

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
OCTOBER 24, 2016**

Board Members Present

Richard Callow – Chairman

Alderman Terry Kennedy

Mike Killeen

Dave Richardson

Erin Wright

Anthony Robinson

David Visintainer

Legal Counsel

Barbara Birkicht

Cultural Resources Office Staff Present

Dan Krasnoff, Director

Jan Cameron, Preservation Administrator

Andrea Gagen, Preservation Planner

Bob Bettis, Preservation Planner

Adona Buford, Administrative Assistant

PRELIMINARY REVIEWS

A. 2016.1629 1425 ANGELICA HYDE PARK HISTORIC DISTRICT

Owner: LRA

Applicant: Shirley A. Saunders

DEMOLITION PLAN: Preliminary review to demolish a four-family brick building.

PROCEEDINGS: On October 24, 2016, 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 proposed demolition of two residential buildings—1425-27 and 1429 Angelica Avenue. The buildings are owned by LRA, with an option for Shirley Saunders to purchase them. The buildings are contributing properties to the Hyde Park Certified Local Historic District but are in a highly deteriorated condition.

Board members Richard Callow, Mike Killeen, David Richardson, Anthony Robinson, Erin Wright and David Visintainer were present for the testimony for this agenda item.

Dan Krasnoff, of the Cultural Resources Office noted that the buildings are contributing to the Hyde Park Certified Local Historic District. Mr. Krasnoff evaluated the criteria in the Preservation Review District (Ordinance #64925) and the portion of the Hyde Park Standards (Ordinance #57848) regarding demolition. His comments focused on the buildings' significance, their condition and their feasibility for redevelopment. He noted unusual circumstances: the buildings' severe deterioration, their impracticality for rehabilitation and the potential that their distressed condition could hinder the continued ability of nearby rental property to attract and retain tenants. He also said that the demolition of deteriorated structures in Hyde Park must be evaluated carefully, with full attention being paid to each case.

Commissioner Killeen asked Mr. Krasnoff how this demolition would be different from many distressed buildings in the Hyde Park Historic District. Mr. Krasnoff replied that the buildings under consideration were severely deteriorated. He acknowledged that determining the best course of action regarding these buildings is difficult and that staff support for these demolitions does not represent a policy towards future demolitions in Hyde Park.

Shirley Saunders addressed the Board, stating that she is a long-time property-owner and landlord in Hyde Park. She told the Board that she values the neighborhood's historic structures, but that the condition of the buildings in question were hindering her ability to retain tenants in her rental property located immediately to the north of the buildings subject to demolition. She said she has owned the adjacent property since 1985 and she has seen their continual deterioration. Ms. Saunders said if granted demolition she would create a community garden, but would sell the property to an entity wishing to build new construction if they would compensate her for the cost to demolish the existing structures.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant the demolition.

FINDINGS OF FACTS:

The Preservation Board found that:

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- 1425 Angelica is a contributing building to the Hyde Park National Register Historic District;
- it is a “Merit” building;
- the house has been condemned by the Building Division;
- the building is sound, in terms of the Ordinance;
- the building is severely deteriorated;
- the proposed immediate reuse is for a community garden;
- long-term reuse should be for development of new appropriately designed structure(s); and that
- the building’s deterioration and lack of feasibility for rehabilitation justifies approval of its demolition.

BOARD ACTION:

It was the decision of the Preservation Board to grant preliminary approval to the proposal. The motion was made by Alderman Terry Kennedy and seconded by Mr. Richardson. Board Members Mike Killeen and Dave Visintainer opposed the motion. The motion passed four to two . (4 to 2).

B. 2016.1630 1429 ANGELICA HYDE PARK HISTORIC DISTRICT

Owner: LRA

Applicant: Shirley A. Saunders

DEMOLITION PLAN:

Preliminary review to demolish a two-family brick building.

PROCEEDINGS:

On October 24, 2016, 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 proposed demolition of two residential buildings—1425-27 and 1429 Angelica Avenue. The buildings are owned by LRA, with an option for Shirley Saunders to purchase them. The buildings are contributing properties to the Hyde Park Certified Local Historic District but are in a highly deteriorated condition.

Board members Richard Callow, Mike Killeen, David Richardson, Anthony Robinson, Erin Wright and David Visintainer were present for the testimony for this agenda item.

Dan Krasnoff, of the Cultural Resources Office noted that the buildings are contributing to the Hyde Park Certified Local Historic District. Mr. Krasnoff evaluated the criteria in the Preservation Review District (Ordinance #64925) and the portion of the Hyde Park Standards (Ordinance #57848) regarding demolition. His comments focused on the buildings’ significance, their condition

and their feasibility for redevelopment. He noted unusual circumstances: the buildings' severe deterioration, their impracticality for rehabilitation and the potential that their distressed condition could hinder the continued ability of nearby rental property to attract and retain tenants. He also said that the demolition of deteriorated structures in Hyde Park must be evaluated carefully, with full attention being paid to each case.

Commissioner Killeen asked Mr. Krasnoff how this demolition would be different from many distressed buildings in the Hyde Park Historic District. Mr. Krasnoff replied that the buildings under consideration were severely deteriorated. He acknowledged that determining the best course of action regarding these buildings is difficult and that staff support for these demolitions does not represent a policy towards future demolitions in Hyde Park.

Shirley Saunders addressed the Board, stating that she is a long-time property-owner and landlord in Hyde Park. She told the Board that she values the neighborhood's historic structures, but that the condition of the buildings in question were hindering her ability to retain tenants in her rental property located immediately to the north of the buildings subject to demolition. She said she has owned the adjacent property since 1985 and she has seen their continual deterioration. Ms. Saunders said if granted demolition she would create a community garden, but would sell the property to an entity wishing to build new construction if they would compensate her for the cost to demolish the existing structures.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant the demolition.

FINDINGS OF FACTS:

The Preservation Board found that:

- 1429 Angelica is a contributing building to the Hyde Park National Register Historic District;
- It is a "Merit" building;
- the house has been condemned by the Building Division. the building is sound, in terms of the Ordinance;
- the building is severely deteriorated;
- the proposed immediate reuse is for a community garden; long-term reuse should be for development of new, appropriately designed structure(s); and that

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- there is evidence to support the demolition based upon criteria “D” in ordinance in this case that there is extremely limited reuse potential for the building.

BOARD ACTION:

It was the decision of the Preservation Board to grant preliminary approval to the proposal. The motion was made by Board Member Terry Kennedy and seconded by Mr. Richardson. Board Members Killeen and Visintainer opposed the motion. The motion passed with three to two. (3 to 2)

APPEALS OF DENIALS

C. 2016.1381 3232 LONGFELLOW BOULEVARD COMPTON HILL HISTORIC DISTRICT

Owner: The 5700 Property LLC – Mark Benckendorf

Appellant: Compton Heights Neighborhood Association

RESIDENTIAL PLAN:

Appeal of an approved building permit application of an addendum for a side door installed without a permit

PROCEEDINGS:

On October 24, 2016, 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 Approval of an addendum to a previously issued permit for doors on the side of an addition, at 3232 Longfellow Boulevard in the Compton Hill Neighborhood Local Historic District. The Compton Heights Betterment Association submitted the appeal.

Board members Richard Callow, Mike Killeen, Alderman Terry Kennedy, David Richardson, Anthony Robinson, Erin Wright 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 #57702, which sets forth the standards for commercial and non-residential buildings in the Compton Hill Local Historic District.

Ms. Gagen entered into the record certified copies of Ordinances #64689, as amended by #64925, and #57702; the Board agenda and the PowerPoint presentation for 3232 Longfellow Boulevard and the building permit application. She also relayed that Alderwoman Christine Ingrassia was supporting the appeal.

Mark Benckendorf, the owner, spoke on his own behalf.

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Robert Bruce, President of the Compton Heights Betterment Association, spoke for the appellant.

David Weiss, a neighbor, also testified in support of the appellant.

FINDINGS OF FACTS

The Preservation Board found that:

- 3232 Longfellow Boulevard is located in the Compton Hill Local Historic District;
- the doors on the side of the new addition were installed without a permit;
- the owner permit application for the installed doors was approved by the Cultural Resources Office; and that
- the deed restrictions are not applicable to the new doors.

BOARD ACTION:

It was the decision of the Preservation Board to uphold the Director's Approval of the building permit, as it was determined they complied with the Compton Hill Historic District standards. Board Member Richardson made a motion to uphold the Director's Denial of the building permit. The motion was seconded by Board Member Visintainer. The motion was approved by a vote of 4-3, with Board Members Erin Wright, Mike Killeen and Anthony Robinson voting in opposition.

D. 2016.1086 3826-28 RUSSELL BOULEVARD SHAW HISTORIC DISTRICT

Owner/Applicant: Michael & Mary E. Bender

RESIDENTIAL PLAN: Appeal of a building permit application to retain a retaining wall constructed without a permit.

PROCEEDINGS: On October 24, 2016, 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 retain a retaining wall, at 3826-28 Russell Boulevard in the Shaw Neighborhood Local Historic District. The owner submitted the appeal.

Board members Richard Callow, Mike Killeen, David Richardson, Anthony Robinson, Erin Wright 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

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#59400, which sets forth the standards for commercial and non-residential buildings in the Shaw Neighborhood Local Historic District.

Ms. Gagen entered into the record certified copies of Ordinances #64689, as amended by #64925, and #59400; the Board agenda and the PowerPoint presentation for 3626-28 Russell Boulevard; and the building permit application.

Michael Bender, the owner, spoke on his own behalf.

Ron Mueller, a neighbor, also spoke in support of the owner.

FINDINGS OF FACTS:

The Preservation Board found that:

- 3826-28 Russell Boulevard is located in the Shaw Neighborhood Local Historic District;
- the concrete block wall was installed without a Cultural Resources-only permit;
- no walls, enclosures or yard dividers may be constructed in front of the building line under the Shaw Historic District standards;
- concrete block is not an approved material; and that
- the building at 3826-28 Russell is not a contributing building to the Shaw Neighborhood Historic District.

BOARD ACTION:

It was the decision of the Preservation Board to overturn the Director's Denial of the building permit, as the building is a non-contributing structure to the Shaw Neighborhood Historic District. The motion was made by Board Member Anthony Robinson and seconded by Mr. Visintainer for discussion purposes. The motion failed. Board Member David Richardson then made another motion to overturn the Director's Denial, which was seconded by Board Member Killeen. The motion passed unanimously.

SPECIAL AGENDA ITEMS

Nominations to the National Register of Historic Places

E. 138th Infantry Missouri National Guard Armory – 3660 Market Street

ACTION:

It was the decision of the Preservation Board to direct the staff to prepare a report for the Missouri State Historic Preservation

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Office that the 138th Infantry Missouri National Guard Armory meets the requirements for the listing on the National Register under Criterion A, in the area of Industry. The motion was made by Board member David Richardson and seconded by Mr. Killeen. The motion passed unanimously.

F. Washington University Dental Department Building – 2647-49 Locust St.

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 meets the Washington University Dental Department Building requirements for the listing on the National Register under Criterion A, in the area of Industry. The motion was made by Board member David Richardson and seconded by Mr. Killeen. The motion passed unanimously.