

**CITY OF ST. LOUIS  
CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD MINUTES  
DECEMBER 15, 2014**

Board Members Present

Richard Callow, Chairman

Mike Killeen

Alderman Craig Schmid

Anthony Robinson

David Visintainer

Melanie Fathman

Legal Counsel

Barbara Birkicht

Cultural Resources Office Staff Present

Betsy Bradley, Director

Jan Cameron, Preservation Administrator

Andrea Gagen, Preservation Planner

Bob Bettis, Preservation Planner

Adona Buford, Administrative Assistant

**PRELIMINARY REVIEWS**

**A.      2014.1745      1219 DOLMAN ST.                      LAFAYETTE SQUARE HISTORIC DISTRICT**

---

Owner: Diversified Real Estate Group

Applicant: John Muller

RESIDENTIAL PLAN:                      Preliminary review of an application to construct a two-story single-family house.

PROCEEDINGS:                              On December 15, 2014, 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 building at 1219 Dolman Street, in the Lafayette Square Local Historic District. The application was submitted by the developer on behalf of the homeowner.

Board members Richard Callow, (Chairman), Alderman Craig Schmid, Melanie Fathman, David Visintainer, 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 #69112, which sets forth the standards for residential new construction in the Lafayette Square Local Historic District. She testified that the project appeared generally to comply with the standards and recommended that the Board grant preliminary approval to the proposal. She stated that the neighborhood had voiced some objections to the proposed design and that the developer, who was unable to attend the meeting, had agreed to comply with their requests.

Michael Quinn, the potential homeowner, spoke on behalf of the project. He stated that he was willing to consider some of the design revisions requested by the Lafayette Square Restoration Committee, including the entry, cornice and stone veneer on the front elevation.

Keith Houghton and Sue Sessions of the Lafayette Square Restoration Committee, spoke in opposition to some elements of the proposed design that were found not to be close enough to those of the Historic Model Example, particularly the size of the front entry.

**FINDINGS OF FACTS:**

The Preservation Board found that:

- the proposed site for construction, 1219 Dolman Street, is located within the boundaries of the Lafayette Square Historic District;
- the applicant has proposed a Historic Model Example for the new house, which has been approved by the Cultural Resources Office; and
- the design of the new house deviates from the Historic Model Example somewhat at the front entry, steps, front foundation and cornice.

**BOARD DECISION:**

It was the decision of the Preservation Board to withhold preliminary approval of the preliminary application as it fails to fully comply with the requirements of the standards to follow a Historic Model Example. The Board also requested that appropriate revisions be made and re-submitted to the Board

again for Preliminary Review. The Board also instructed the Cultural Resources Office to approve a foundation-only building permit, if requested by the owner, in order to avoid undue delay of the project. The motion was made by Board Member Melanie Fathman and seconded by Mr. Visintainer. The motion passed unanimously.

## NEW APPLICATIONS

**B.      2014.0556      4055 FLORA PLACE                      SHAW HISTORIC DISTRICT**

---

Owner/Applicant: Julia Auch

RESIDENTIAL PLAN:                      Building permit application to retain a retaining wall constructed without a permit.

PROCEEDINGS:                              On December 15, 2014, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a new building permit application to retain landscape retaining walls in the Shaw Neighborhood Local Historic District. Julia Auch, the applicant, submitted the application.

Board members Richard Callow, Alderman Craig Schmid, Melanie Fathman, Mike Killeen, 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 #59400, which sets forth the standards for residential rehabilitation in the Shaw Neighborhood Local Historic District. She testified that the project was not in compliance with the Standards as the retaining walls were located in front of the building line and they were not constructed of an approved material.

Ms. Gagen entered into the record a copy of a handout created by Ms. Auch. She also entered into the record letters of support for the applicant's project from the Shaw Neighborhood Improvement Association and the 8<sup>th</sup> Ward Alderman, Stephen Conway.

Julia Auch, the owner, testified on her own behalf, stating that she wished to keep the retaining walls due to severe erosion of the yard and the cost of removing the wall. She submitted into the record a petition of support signed by the property

owners on the 4000 Block of Flora Place. Kate Klimut, a neighbor and member of the Flora Place Community Improvement District Board, also testified in support of the project.

**FINDINGS OF FACTS:**

The Preservation Board found that:

- 4055 Flora Place is located in the Shaw Neighborhood Historic District;
- the retaining walls were installed without a permit;
- due to the slope of the terrace and the large shade tree in front, the property has experienced erosion problems;
- the Shaw Neighborhood Improvement Association, Alderman Stephen Conway and the neighbors on the block support the owner's project; and
- the replacement of the existing walls with walls of an appropriate material would be costly.

**BOARD DECISION:**

It was the decision of the Preservation Board to approve the building permit application due to unique topographical conditions and financial hardship associated with replacing the walls. The motion was made by Board Member Melanie Fathman to approve the application. Mr. Visintainer seconded the motion. The motion passed unanimously.

**C. 2014.1677 462 N. TAYLOR AVENUE CENTRAL WEST END HISTORIC DISTRICT**

---

Owner/Applicant: Wolfgram & Associates

**RESIDENTIAL PLAN:** Building permit application to install two illuminated ground signs

**PROCEEDINGS:** On December 15, 2014, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a new application to erect two pylon signs at 462 N. Taylor Avenue in the Central West End Local Historic District. The application was submitted by the owner.

Board members Richard Callow (Chairman), Alderman Craig Schmid, Melanie Fathman, David Visintainer, 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 #69423, which sets forth the standards for commercial signs in the Central West

End Local Historic District. She testified that the standards allowed only one sign per commercial entity, unless it was housed in a corner building, and did not allow pylon signs of any type.

Kurt Wolfgram, the building owner, spoke on behalf of the project. He stated that he had recently completed rehabilitation of the building and had a number of tenants relating to the local art community. He stated that he had worked with a member of the Planning and Development Committee of the Central West End Neighborhood Association in the development of the sign project. The signs, designed by an artist, David Jaworski, would be Art Deco in style to reflect the style of the building. He also stated that the smaller of the two signs, intended to be erected at the building entry, had been reduced in height through the elimination of the vertical element above the base.

David Jaworski, artist, spoke in support of the project, and described the materials and the design concept.

**FINDINGS OF FACTS:**

The Preservation Board found that:

- the sign design is intended to reflect the building's Art Deco detailing and to highlight the Taylor Arts Building's new function as an artists' space;
- the CWE standards do not address the materials or the design of commercial signs;
- the standards do not allow pylon signs of any description;
- the sign proposed at the main building entry will be freestanding, but placed within inches of the building façade, helping it to be seen as an attached sign, but avoiding damage to the limestone of the façade;
- the owner proposes to lower the 6'4" sign so that it can no longer be considered a pylon sign and therefore complies with the Central West End standards;
- the building does not meet the criteria for a corner storefront and therefore only one sign is allowed under the standards; and
- the 14'6" pylon sign proposed for the corner of the parking lot does not comply with the historic district standards.

**BOARD DECISION:**

It was the decision of the Preservation Board to approve the smaller sign proposed to be erected at the building entry. The motion was made by Board Member Anthony Robinson and seconded by Alderman Craig Schmid. The motion passed unanimously. A second motion to deny the larger pylon sign

proposed for the parking lot was made by Board Member Anthony Robinson and also seconded by Alderman Schmid. The motion also passed unanimously.

**APPEALS OF DIRECTOR'S DENIALS**

**D. 2014.1340 2748 ACCOMAC STREET FOX PARK HISTORIC DISTRICT**

---

Owner: Shamonie Latham

Applicant: True Homes Value

RESIDENTIAL PLAN: Appeal of a denial of a building permit application to replace a front door.

PROCEEDINGS: On December 15, 2014, 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 non-compliant front door assembly installed without a building permit, in the Fox Park Local Historic District. The contractor submitted the application and the owner submitted the appeal.

Board members Richard Callow (Chairman), Alderman Craig Schmid, Melanie Fathman, David Visintainer, Mike Killeen and Anthony Robinson were present for the testimony for this agenda item. Alderman Schmid served as Board Chairman for this agenda item.

Bob Bettis of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #66098, which sets forth the standards for residential rehabilitation in the Fox Park Local Historic District. He testified that the project was not in compliance with the Standards as the installed door, sidelights and transoms were not based on a Model Example.

Mr. Bettis entered into the record certified copies of Ordinances #64689, as revised by #64925, and #66098; the Agenda, the PowerPoint presentation for 2748 Accomac, and the building permit application. He also submitted letters of support from 6<sup>th</sup> Ward Alderwoman Ingrassia and the Fox Park Neighborhood Association in support of the staff recommendation. Andrea Gagen, from the Cultural Resources Staff, testified that she spoke with the contractor who stated they would fix the problem for the owner.

Shamonie Latham, the appellant, testified on her own behalf. She stated that she wishes to retain the new entry that was installed as she cannot afford to replace it with an appropriate entry. She did not provide evidence of economic hardship other than submit a copy of her contract with True Home Value for the work. Block captains Mary Wilson and Dorothy Borreson, and Chris Schmitt, a friend of the applicant, testified in her support. Don Mueller, representing True Home Value, the contractor, testified that the company would not reinstall the door at their own expense. He also stated that his company had contacted someone at City Hall who told them that they did not need a building permit.

FINDINGS OF FACTS:

The Preservation Board found that:

- 2748 Accomac Avenue is located in the Fox Park Historic District;
- the front door, sidelights and transom were installed without an approved permit;
- the original door configuration was paired doors with a center mullion and paired transom;
- the new single door is centered in the opening with flanking sidelights below a single transom; and that
- the door assembly is contemporary in design, has patterned glass and does not meet the Fox Park Standards being based on a Model Example.

BOARD DECISION:

It was the decision of the Preservation Board to uphold the Director's denial of the building permit application because the installed door, sidelights and transom do not comply with the Fox Park Historic District Standards. The motion was made by Board Member Richard Callow. Mr. Robinson seconded the motion. The motion passed with four voting for it and Mr. Killeen voting against it.

Mr. Callow moved to adjourn to meeting. Hearing no objection, the meeting was adjourned.