.

**BOARD DECISION:**

It was the decision of the Preservation Board to grant preliminary approval for demolition of the industrial facility at 4321 Chouteau and denied preliminary approval for the church building at 4341 Chouteau.

Board Member Mike Killeen made the motion, which was seconded by Board Member Randy Vines. The motion was approved by a vote of four in favor and one opposed. Board members Mike Killeen, Randy Vines, David Richardson and

Anthony Robinson voted in favor and Board Member David Visintainer voted against.

**D. 2018.1306 1957, 2009-11-13 GRAVOIS MCKINLEY HEIGHTS HISTORIC DISTRICT**

---

Owner: St. Louis Branch LLC

Applicant: Western Construction Group – Bob Diehl

DEMOLITION PLAN: Preliminary review to demolish three buildings and convert to green space.

PROCEEDINGS: On October 22, 2018 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 demolish three commercial buildings at 1957, 2009-11 and 2013 Gravois Avenue.

Board members Richard Callow (Chairman), Alderman Terry Kennedy, Mike Killeen, David Richardson, Anthony Robinson, Randy Vines and David Visintainer were present for the testimony for this agenda item.

Daniel Krasnoff of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #64689, as revised by City Ordinance #64925, and City Ordinance #64832 which delineates criteria for the review of demolition proposals for properties in Preservation Review Districts and/or those listed on the National Register of Historic Places. Ordinance #67901 delineates criteria for the review of demolitions in the McKinley Heights Local historic district. Mr. Krasnoff submitted a letter of opposition to the demolitions from the McKinley Heights Association, he noted there was an email from Alderman Jack Coatar in opposition to the demolition and a letter supporting the demolition from the owner of the property, Western Specialty Contracting. He showed images of the buildings proposed for demolition

Mr. Krasnoff's presentation evaluated the relevant criteria. He said that the approved National Register Nomination document listed the buildings at 1957 and 2013 Gravois as contributing, while the building at 2009-11 was not. He also said that the McKinley Heights standards identified any building constructed before 1929 as contributing to the local district. So, Mr. Krasnoff said a consideration is which of the two standards was most important.

He said that the buildings were Sound, by the definition of the ordinance, but they were clearly in a deteriorated state. He also noted the applicant had written testimony in which they argued that building restoration is their core business and that in their judgement the buildings are so deteriorated that they lacked reuse potential.

Mr. Krasnoff went on to say that conditions along Gravois were varied with buildings on some blocks being well developed and maintained while buildings on other blocks were in a state of deferred maintenance. He said that the two end buildings proposed for demolition were eligible for historic tax credits and that increased their viability for reuse. That demolition of the structures would leave a gap in the streetscape that would harm the urban design of the street.

Mr. Krasnoff said his biggest concern regarding demolition was the loss of the buildings with no meaningful plan for the future use of the property; and what kind of construction would occur in the future. Because the property was for sale there was no way to evaluate the proposed future construction versus the buildings already on the site. He said that a proposal to replace the buildings with significant new development might lend support for demolition of the buildings.

Board member Visintainer asked if a Redevelopment Plan called for the demolition. Mr. Krasnoff said he did not think there was such a redevelopment plan in place.

Bob Diehl, of Western Specialty Contracting, spoke for the applicant. He said that the buildings were in a state of disrepair and would be too costly to rehabilitate. In particular, the roof structure of 2009-11 Gravois has reached the point where the entire roof may fail. The other two buildings have been vacant for a number of years and are not good candidates for rehabilitation.

He also said that the buildings have a negative impact upon the appearance of the Gravois streetscape and demolition would be beneficial for surrounding property owners. He noted that regular vandalism of the property created unsafe conditions for that stretch of Gravois. In addition to the negative impacts of the buildings from vandalism and safety concerns from the buildings' deterioration, the buildings proposed for demolition obscured views of the main building on the site—1947 Gravois, which has

greater resale value than the derelict buildings proposed for demolition on Gravois.

Board member Killeen asked if the owner considered splitting the property and selling the buildings on Gravois separately. Mr. Diehl said buyers wanted to have the whole large parcel and the buildings are too far gone to rehabilitate.

**FINDINGS OF FACTS:**

The Preservation Board found that:

- the 1957, 2009 and 2013 Gravois buildings are located in both the McKinley Heights Local Historic District and the McKinley Fox National Register Historic District.
- 1957 and 2013 Gravois are contributing buildings to the National Register District, 2009 is not.
- the 1957, 2009 and 2013 Gravois buildings date from before 1929 and are therefore identified as significant in the local historic district standards.
- the 1957, 2009 and 2013 Gravois buildings contribute to the streetscape, although the streetscape itself includes a number of vacant lots, surface parking lots and underinvested buildings.

The reuse proposal for the site is vacant land while the owner attempts to sell the property

**BOARD DECISION:**

It was the decision of the Preservation Board to deny the demolition application for the three buildings. The motion was made by Board member David Visintainer. Mr. Vines seconded the motion. The motion passed unanimously.

**NEW APPLICATIONS**

**E. 2018.1304 6154-60 DELMAR BLVD. SKINKER-DeBALIVIERE HISTORIC DISTRICT**

---

Owner/Applicant: Church Building LLC – Joe Edwards

**RESIDENTIAL PLAN:** Building permit application to construct a commercial building.

**PROCEEDINGS:** On October 22, 2018, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a building permit application to construct a two-story indoor mini golf facility with a blade sign installed on the front façade, at 6154-60 Delmar Boulevard, in the Skinker-DeBaliviere-

Catlin Tract Historic District. The application was submitted by Kevin Flynn, architect for KiKu Obata.

Board members Richard Callow (Chair), Anthony Robinson, David Visintainer, Mike Killeen, Ald. Terry Kennedy, Randy Vines, and David Richardson and were present for the testimony for this agenda item.

Dan Krasnoff of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #57688, which sets forth the standards for new construction in the Skinker-DeBaliviere-Catlin Tract Historic District. He entered into the record enabling legislations, Ordinance #57688, letters of support from the Skinker-DeBaliviere Historic District Committee and from 28<sup>th</sup> Ward Alderwoman Heather Navarro, the meeting agenda and the power-point presentation.

Mr. Krasnoff recommended that the Preservation Board grant preliminary approval to the proposed design with the stipulation that building scale be reduced and front windows be revised; and that final plans and exterior materials are reviewed and approved by the Cultural Resources Office. He stated that the historic district standards do not traditionally allow for single pane windows but instead double-hung windows, and that the building has a faux second floor which is actually a tall one room structure.

Kevin Flynn, architect for the project testified on behalf of the project. He submitted a rendering of the building including a streetscape with site plans detailing the new construction. He pointed out that the windows in most of the existing buildings on the streetscape do not line up with the rest of the buildings next to them and the buildings are actually stepped. Mr. Flynn also stated that as overall massing goes, the standards do state that any building has to be within fifteen percent of the overall block heights of other buildings and that the new construction does fit within that arrangement.

Joe Edwards, property owner testified on behalf of the project. He read a letter into the record from the Delmar Commercial Committee in support of the project.

Karen Bode Baxter testified in support of the project.

**FINDINGS OF FACTS:**

The Preservation Board found that:

- 6154 Delmar is located in the Skinker-DeBaliviere Local Historic District,
- the new building will appear to have two stories and presents a large glass storefront at the first level,
- the proposed building meets the Standards for siting, roof shape and exterior materials.

The project deviates from the Standards for scale, fenestration pattern and window operation.

**BOARD DECISION:**

It was the decision of the Preservation Board to grant preliminary approval to the proposed design as presented with the stipulation that building scale be reduced and front windows be revised; and that final plans and exterior materials are reviewed and approved by the Cultural Resources Office. The motion was made by Commissioner David Richardson and seconded by Commissioner Randy Vines. The motion passed unanimously.

**APPEALS OF DENIALS**

**F. 2018.0250 4469 WESTMINSTER PLACE CENTRAL WEST END HISTORC DISTRICT**

---

Owner: Newstead LLC – John Ferring

Applicant: Landmark Builders – Jim Duncan

**RESIDENTIAL PLAN:**

Appeal of a building permit application to construct a single family house.

**PROCEEDINGS:**

On October 22, 2018, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of the Director's denial of a building permit application to construct a two-story single-family house, at 4469 Westminster Place, in the Central West End Certified Local Historic District, and in Fullerton's Westminster Place National Register District. The appeal was submitted by Jamieson Design, architects for the project.

Board members Richard Callow (Chair), Anthony Robinson, David Visintainer, Mike Killeen, Ald. Terry Kennedy, Randy Vines, and David Richardson and were present for the testimony for this agenda item.

Jan Cameron, Cultural Resources, made a presentation that outlined staff review of the project and its compliance with the Central West End Historic District Standards for New Construction. She stated that the permit had been Administratively Denied due to ordinance time limitations and that the Cultural Resources Office had been working with the architect and neighborhood to refine the original proposal and that all are now in support of the current design. She submitted letters of support from the Planning & Development Committee of the Central West End Association and residents of Westminster Place. She stated that the design was contemporary with references to historic detail and that the existing curbcut would be re-used. She noted that revisions included a change from the ark brick color originally proposed to a more compatible red brick; and that the fenestration had been revised to reproduce historic types and patterns. Ms. Cameron recommended that the Preservation Board overturn the Director's denial and approve the project with the condition that final materials and drawings would be reviewed and approved by the Cultural Resources Office. In response to a question from Board Member Killeen, Ms. Cameron stated that the height complied with the 15% requirement of the standards and that the floor levels did not exactly align with the adjacent buildings due to the parking garage at the first level.

Michael Lorenz, of Jamieson Design, the project architects, testified on behalf of the project. He stated in response to a question from Board Member Killeen that while the floor levels of the proposed building did not exactly duplicate those of the buildings to either side, there are a number of examples of buildings on Westminster Place where floor levels of adjacent houses do not align and offered to submit photos documenting this. He also noted that the project had received a letter of support from the Westminster Place Association and the property owners of both adjacent houses.

**FINDINGS OF FACTS:**

The Preservation Board found that:

- the proposed site for construction, 4469 Westminster Place, is located in the Central West End Local Historic District;
- the siting, scale, proportions, roof shape and exterior materials comply with the Standards;
- the design has been revised in consultation with the Cultural Resources Office and the neighborhood.

**BOARD DECISION:** It was the decision of the Preservation Board to overturn the Director's Denial and approve the design as revised, with the condition that final drawings and exterior materials are approved by the Cultural Resources Office. The motion was made by Board Member Visintainer and seconded by Alderman Kennedy. The motion passed unanimously.

**G. 2018.0437 2907 McNAIR AVENUE BENTON PARK HISTORIC DISTRICT**

---

Owner/Applicant: Modern Living LLC – Brandon Dempsey

**RESIDENTIAL PLAN:** Appeal of a building permit application to create green space.

**BOARD DECISION:** The Applicant asked that the Preservation Board defer consideration of this agenda item until its November meeting. Board member Ald. Terry Kennedy moved that this item be deferred. David Richardson seconded the motion. Motion passed.

**H. 2018.0907 2205 LYNCH STREET BENTON PARK HISTORIC DISTRICT**

---

Owner: Thomeczek Enterprises LLC – Peggy Ladd

Applicant: Hillsdale Demolition & Contracting –Lakkia Davis-Hynes

**DEMOLITION PLAN:** Appeal of a demolition permit application to demolish a one-story single family brick house.

**PROCEEDINGS:** On October 22, 2018 the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of a Director's Denial to demolish a single-family stone house at 2205 Lynch Avenue.

Board members Richard Callow (Chairman), Alderman Terry Kennedy, Mike Killeen, David Richardson, Anthony Robinson, Randy Vines and David Visintainer were present for the testimony for this agenda item. Board member Mike Killeen recused himself from discussion of the agenda item and from any vote on this item.

Daniel Krasnoff of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #64689, as revised by City Ordinance #64925, and City Ordinance #64832 which delineates criteria for the review of demolition proposals for properties in Preservation Review Districts and/or

those listed on the National Register of Historic Places, and City Ordinance #67175 which delineates criteria for demolition in the Benton Park Local Historic District. He entered into the record certified copies of Ordinances #64689, as amended by #64925, #64832, #67175, the denial letter sent to the applicant, the appeal letter of the denial submitted by the applicant (including photos of 2205 Lynch), a letter from the Benton Park Neighborhood Association opposing the demolition, and a letter opposing the demolition by a resident.

Mr. Krasnoff showed images of the building proposed for demolition. He said the building is a stone Missouri German house type and noted that the Board had denied demolition of 2205 Lynch in 2017. Mr. Krasnoff compared pictures of the building from 2017 and currently. Mr. Krasnoff noted that the west gable of the house had suffered a collapse in 2014, but that there was little new deterioration of that façade since the Board last considered this demolition in 2017. He did note that there was some deterioration of the north façade since the demolition was considered in 2017 but the deterioration on that façade was not highly significant.

Mr. Krasnoff analyzed the criteria regarding demolition in the Benton Park Local Historic District ordinance and in Ordinance #64832. The criteria in the ordinances are very similar. He said the building was built before 1875, making it one of the oldest in the Benton Park neighborhood. Its age and German stone construction, which is rare in St. Louis and Benton Park, are the basis for designating the building as High Merit. Despite the previously noted deterioration, he said the building is Sound per the definition in Ordinance #64689, because it will continue to stand for at least six months. Regarding Neighborhood Effect and Reuse Potential, Mr. Krasnoff said the loss of this building would impact the quality of the urban design of the neighborhood and that the neighborhood is experiencing significant reinvestment.

Regarding the criterion of Reuse Potential, Mr. Krasnoff said he did not think the applicant had fully explored all reuse options. He said the applicant has a cost estimate that the building's rehabilitation will cost approximately \$280,000.00. Additionally, Mr. Krasnoff noted that an option available to the applicant is to construct a new structure on the front of the lot to increase the income potential on the site and help pay the cost of rehabilitating building proposed for demolition. As for Proposed Subsequent

Construction, while there is not proposed construction offered by the applicant, the applicant has expressed a desire to plant a garden on the site.

Mr. Krasnoff concluded his statement by identifying the building as High Merit, noting the collapse of a portion of the structure but that there has been little deterioration since then; that the reuse of the building could be spurred by use of Historic Tax Credits and/or construction of a new structure on the site in addition to rehabilitation of the existing building. He said that there were discussions between neighborhood representatives, CRO staff and the owner of the property last year that did not result in the building's rehabilitation, but he still was hopeful that there is an opportunity for the building to be rehabilitated.

Attorney Alex Kuehling represented the owner, Thomeczek Enterprises, LLC/Peggy Ladd and addressed the Board. First, he stated that the Sunshine Law requests he made for documents related to the appeal were not adequately responded to, hindering his ability to make his case to the Board. He told the Board that the building had outlived its useful life and that the building's small size and rehabilitation cost, \$280,000.00, would mean no one would seek its rehabilitation. He said an appraiser said the value after rehabilitation would be only \$140,000.00. He further argued that banks would not provide a construction loans due to the economics of the project. Regarding the potential for Historic Tax Credits to help finance the project, he argued that the project scope was too small to attract a tax credit investor.

Mr. Kuehling said the owner had tried to sell the building since 2014 and no one would buy it; that the building is in very bad condition; that the Building Division condemnation letter said the building would fall; that contractors will not go inside of it due to its condition; and that vandals' break into the building resulting in danger for themselves and a nuisance for the neighborhood. He also said that the neighborhood representatives committed to help find a buyer and had not done so. He said the owner lacks the financial resources to rehabilitate the building because she is unemployed and did not understand the cost to rehabilitate the building when it was purchased.

Mr. Kuehling concluded his remarks by saying the Cultural Resources Office misidentified the building, calling it brick instead of stone and that the building was not High Merit because a High

Merit building must be a “major structure” and the building in question did not satisfy that requirement, in his opinion.

Peggy Ladd, owner of the property, who lives next door to 2205 Lynch Street spoke next. She said the building inspector who looked at the property said it was in an unsafe condition and would fall on her garage. She also said she sought people to buy the building. She has not had anyone make her an offer. The Alderman had suggested a person she should talk to about purchasing the property, but that person has not come forward. She said it was not possible to put a second building on the lot. She has been unemployed since 2015 and does not have the funds to do so.

Commissioner Anthony Robinson asked Ms. Ladd how she got the \$280,000.00 rehabilitation cost. She said that estimate was from Tim Vogt, a rehabilitation contractor. She said according to a stone mason, the cost to repair the stone walls was \$80,000.00-\$100,000.00 and the walls would need to be taken down and rebuilt.

Commissioner David Richardson asked if that estimate was in writing. She said the estimate was presented in her 2017 presentation to the Board when she appealed denial of demolition for the building. He also asked if the property was listed for sale on the MLS. She said it was not and no Realtors would list the building. He also asked how much money had been spent to preserve the building. Ms. Ladd said to fix the building the whole stone structure needed to be fixed, not just a portion.

Commissioner Richardson then asked if mislabeling the building as brick instead of stone was prejudicial. Mr. Kuehling replied that he was not sure if it prejudiced him or his client but that it showed the arbitrary and capricious nature of the staff denial. If the staff thought the building was High Merit they should correctly identify the material that the exterior of the building is made from. Mr. Richardson then asked if the appellant’s assertion is that the building is not High Merit. Mr. Kuehling said the building substantially deviates from the definition of High Merit in the ordinance. Mr. Richardson asked what credentials Mr. Kuehling possessed that qualified him to judge whether or not the building is High Merit. Mr. Kuehling said he had no such professional designations.

Mr. Richardson asked what the basis was to say that the building was not Sound. He asked if there was an engineer's report to support this claim. Mr. Kuehling said there was an engineer's report that was submitted to the Board at the 2017 appeal of the demolition at 2205 Lynch. Mr. Kuehling went on to say that the condemnation report by the City of St Louis Building Division showed the building to be unsound. Mr. Kuehling said the report says the building is falling and collapsing.

Commissioner Randy Vines asked Ms. Ladd if she knew about the Stein's Row in the Carondelet neighborhood. Ms. Ladd said she did remember hearing about that project. She said she is willing to have the structure moved. Ms. Ladd said she did not understand what she was buying when she bought the building because of the building's condition. It was her intention to rehabilitate the building when she bought it.

Tim Mulligan represented the Benton Park Neighborhood Association and said the organization opposed the demolition of 2205 Lynch. Mr. Mulligan said the building was built before the streets were created and that the stone construction is unusual. He also said he thinks the building is being demolished by neglect.

Mark Silver, from the Benton Park Housing Corporation spoke against the demolition.

Alderman Dan Guenther spoke against the demolition. He said that the owner made no effort to maintain the building and that it is being demolished by neglect.

Commissioner Robinson asked about the cost to rehabilitate the building. Alderman Guenther said that building a new structure in front of the existing structure and using tax credits could make the project feasible. He also said that he thinks the interior courses of stone are sound, even if the outside portion had fallen away on the west gable. Commissioner Robinson urged the neighborhood association to be more active in the building's preservation. Alderman Guenther said there had been such discussions among the neighborhood leadership. He said some developers had looked at the building but no agreement had been made.

Mr. Krasnoff concluded by reading the denial letter issued by the Cultural Resources Office and noted that the language the denial did not refer to the building as brick. He said in previous discussions with the owner no value was presented that would be

a cost she would accept to sell the building. Also, Mr. Krasnoff said the file the Cultural Resources Office sent to the Sunshine Law staff was very thick and had more than a few pages.

Alex Kuehling concluded his remarks saying he only received eight or nine pages based upon his Sunshine Law request. He stated what received was not nearly the amount of material presented by staff at the Board meeting.

Commissioner Robinson asked how much Ms. Ladd spent purchasing the property and making any improvements. Ms. Ladd replied that she spent approximately \$48,000.00.

**FINDINGS OF FACTS:**

The Preservation Board found that:

- the building proposed for demolition, 2205 Lynch Street, is a High Merit resource to the Benton Park Local Historic District due to its being an unusual Missouri German stone house, dating from c. 1860—one of the oldest buildings in Benton Park and the City. While it has been altered, these alterations have not seriously affected its historic character,
- in approximately 2014, 2205 Lynch suffered a collapse at its west elevation. Since then photographs indicate little change in the appearance of the property,
- since the initial collapse in 2014, it does not appear that the property owner has made any attempt to stabilize or preserve the structure,
- state and Federal Historic Tax Credits would be available to assist in the restoration of the historic building.

**BOARD DECISION:**

It was the decision of the Preservation Board to uphold the Director's denial of the demolition because the information submitted did not meet the standards required in Ordinances #64689, as amended by #64925, #64832 and #67175. The motion was made by Commissioner David Richardson. Mr. Vines seconded the motion. Chairman Callow called a roll. Board members Randy Vines, Ald. Terry Kennedy, David Visintainer, David Richardson and Anthony Robinson voted yes to uphold the denial. Mr. Killeen recused himself from any discussion and from voting. The Chairman did not cast a vote. The motion passed 5-0.

**I. 2018.1008 2116 S. 11<sup>TH</sup> STREET SOULARD HISTORIC DISTRICT**

---

Owner/Applicant: Debbie Loehr

RESIDENTIAL PLAN: Appeal of a building permit application to replace three windows and siding side and rear.

PROCEEDINGS: On October 22, 2018, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an Appeal of the Cultural Resources Director's Denial of an application to retain two windows installed without a permit at 2116 S. 11th Street, in the Soulard Neighborhood Local Historic District. The appeal was submitted by Debbie A. Loehr, owner.

Board members Richard Callow (Chair), Alderman Terry Kennedy, Mike Killeen, Randy Vines, David Richardson, David Visintainer, and Anthony Robinson were present for the testimony for this agenda item.

Andrea Gagen of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #63132, which sets forth the standards for exterior alterations in the Soulard Neighborhood Local Historic District. She entered into the record the enabling legislations, Ordinance #57078 as amended by #63132; the meeting agenda; and the PowerPoint presentation. Ms. Gagen stated that the owner was stopped by a building inspector after installing windows and siding without a permit. Upon inspection, it was confirmed that 2 windows and siding on a Semi-Public facade had been replaced.

Ms. Gagen stated that the vinyl siding was approved by the Preservation Board at the September 24<sup>th</sup> meeting, but that the Preservation Board had deferred a decision on the windows to allow the owner to provide proof of economic hardship. She said that the windows on the side of the building did not comply with the district Standards and recommended that the Preservation Board deny the appeal.

Debbie A. Loehr, owner of 2116 S. 11<sup>th</sup> St., the appellant, testified on behalf of the project. She stated that it was a financial hardship to replace the windows. She later submitted a copy of her disability letter and financial documents.

FINDINGS OF FACTS: The Preservation Board found that:

- 2116 S. 11<sup>th</sup> Street is located in the Soulard Neighborhood Local Historic District,
- alterations to the south side elevation were completed without required permit,
- the two (2) side windows do not meet the Soulard Neighborhood Historic District Standards,
- evidence of financial hardship was provided.

**BOARD DECISION:**

It was the decision of the Preservation Board to overturn the Director's Denial of the windows due to financial hardship. The motion was made by Board Member Visintainer and seconded by Alderman Kennedy. The motion passed unanimously.

<b>J.</b>	<b>2018.1085</b>	<b>345 WHITTIER STREET</b>	<b>CENTRAL WEST END HISTORIC DISTRICT</b>
	<b>2018.1086</b>	<b>4205 MARYLAND AVE.</b>	<b>CENTRAL WEST END HISTORIC DISTRICT</b>

---

Owner: Metropolitan Sewer District – Richard Unverferth

Applicant: Premier Demolition – Ryan Buell

**DEMOLITION PLAN:**

Appeal of a demolition permit application to demolish two-story house and one-story commercial building.

**PROCEEDINGS:**

On October 22, 2018 the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of a Director's Denial to demolish a single-family stone house at 4205 Maryland Avenue and a commercial structure at 345 Whittier Street.

Board members Richard Callow (Chairman), Alderman Terry Kennedy, Mike Killeen, David Richardson, Anthony Robinson, Randy Vines and David Visintainer were present for the testimony for this agenda item.

Daniel Krasnoff of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #64689, as revised by City Ordinance #64925, and City Ordinance #64832 which delineates criteria for the review of demolition proposals for properties in Preservation Review Districts and/or those listed on the National Register of Historic Places, and City Ordinance #69423 which delineates criteria for demolition in the Central West End Local Historic District. He entered into the record certified copies of Ordinances #64689, as amended by

#64925, #64832, #69423, the denial letter sent to the applicant, the appeal letter of the denial submitted by the applicant, pictures and maps from MSD showing the impact of flooding in the area, letters from the Central West End Neighborhood Association opposing the demolition, and a letter opposing the demolition by a resident.

Mr. Krasnoff showed images of the building proposed for demolition. He recounted the history of the review of the proposed demolitions. He informed the Board that previously the demolition of the two buildings was approved as a Preliminary Review that allow MSD to construct systems to alleviate flooding in the vicinity of the two buildings. He said the Board had approved the two demolitions per final consultation with the neighborhood regarding the design of the flood mitigation system. Though this did happen, the permits to demolish the buildings were not submitted within two years of the Board decision. Therefore, per the Preliminary Review Policy, the former decision by the Board was no longer in force.

Mr. Krasnoff noted that MSD no longer was certain how it would use the lot at 4205 Maryland to mitigate the flooding problem. Therefore, per the Central West End Historic District Standards, the staff recommendation was to approve the demolition permit for 345 Whittier, due to lack of context, and to deny the application for 4205 Maryland because the building is contributing to the CWE Historic District and it was no longer clear that the lot was needed for flood mitigation.

Board Member Killeen asked if the rain garden was needed. Mr. Krasnoff said the rain garden could help alleviate the flooding problem and the building proposed for demolition on Whittier does not contribute significantly to the district due to the redevelopment projects constructed in the vicinity.

Brad Nevois spoke for MSD. He urged the Board to approve the demolition of both buildings, per the previous decision. In his remarks he stressed the problems with flooding and said MSD would not be comfortable reselling the property with the threat of ongoing basement flooding. He said the creation of the rain garden on the Whittier parcel would not be sufficient to relieve the threat of flooding on the site. The rain garden infrastructure would be built on both parcels, not just Whittier. The rain garden would treat water before it flowed into the sewer and it would keep some water out of the system. There is still a need for flood

control, but MSD thinks the comprehensive solution for the problem would require further consideration. MSD does not manage residential property, so for them to rent out the property would be impractical.

Chairman Callow asked if there was ongoing discussion of the project with neighborhood representatives since the previous Board meeting. Mr. Nevois said there had been no discussion with the community since the Board's Preliminary Approval of the demolitions.

Board member Vines asked how long flooding had been a problem in the area. Mr. Nevois said it had been occurring for a long time and that there had been a sinkhole in the area. He said the previous occupant of 4205 Maryland was relocated approximately two years ago.

Board member Killeen asked if MSD would consider reselling the Maryland building if a rain garden were built on the Whittier site. Mr. Nevois said MSD would not want to resell the property if there were still flooding concerns.

Board member Robinson asked why the building at 4205 Maryland should be demolished if it was unclear what infrastructure was required to relieve the flooding. Mr. Nevois said the house at 4205 Maryland would best be removed for the creation of green space while a permanent solution is determined.

Board member Visintainer said the rain garden would minimally impact the flooding.

James Dwyer spoke in opposition to the project. He read the statement of the Central West Association into the record.

Rob Salvino, who resides on the 42xx block of Maryland, spoke against the demolition of 4205 Maryland.

Board member Vines asked him how long flooding had been a problem. Mr. Salvino said there was a major flood once but there had been some problems with minor flooding, too.

Board member Killeen asked if Mr. Salvino thought 4205 Maryland was habitable. Mr. Salvino said he did not know.

**FINDINGS OF FACTS:**

The Preservation Board found that:

- The two properties proposed for demolition, 345 Whittier and 4205 Maryland are Merit properties in the Central West End Historic District,
- the property at 4205 Maryland contributes to the historic character of the Central West End Certified Local Historic District,
- the property at 345 Whittier has been altered which has reduced the building's significance. The auto-oriented development across Whittier has reduced the historic value the building to the district,
- the buildings are considered to be Sound in terms of Ordinance 64689,
- the creation of a rain garden along Whittier would not harm the visual cohesion of the Central West End Certified Local Historic District.

**BOARD DECISION:**

It was the decision of the Preservation Board to reverse the Director's denial of the demolition at 345 Whittier and uphold the Director's denial at 4205 Maryland. The motion was made by Alderman Kennedy. Mr. Robinson seconded the motion. Board members Kennedy, Robinson, Richardson and Visintainer voted in favor of the motion. Board Members Killeen and Vines opposed the motion. The motion passed 4 to 2.

**K. 2018.1091 2111 MENARD ST. SOULARD HISTORIC DISTRICT**

---

Owner: MMD Associates LLC – Michael Gallagher

Applicant: Recast Associates – Michael Asinger

**RESIDENTIAL PLAN:**

Appeal of a building permit application to install two egress windows on front façade.

**PROCEEDINGS:**

On October 22, 2018 the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of the Director's Denial of a building permit to install casement windows for egress on a Public Facade at 2111 Menard Street, in the Soulard Neighborhood Certified Local Historic District. The applicant, Michael Asinger of ReCast Associates, submitted the appeal.

Board members Richard Callow, Alderman Kennedy, Mike Killeen, David Richardson, Anthony Robinson, Randy Vines and David

Visintainer were present for the testimony for this agenda item.

Andrea Gagen of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #63123, which sets forth the standards for windows in the Soulard Neighborhood Local Historic District.

Ms. Gagen entered into the record certified copies of Ordinances #64689, as amended by #64925, and #63132; the Board agenda and the PowerPoint presentation for 2111 Menard.

Ed Heine, the architect for the project, spoke in support of the project.

Karen Bode Baxter, Historic Preservation Consultant, spoke in support of the project and submitted a sheet with photos of an existing casement window on an historic building.

Michael Gallagher, owner, of MMD Associates, LLC, also spoke in support of the project and the need for bedrooms at that location to make the project financially feasible.

**FINDINGS OF FACTS:**

The Preservation Board found that:

- 2111 Menard Street is located in the Soulard Neighborhood Local Historic District,
- the owner proposes to install wood casement windows with an applied mullion to mimic a double-hung window, in the existing front dormers,
- as the proposed windows will not have the same depth and appearance as double-hung windows, they do not comply with the Soulard Historic District standards,
- the project might not go forward if the egress windows could not be installed.

**BOARD DECISION:**

It was the decision of the Preservation Board to overturn the Director's Denial of the building permit out of necessity for code compliance contingent on approval from the State Historic Preservation Office and the National Park Service, and final details submitted to staff. The motion was made by Board member Killeen and seconded by Mr. Robinson. The motion passed unanimously with a vote of 6-0.

**SPECIAL AGENDA ITEMS**

Nomination to the National Register of Historic Places

**L. Trinity Episcopal Church – 600 N. Euclid Avenue**

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 Trinity Episcopal Church meets National Register Criterion A for History. The motion was made by Board member David Richardson. Commissioners Robinson and Vines seconded the motion. The motion passed.

**Revised Lafayette Square Standards:**

ACTION: On October 22, 2018 the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a petition to revise the existing Standards for Rehabilitation and New Construction for the Lafayette Square Local Historic District. The petition was submitted by the Planning and Development Committee of the Lafayette Square Restoration Committee (LSRC).

Board members Richard Callow (Chair), Alderman Terry Kennedy, Randy Vines, Dave Visintainer, David Richardson, Mike Killeen and Anthony Robinson were present for this agenda item.

Jan Cameron of the Cultural Resources Office made a presentation that outlined the proposed changes to the ordinance.

Ms Cameron indicated that revisions to the rehabilitation portion of the Standards were minor and primarily devoted to clarification of existing requirements. For new construction, the revised standards will address large parking lots within the district, instituting size limitations and landscaping requirements. Ms Cameron stated that the principal change was the creation of a three-tier review for new construction: small infill sites will still require a Historic Model Example (HME), although the example may be taken from outside Lafayette Square, with the condition that the building's date of construction is after 1898. Larger infill sites with some historic context will require the use of a Historic Model Example as a basis for the design, but need not replicate the HME; and very large development sites without historic context, such as the Praxair property, are allowed more latitude in design, exterior materials and scale. Ms Cameron stated that the Cultural Resources Office staff had been working with the LSRC for a year to refine the Standards and recommended that the Board approve the proposed revisions.

Suzanne Sessions, Co-Vice Chair of the Plan and Development Committee of the Lafayette Square Restoration Committee, testified in support of the revision to the Standards. She discussed the process

undertaken by the Committee in revising the Standards. In response to a question from Board Member Vines, Ms Sessions stated that the large Praxair site would allow latitude in design and scale. She also stated that Alderman Ingrassia was supportive of the process.

In response to a question from Board Member Robinson, Ms Cameron reiterated the distinction between the requirements for each different review area.

Chairman Callow enquired if there was a motion. Seeing that half the Board wished to defer to allow additional time to review the changes, Mr. Callow stated that no action could be taken that night, and the petition would be considered at November Board meeting.

**Compatible New Construction Policy:**

ACTION: Chairman Richard Callow moved that the New Construction Policy not be heard at tonight's meeting due to the long length of tonight's meeting.

Commissioner Anthony Robinson moved to adjourn the meeting, hearing no objections, the meeting was adjourned.