

**CITY OF ST. LOUIS  
CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD MINUTES  
OCTOBER 28, 2013**

Board Members Present

Richard Callow, Chairman

Nate Johnson

Mike Killeen

Alderman Craig Schmid

Anthony Robinson

Melanie Fathman

David Visintainer

Cultural Resources Office Staff Present

Betsy H. Bradley, Director

Bob Bettis, Preservation Planner

Jan Cameron, Preservation Administrator

Andrea Gagen, Preservation Planner

Adona Buford, Administrative Assistant

The Chairman called the roll. Board member Mike Killeen moved to approve the September 23, 2013 minutes and the current Agenda. Mr. Visintainer seconded the motion. The motion passed.

**PRELIMINARY REVIEWS**

**A.      2013.1852      2830 & 2836 McNAIR      BENTON PARK HISTORIC DISTRICT**

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Owner: Phyllis Friedman and Don Morgan

Applicant: Killeen Studio/Mike Killeen

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

PROCEEDINGS:                      Board members, Richard Callow (Chairman), Alderman Craig Schmid, Melanie Fathman, David Visintainer, Erin Wright and Nate Johnson were present for this agenda item. Mr. Killeen recused himself from the portion of the meeting.

PRESERVATION BOARD MINUTES

OCTOBER 28, 2013

Page 2 of 11

On October 28, 2013, 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 2820-36 McNair Avenue in the Benton Park Local Historic District. Michael Killeen submitted the application on behalf of the owners, Phyllis Friedman and Don Morgan.

Jan Cameron of the Cultural Resources Office made a presentation that examined the section of City Ordinance #67175, which sets forth the standards for new residential construction in the Benton Park Local Historic District. She testified that the design presented at the meeting had been revised from an earlier design to address the staff's concerns and to bring the project into compliance with the Standards. A letter was presented from the Benton Park Housing Corporation in support of the project.

FINDINGS OF FACTS:

The Preservation Board found that:

- 2830-36 McNair Avenue is located in the Benton Park Local Historic District; and
- the revised design complies with all standards for new construction.

BOARD ACTION:

It was the decision of the Preservation Board to grant Preliminary approval of the proposed new construction, with the condition that final drawings and exterior materials will be submitted to the Cultural Resources Office for approval. The motion was made by Alderman Schmid to grant approval. Board member Nathaniel Johnson seconded the motion. The motion passed with five Board Members voting in favor and none opposing it.

**B. 2013.1853 2841-2847 INDIANA BENTON PARK HISTORIC DISTRICT**

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Owner: Jessie and Jamie Hatfield

Applicant: Killeen Studio Architects – Mike Killeen

RESIDENTIAL PLAN:

Preliminary review to construct a single family ADA house.

PRESERVATION BOARD MINUTES

OCTOBER 28, 2013

Page 3 of 11

PROCEEDINGS:

Board members, Richard Callow (Chairman), Alderman Craig Schmid, David Visintainer, Nate Johnson, David Richardson, and Melanie Fathman were present for the testimony for this agenda item. Mike Killeen recused himself from this portion of the hearing.

On October 28, 2013, 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 one-story single-family house at 2841 Indiana Avenue in the Benton Park Local Historic District. Michael Killeen submitted the application on behalf of Jessi and Jamie Hatfield.

Cultural Resources Office Director Betsy H. Bradley made a presentation that examined the section of City Ordinance #67175, which sets forth the standards for new residential construction in the Benton Park Local Historic District. She reported the receipt of letters in support of the project from Alderman Ortmann and the Benton Park Housing Corporation. Jamie Hatfield answered questions from Board Members.

FINDINGS OF FACTS:

The Preservation Board found that:

- 2841 Indiana Avenue is located in the Benton Park Local Historic District;
- the proposed one-story dwelling is designed to minimize its width by appearing as a three-part residence: north and south portions separated by a recessed entrance, an arrangement that makes the building compatible in form, scale, and proportion to the residential streetscape;
- the proposed residence complies with all standards for new construction; and
- that the proposed location of the garage as part of the Indiana Avenue façade, and the adjacent curb cut and driveway are allowances that can be made for the provision of a fully accessible ADA residence, as the curb cut would not dominate the residential property or emphasize the location of the garage.

BOARD ACTION:

It was the decision of the Preservation Board to grant preliminary approval of the proposed new construction,

with the condition that the design be developed as proposed and that design details will be reviewed and approved by the Cultural Resources Office to ensure compliance with the Benton Park Historic District standards. The motion was made by Board Member David Visintainer to grant approval and seconded by Alderman Schmid. The motion passed with five Board Members voting in favor of the motion and none opposing it.

**C. 2013.1734 1107 DOLMAN LAFAYETTE SQUARE HISTORIC DISTRICT**

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Owners/Applicants: Tyler Olsen and Christopher Brenner

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

PROCEEDINGS: Board members, Richard Callow (Chairman), Alderman Craig Schmid, Melanie Fathman, David Visintainer, Mike Killeen, Erin Wright and Nate Johnson were present for the testimony for this agenda item.

On October 28, 2013, 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 1107 Dolman in the Lafayette Square Local Historic District. Tyler Olsen and Christopher Brenner submitted the application. Neither of the applicants was present at the meeting.

Cultural Resources Office Director Betsy H. Bradley 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. The applicant's architect, Ed Gorozzo, was available to answer questions about the project.

FINDINGS OF FACTS: The Preservation Board found that:

- the proposed site for construction, 1107 Dolman, is located in the Lafayette Square Local Historic District on a block of Dolman where several new residences have been built;
- the proposed Historic Model Example (HME) for the new house, 2021 Rutger, has been approved by the Cultural Resources Office;

PRESERVATION BOARD MINUTES

OCTOBER 28, 2013

Page 5 of 11

- the proposed dwelling will have a façade that replicates that of the HME, have four façades of brick, and meet all other standards for new construction; and
- that the proposed garage meets all of the standards.

**BOARD ACTION:**

It was the decision of the Preservation Board to grant preliminary approval of the proposed new construction, with the condition that the design be developed as proposed and that design details will be reviewed and approved by the Cultural Resources Office to ensure compliance with the Lafayette Square Historic District standards. The motion was made by Board Member Nate Johnson to grant approval Alderman Schmid seconded the motion. The motion passed with six Board Members voting in favor of the motion and none opposing it.

**NEW APPLICATION**

**D. 2013.1837 5244 WESTMINSTER PL. CENTRAL WEST END HISTORIC DIST.**

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No owner/applicants were present for this portion of the meeting and therefore the application was not considered.

**APPEALS OF DENIALS**

**E. 2013.1340 1314 GRAVOIS AVENUE SOULARD HISTORIC DISTRICT**

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Owner: Midwest Petroleum – Erik Ilgenfritz

Applicant: Bill Yount Signs and Electric – Bob Williams

**RESIDENTIAL PLAN:**

Appeal of a staff denial of a building permit application to replace an existing illuminated ground sign.

**PROCEEDINGS:**

Board members Richard Callow (Chairman), Alderman Craig Schmid, David Richardson, Melanie Fathman, David Visintainer, Mike Killeen, and Nathaniel Johnson were present for the testimony for this agenda item.

On October 28, 2013, 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 an application to install an electronic message board at 1314

Gravois Avenue, located in the Soulard Certified Local Historic District.

Andrea Gagen of the Cultural Resources Office submitted into the record certified copies of City Ordinances #64689, as amended by Ordinance #64925, and #64832 and the Soulard Historic District Ordinance, #63282. Ms. Gagen detailed why the proposed message board was not in compliance with the Soulard Historic District Standards. She recommended that the Board uphold the Director's denial.

Bob Williams, of Bill Yount Signs, testified on behalf of the owner, asking that the Director's denial be overturned for the installation of the message board and describing the stipulations placed on the proposed sign by the Board of Adjustment.

**FINDINGS OF FACTS:**

The Preservation Board found that:

- 1314 Gravois is located in the Soulard Certified Local Historic District;
- the property is at the very edge of the district;
- the proposed message board is slightly over the 40 sq. ft. allowed under the standards;
- that it is replacing an existing manual message board; and
- that there has been no communication from the Soulard Restoration Group regarding the project.

**BOARD ACTION:**

It was the decision of the Preservation Board to overturn the Director's denial and grant approval to install an electronic message board, with the stipulations that the sign be reduced in size to meet the 40 sq. ft. maximum and that the Board of Adjustment conditions are met. The motion was made by Alderman Craig Schmid. Ms. Fathman seconded the motion. The motion passed with four members voting in favor and two members opposing the motion.

**F. 2013.1356 1032-38 ALLEN AVENUE SOULARD HISTORIC DISTRICT**

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Owner: Billy R. Smock, Jr.

Applicant: At Work General Contracting – Joe Armistead

PRESERVATION BOARD MINUTES

OCTOBER 28, 2013

Page 7 of 11

At the October 28<sup>th</sup>, 2013 Board meeting, the Preservation Board agreed to a deferral of this hearing on appeal of the denial of a building permit application of a proposed garden wall. This matter will be reheard at a later meeting of the Preservation Board, after the owner has consulted with the Soulard Restoration Group regarding this project.

**G. 2013.1396 2855 MAGNOLIA AVENUE FOX PARK HISTORIC DISTRICT**

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Owner/Applicant: Kullin Schoeffel

RESIDENTIAL PLAN: Appeal of a staff denial of a building permit application to construct a commercial building.

PROCEEDINGS: Board members Richard Callow (Chairman), Alderman Craig Schmid, Melanie Fathman, David Visintainer, Michael Killeen, David Richardson, and Nathaniel Johnson were present for the testimony for this agenda item.

On October 28, 2013, 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 an application to construct a commercial garage at 2855 Magnolia Ave., located in the Fox Park Local Historic District.

Bob Bettis of the Cultural Resources Office submitted into the record certified copies of City Ordinances #64689, as amended by Ordinance #64925, and the Fox Park Historic District Ordinance, #66098. Mr. Bettis detailed why the proposed item was not in compliance with the Fox Park Historic District Standards. He recommended that the Board deny the permit as proposed. Jan Cameron of the Cultural Resources Office also testified concerning the effect of the proposed design on the surrounding blocks and their current conditions.

Kullin Shoeffel, the owner, testified on his own behalf, asking that the Director's denial be overturned as the owner feels that the new garage is necessary for a successful business.

FINDINGS OF FACTS: The Preservation Board found that:

- 2855 Magnolia Ave. is located in the Fox Park Local Historic District;
- the owner has been granted a variance by the Board of Adjustment to allow a new enterprise to be located at the site;
- the Fox Park Neighborhood Association recommends approval of the new building as long as the design meets the Historic District design standards.
- the proposed three-bay commercial garage is not based on a Model Example although, while considerably larger in footprint than the existing commercial building on the site, it would have some similarities to it;
- the re-activation of the commercial use of the property is likely to have as much of an effect on neighboring residential properties as the design of the new building;
- the proposed building material on the sides of the building is not compliant with the historic district standards;
- the design has been revised to include a parapet on the Nebraska façade and a man-door in the Magnolia façade and the applicant agreed at the meeting to extend the brick veneer to the visible portion of the Magnolia façade and to work with the Cultural Resources Office to screen the material of the north elevation with landscaping or other treatment.

**BOARD ACTION:**

It was the decision of the Preservation Board to overturn the Director's denial of the commercial garage, with the conditions that the visible portion of the Magnolia Avenue side be covered in brick, the north side be painted to match the brick, landscaping be installed to help minimize the visibility of the metal wall of the garage, and that the parapet and man-door be added per the revised plans. The motion was made by Alderman Craig Schmid and seconded by Mr. Johnson. The motion passed with four members voting in favor of the motion and two members opposing the motion.

**I. 2013.1717 1811R SO. 7<sup>TH</sup> STREET SOULARD HISTORIC DISTRICT**

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Owner: Dewey & Zilpah Wyatt, Trustees

Applicant: Z & L Wrecking Company – Zak Little

PRESERVATION BOARD MINUTES

OCTOBER 28, 2013

Page 9 of 11

RESIDENTIAL PLAN: Appeal of a staff denial of a building permit application to demolish a two-story brick alley dwelling.

PROCEEDINGS: Board members, Richard Callow (Chairman), Alderman Craig Schmid, Anthony Robinson, Nate Johnson, David Richardson, David Visintainer, Melanie Fathman, and Michael Killeen were present for the testimony for this agenda item. Mr. Killeen recused himself from consideration and discussion of this item.

On October 28, 2013, 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 a two-story alley house at 1811 Rear S. 7<sup>th</sup> Street, which is located in the Soulard Local and National Register Historic Districts.

Jan Cameron of the Cultural Resources Office made a presentation that examined the demolition review criteria in St. Louis City Ordinances #63689 and #64832, and in Ordinance #62382, which modifies Ordinance #57078, which established the Soulard Historic District. She reported that the owner had submitted an email from Jay Gibbs, of the Development Committee of the Soulard Restoration Group, which indicated they would support demolition with a number of conditions, including work to be completed on the front building at 1809 S. 7<sup>th</sup> Street.

Mr. John Wyatt, trustee, representing the owners of the property, testified as to the feasibility of rehabilitation of the building and detailed the work he has completed on the front building. Phillip Durham, architect, testified that he had been asked by Mr. Wyatt to inspect the building, and discussed the costs to be expected in the rehabilitation of a building in this condition.

FINDINGS OF FACTS: The Preservation Board found that:

- 1811 Rear S. 7<sup>th</sup> Street is a sound, Merit building in the Soulard Historic District;
- alley houses are important components of the character of the Soulard Historic District and the demolition of 1811 Rear S. 7<sup>th</sup> would constitute a loss to the district;

- there is no Redevelopment Plan adopted by ordinance that includes this property;
- while the roof of the alley house has collapsed, the owner has not submitted evidence, as required by the Soulard Historic District Ordinance, that demolition is the only feasible solution to the condition of the building;
- the building was occupied last in 2005 and no maintenance work has been undertaken on the building since then;
- the owner is proposing a parking pad to replace the building; and
- that the commonly-controlled property and accessory structure criteria are not applicable for this application.

**BOARD ACTION:**

It was the decision of the Preservation Board to uphold the Cultural Resources Office Director's denial of the demolition of 1811 Rear S. 7<sup>th</sup> Street. The motion was made by Board member David Visintainer and seconded by Alderman Schmid. The motion passed with seven Board members voting in favor, none against the motion, and one abstention.

**SPECIAL AGENDA ITEMS**

Nominations to the National Register of Historic Places.

**J. Beckley-Ralston Company – 3306-14 Washington Avenue**

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**ACTION:** It was the decision of the Preservation Board to direct staff to prepare a report for the Missouri State Historic Preservation Office the Beckley-Ralston Company meets the registration requirements set forth in the Multiple Property Document form, *Historic Auto-Related Resources of St. Louis*. The motion was made Chairman Richard Callow. Alderman Craig Schmid seconded the motion. The motion passed.

**K. Kellerman Motor Car Company – 3318-22 Washington Avenue**

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**ACTION:** It was the decision of the Preservation Board to direct staff to prepare a report for the Missouri State Historic Preservation Office that the Kellerman Motor Car Company Building meets the requirements of the registration requirements set forth in the Multiple Property Document form, *Historic Auto-Related Resources of St. Louis*. The motion was made

Chairman Richard Callow. Alderman Craig Schmid seconded the motion.  
The motion passed.

**L. Hamiltonian Federal Savings & Loan Association Building – 3150 S. Grand**

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ACTION: It was the decision of the Preservation Board to direct staff to prepare a report for the Missouri State Historic Preservation Office that the Hamiltonian Savings and Loan Association Building meets the requirements of Criterion A. The motion was made Chairman Richard Callow. Alderman Craig Schmid seconded the motion. The motion passed.

Board member Dave Visintainer moved to adjourn the meeting. Mr. Robinson seconded the motion. The meeting was adjourned.