

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
MARCH 26, 2018**

Board Members Present

Richard Callow – Chairman
Anthony Robinson
Mike Killeen
Ald. Terry Kennedy
Tiffany Hamilton
Randy Vines
David Richardson
David Visintainer

Melanie Fathman - Absent

Cultural Resources Office Staff Present

Dan Krasnoff, Director
Jan Cameron, Preservation Administrator
Andrea Gagen, Preservation Planner
Bob Bettis, Preservation Planner
Adona Buford, Administrative Assistant

Legal Counsel

Barbara Birkicht

A. 2018.0141 4261 WESTMINSTER PL. CENTRAL WEST END HISTORIC DISTRICT

Owner/Applicant: 4261 Westminster Place, LLC

RESIDENTIAL PLAN: Preliminary review to construct two-story duplex with detached garages.

PROCEEDINGS: On March 26, 2018, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Application to construct two attached townhomes at 4261 Westminster Place, in the Central West End Local Historic District. The Preliminary Review Application was submitted by the owner, 4261 Westminster Place, LLC.

Board members Richard Callow (Chair), Tiffany Hamilton, Mike Killeen, David Visintainer, Alderman Terry Kennedy, David Richardson, Anthony Robinson and Randy Vines 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 #69423, which sets forth the standards for new construction in the Central West End Local Historic District. She stated that the project generally complies with the criteria for new construction in relation to the surrounding neighborhood in setback, proportions, height, fenestration, decks and exterior materials.

Ms. Gagen stated that the neighborhood association is in support of the project.

Representatives from the owner, 4261 Westminster Place, LLC were present but did not speak on the item.

FINDINGS OF FACTS:

The Preservation Board found that:

- 4261 Westminster Place is located in the Central West End Local Historic District.
- The Central West End Standards for New Construction require that new buildings replicate the siting, massing, scale, street rhythm and exterior materials of adjacent buildings. The proposal conforms to these Standards.
- The building's width, while not within 10% of the width of other buildings on the block, is appropriate, as it is located on a double lot.

BOARD DECISION:

It was the decision of the Preservation Board to grant preliminary approval for the new construction, with the stipulation that final design details and exterior materials will be reviewed and approved by the Cultural Resources Office. The motion was made by Alderman Kennedy and seconded by Board Member Tiffany Hamilton. Board Member Anthony Robinson opposed the motion. The motion passed 6 to 1.

B. 2018.0139 3338 WISCONSIN AVE. BENTON PARK HISTORIC DISTRICT

Owner: JoAnne Herbert

Applicant: Cohen Hilberry Architects – Clarence Olsen

RESIDENTIAL PLAN:

Preliminary review to construct a single family house.

PROCEEDINGS:

On March 26, 2018, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Application to construct a single-family house at 3338 Wisconsin Avenue, in the Benton Park Local Historic District. The application was submitted by the project architect, Clarence Olson.

Board members Richard Callow (Chair), Tiffany Hamilton, Mike Killeen, David Visintainer, Alderman Terry Kennedy, David

Richardson, Anthony Robinson and Randy Vines 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 #67175, which sets forth the standards for new construction in the Benton Park Local Historic District. She noted that the project proposed a small single-family residence, only one story but appearing to be a story-and-a-half, on a large vacant site in the center of the district. She also stated that an appropriate Model Example (ME) had been chosen by the applicants, a one-and-one-half-story, two-family house at 2634-36 Arsenal Street and that the Cultural Resources Office agreed was an appropriate ME. Ms Cameron testified that while the proposed building adhered generally to the ME's setback, scale, massing, and form, it deviated in a few instances — most noticeably in the use of vertical metal siding on non-street elevations. Ms Cameron stated that while she understood that the Alderman and the Benton Park Neighborhood had been contacted about the project, she had not received any notification regarding their support.

The owner of the property, Joanne Herbert, and the project architect, Clarence Olson of Cohen-Hillberry Architects, were present but did not testify.

Alderman Guenther was present and spoke from the audience, indicating his support for the project.

FINDINGS OF FACTS:

The Preservation Board found that:

- The proposed site for construction, 3338 Wisconsin Avenue, is located in the Benton Park Local Historic District.
- The proposed design for the new building follows an appropriate Model Example.
- The design will be contemporary in detailing, but traditional in form and exterior materials when visible from the street. Details have not yet been submitted.
- A large garage is proposed to be sited behind the house: its design has not been finalized.
- The submitted design complies with most requirements for new construction in the Lafayette Square Historic District although there are some minor variations from the HME.

BOARD DECISION: It was the decision of the Preservation Board to grant preliminary approval for the new construction, with the condition that the size and proportion of the windows of the front façade duplicate those of the Model Example, and that final design details and exterior materials be reviewed and approved by the Cultural Resources Office. The motion was made by Board Member Killeen and seconded by Board Member Randy Vines. Commissioners David Richardson and Anthony Robinson opposed the motion. The motion passed 5 to 2.

C. 2018.0211 4213 MARYLAND AVE. CENTRAL WEST END HISTORIC DISTRICT

Owner/Applicant: CWE Builders – Marcus Adamonis

RESIDENTIAL PLAN: Preliminary review to construct single family house.

PROCEEDINGS: On March 26, 2018, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Application to construct a single-family house at 4213 Maryland Avenue, in the Central West End Local Historic District. The Preliminary Review Application was submitted by the developer, Marcus Adamonis.

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

Bob Bettis of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #69423, which sets forth the standards for new construction in the Central West End Local Historic District. He stated that the project generally complies with the criteria for new construction in relation to the surrounding neighborhood in height, mass, material and scale. Mr. Bettis stated that the neighborhood association and the Alderman are in support of the project.

Marcus Adamonis, the developer, was present but did not speak on the item.

FINDINGS OF FACTS: The Preservation Board found that:

- 4213 Maryland Avenue is located in the Central West End Local Historic District.
- The Central West End Standards for New Construction require that new buildings replicate the siting, massing, scale, street rhythm and exterior materials of adjacent buildings, and the .
- The proposal conforms to the majority of standards for New Construction.

BOARD DECISION: It was the decision of the Preservation Board to grant preliminary approval for the new construction, with the stipulation that final design details and exterior materials will be reviewed and approved by the Cultural Resources Office. The motion was made by Board Member Tiffany Hamilton and seconded by Board Member Anthony Robinson. The motion passed unanimously.

D. 2018.0263 1609 MISSOURI AVE. LAFAYETTE SQUARE HISTORIC DISTRICT

Owner: Warren Kincaid and Michelle Tegethoff

Applicant: Edward Heine Architect

RESIDENTIAL PLAN: Preliminary review to construct an addition and renovation to alley-house.

PROCEEDINGS: On March 26, 2018, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Application to construct a two-story addition to the front façade of an alley house at 1609 Missouri Avenue, in the Lafayette Square Local Historic District. The Preliminary Review Application was submitted by the project architect, Edward Heine.

Board members Richard Callow (Chair), Tiffany Hamilton, Mike Killeen, David Visintainer, Alderman Terry Kennedy, David Richardson, Anthony Robinson and Randy Vines 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 new construction in the Lafayette Square Local Historic District. She stated that the project proposed an addition to a small alley house, constructed in 1927 and therefore considered a non-contributing resource to the historic district. She

explained that the addition will obscure most of the original house, and consequently the Cultural Resources Office had reviewed the proposal under the New Construction Standards. Ms Cameron submitted the Historic Model Example (HME) chosen by the applicant, a large carriage house at 1525 Missouri; and indicated the staff concurred that it was an appropriate HME. Ms Cameron noted that while the proposed addition deviated in a few instances from the HME, its design elements were present in other carriage houses in the vicinity and therefore the project generally complied with the criteria for new construction. Ms Cameron stated that the Lafayette Square Development Committee was in support of the project.

The owners of the property, Warren Kincaid and Michelle Tegethoff, and the project architect, Edward Heine of Edward Heine Architect, were present but did not testify.

FINDINGS OF FACTS:

The Preservation Board found that:

- The proposed site for construction, 1609 Missouri Avenue, is located in the Lafayette Square Local Historic District.
- The existing house dates from 1927 and is, under the Standards, considered not to be historic. It is sited at the alley and has little presence on the Missouri Avenue streetscape.
- The proposed 2-story addition to the front of the house will obscure the existing building and therefore is considered to be New Construction.
- The applicants have proposed a Historic Model Example for the addition, a carriage house at 1525 Missouri Avenue, which has been approved by the Cultural Resources Office.
- The submitted design complies with most requirements for new construction in the Lafayette Square Historic District although there are some minor variations from the HME.

BOARD DECISION:

It was the decision of the Preservation Board to grant preliminary approval for the new construction, with the stipulation that final design details and exterior materials will be reviewed and approved by the Cultural Resources Office. The motion was made by Board Member David Richardson and seconded by Board Members Anthony Robinson and Randy Vines. The motion passed unanimously.

APPEALS OF DENIALS

F. 2017.1576 2326-46 ALLEN AVE. MCKINLEY HEIGHTS HISTORIC DISTRICT

Owner: Qooba Foundation – Tim Kaminski

Appellants: Rocco Danna and McKinley Heights Neighborhood Association

COMERCIAL PLAN: Appeal of an approved building permit to construct a mosque.

PROCEEDINGS: On March 26, 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 building permit previously approved by the Cultural Resources Office on January 19, 2018 and the Building Commissioner on January 31, 2018, to construct a mosque at 2326-46 Allen Avenue, in the McKinley Heights Local Historic District. The appeal was brought forth by Rocco Danna, a resident of the McKinley Heights neighborhood and by the McKinley Heights Neighborhood Association Executive Board.

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

Dan Krasnoff, Director of the Cultural Resources Office (CRO) submitted certified copies of Ordinances #64689, as amended by #64925 and McKinley Heights Ordinance #67901, the Building Division and Cultural Resources office approval letter dated January 19, 2018, an appeal letter by Mr. Rocco Danna, an appeal letter by the McKinley Heights Neighborhood Association, approved Agenda and minutes from the January 23, 2017 Preservation Board meeting and emails from concerned citizens either in support or opposition of the approved building permit.

Mr. Krasnoff began his testimony by providing a timeline of the projects evaluation and eventual approval as a building permit. He stated that two main concerns regarding the project were the design of the building and its site plan. Mr. Krasnoff stated that several meetings with the Neighborhood Association, staff and the Qooba Foundation, took place regarding the design of the mosque before the Preliminary Review hearing. He said the design was improved over the course of the meetings, while the site plan remained the same. Mr. Krasnoff said the staff

supported the site plan proposed due to a desire expressed by the congregation that they wanted a buffer between their building and the street. Therefore, the parking is between the street and the building.

Mr. Krasnoff stated that by a vote of 2 in favor and one abstention, the design and the site plan for the building was granted Preliminary Approval by the Preservation Board on January 23, 2017. Included in the approval decision were stipulations that details and specifications be submitted to the Cultural Resources Office for review, as well as final plans and exterior materials were to be approved by the Cultural Resources Office.

On October 2017, the Cultural Resources Office received a building permit application to construct the mosque. After final details were worked out, it was approved on January 19, 2018, by CRO and the Building Division.

On March 7th, 2018, the Cultural Resources Office received an appeal letter from the McKinley Heights Neighborhood Association and one from Rocco Danna, dated February 28, 2018.

Mr. Krasnoff reiterated to the Board that the design had been substantially improved when presented at the Preliminary Review hearing. He noted that the approved building permit design was substantially the same, that concerns about the safety of congregants was a compelling reason to support the site plan and the wording of the ordinance regarding the site plan in the commercial area of the Historic District is flexible.

Barbara Birkicht, legal counsel for the Preservation Board and Cultural Resources Office asked if the Office was recommending that the Board uphold the action of the Building Commissioner in issuing the permit. Mr. Krasnoff said that is what he is recommending.

David Richardson asked if the language regarding site planning in the McKinley Heights ordinance is definitive how buildings address the street and the location of parking lots. Mr. Krasnoff agreed that the language referenced by Mr. Richardson regarding commercial buildings is open to interpretation.

Chairman Richard Callow asked if the submitted public comment reflected the submissions to CRO. Mr. Krasnoff said they did.

Chairman Richard Callow asked if the Building Permit was properly issued. Mr. Krasnoff said it was.

Rocco Danna, the appellant, submitted into the record a power-point presentation showing alternate site plans, and asked that the Board overturn the approved building permit on the grounds that he believed other alternatives to the current site plan had not been taken into consideration. He also stated that Commissioner Anthony Robinson was the only architect/designer at the January 23, 2017 hearing and therefore the matter was not properly heard.

Oana Jackson, President of the McKinley Heights Neighborhood Association (MHNA) testified that she was elected President April 2017 and that she does speak for the Association.

Chairman Richard Callow asked how the MHNA is organized. Ms. Jackson said it has applied for 501.c.3 status.

Chairman Richard Callow asked how the group determined it wanted to appeal the approved permit. She said it was done by a vote of the membership.

Chairman Richard Callow asked how Ms. Jackson became President of the MHNA. She said she was elected by the membership in April, 2017.

Chairman Richard Callow asked how it was determined that Ms. Jackson would speak at the hearing. She said it was through internal conversations within the MHNA.

Jay Reeves, of the Fox Park Neighborhood Association, presented a power-point presentation showing alternative site plans and parking solutions. He read an excerpt from an article he brought and stated he supported the appeal.

David Richardson asked if the Fox Park standards have the same language about the siting of buildings that the McKinley Heights standards have. Mr. Reeves said they were very similar. Mr. Richardson quoted both standards and asked if Mr. Reeves still

felt that the language in the two codes was very similar. Mr. Reeves said the approved plan does not enhance the district. Mr. Richardson asked if constructing the mosque would enhance the location more than it exists now. Mr. Reeves said a vacant lot may be better.

Sean Twomey, resident and registered architect, supports the appeal. He read into the record an excerpt from the "Policies and Best Practice" as outlined by the General Service Administration Site, Security and Design Guide, published by the federal government regarding safety issues. He stated the alternative site plan would be a better fit for the neighborhood.

Anthony Robinson asked Mr. Twomey if he could enter the Federal Report that was referenced into the record. Mr. Twomey did not have a paper copy to enter.

Mike Killeen asked if the proposed alternate designs are safer than the approved permit. Mr. Twomey said they are safer.

Jim Sonnemaker, a registered architect and resident testified he supports the appeal.

Oana Jackson submitted a petition into the record from the neighborhood in support of the appeal. She also said the neighborhood has tried to find an agreement with the congregation that was mutually agreeable.

Andrew Weil, Director of the Landmarks Association of St. Louis supports the McKinley Heights Neighborhood District Standards and does not support the current parking plan.

Anthony Robinson asked if Mr. Weil supported the alternative proposals submitted by the MHNA. Mr. Weil said he supported the version with the building at the corner of Allen and Jefferson.

Linda Batek, a resident, testified in support of the mosque and parking.

Randy Vines asked her reaction to the alternative site plans from the MHNA. Ms. Batek said one of the plans would not fit on the site.

Commissioner Randy Vines asked what she thought about the alternative site plans.

Ms. Batek stated she didn't think the other plans were viable and that the Historic District codes were not enforced equally.

Christopher Sievers, spoke in support of the appeal. He said he signed a petition in support of the mosque design, but he did not see drawings. Now that he has seen the specific plans, he no longer supports the proposal.

Choudhry Ahmad, creator of the Qooba Foundation introduced Mr. Tim Kaminski.

Tim Kaminski, President of the Qooba Foundation testified. He entered into the record a signed petition with 150 signatures supporting the current plans. He stated that the McKinley Heights Neighborhood Association does not speak for the entire neighborhood. Mr. Kaminsky asked that the Board uphold the approved permit. He stated other locations were not viable for the mosque and that safety is the main objective for the mosque.

Faizan Syed, Executive Director for the(CAIR-MO) Counsel on American-Islamic relations in the State of Missouri, a chapter of the largest civil liberties and advocacy for Muslims inside the United States. He discussed and submitted some historical perspectives regarding safety and security that the Muslim community has faced today.

Amanda Keith spoke on behalf of the McKinley Heights Neighborhood Association as an expert in historic preservation. She asked that the board uphold the appeal.

Chairman Callow asked if she had read the design standards for the McKinley Heights Historic District and if she applied it to this project.

Ms. Keith replied she had and believes that the mosque does not fit in with the streetscape as currently designed.

Tariq Ali of the Qooba Foundation spoke in favor of the current approved permit. He stated the current permit would provide more safety and security for the mosque.

Randy Vines asked if there is independent evidence that the approved design provides for greater safety than the alternatives shown by the MHNA. Mr. Ali said the buffer will make the congregants safer from gunfire.

Randy Vines asked if there were alternatives that could be considered. Mr. Ali said this was the discussion for the last three years.

Randy Vines asked if there were no guidelines in place, would the design be different. Mr. Ali said the design would be the same.

Scott Lokitz, a resident, spoke in favor of the current approved permit. He submitted a copy of his statements in support of the mosque parking with pictures attached.

Director Dan Krasnoff approached the Board again and stated that he recommends that the Board support the approved building permit per their previous approval.

FINDINGS OF FACTS:

The Preservation Board found that:

- 2326-46 Allen, is located in the McKinley Heights Local Historic District.
- At the Preservation Board meeting on January 23, 2017, the Board gave preliminary approval to the mosque design.
- The approved building permit is in accordance with the Board's Preliminary Approval:
 - Due to concerns about the personal safety of congregants, the site plan does not conform to the requirements of the McKinley Heights Local Historic District.
 - The design relates to surrounding buildings based on its height and use of brick
- The design largely conforms to standards for new construction in the commercial section of the historic district standards.

BOARD DECISION:

It was the decision of the Preservation Board to uphold the action of the Building Commissioner and to deny the appeal by Danna Rocco and the McKinley Heights Neighborhood Association Executive Board. The motion was made by Commissioner David

Richardson. Alderman Terry Kennedy seconded the motion. The Board had a lengthy discussion. In that discussion Mr. Richardson stated that the approved permit is based upon the historic district standards. Those standards are flexible regarding site planning in the commercially designated sections of the neighborhood. Therefore, the approved plans are appropriate. The roll was called. Commissioners Terry Kennedy, Mike Killeen, David Richardson and Chairman Richard Callow voted yes, to deny the appeal. Anthony Robinson voted no. Randy Vines and David Visintainer abstained. The motion passed with four yeases, one no and one abstention.

E. 2017.0811 24 KINGSBURY PLACE KINGSBURY-WASHINTON TERRACE

Owner/Appellants: Michael and Sarah Wolff

RESIDENTIAL PLAN: Appeal of Director's denial of a building permit application to replace casement and multi-light windows.

PROCEEDINGS: On March 26, 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 insert windows on a building at 24 Kingsbury Place, in the Kingsbury Place-Washington Terrace Landmark Historic District. The owner submitted the appeal.

Board members Richard Callow, Mike Killeen, David Richardson, Anthony Robinson, Alderman Terry Kennedy, 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 #62382, which sets forth the standards for windows in the Kingsbury Place-Washington Terrace Landmark Historic District.

Ms. Gagen entered into the record certified copies of Ordinances #64689, as amended by #64925, and #56581; the Board agenda and the PowerPoint presentation for 24 Kingsbury Pl. She also entered into the record a letter from the Central West End Association's Planning and Development Committee and the appeal letter and photos submitted by the owner. She testified that the proposed windows would reduce the size of the glass panes by more than 2 inches and would double the dimension of the window frames. She noted that particularly the appearance of

the unusually narrow windows of one of the bays would be significantly altered.

Michael Wolff, owner, spoke his own behalf. He stated that in 2004, similar insert windows had been approved by the Cultural Resources Office for the second and third stories of the buildings and questioned why these windows were not also approved.

William Seibert, representative of the Central West End Association, spoke in opposition to the project and in support of the staff recommendation.

In rebuttal to the owner's statement, Jan Cameron of the Cultural Resources Office stated that records prior to seven years are not retained, so CRO approval of the upper-story windows could not be verified; but that installation of insert windows on visible was never an approved practice.

FINDINGS OF FACTS:

The Preservation Board found that:

- 24 Kingsbury Place is located in the Kingsbury Place-Washington Terrace Landmark Historic District.
- The windows being replaced on the bays are visible from Belt Avenue.
- The proposed insert windows will not replicate the look of the existing historic windows as the glass size will be reduced and the framing will be visible.
- Windows were previously installed on the 2nd and 3rd stories are also insert windows.

BOARD DECISION:

It was the decision of the Preservation Board to overturn the Director's Denial of the building permit, as the proposed windows match the existing windows on the 2nd and 3rd stories. Board Member Visintainer made a motion to uphold the Director's Decision, but there was no second and the motion failed. Board Member Anthony Robinson then made the motion to overturn the Director's denial. Alderman Terry Kennedy seconded that motion. Commissioners David Visintainer, David Richardson, Randy Vines and Mike Killeen opposed the motion. The motion passed 4 to 3.

G. 2018.0204 1843 RUSSELL BLVD. MCKINLEY HEIGHTS HISTORIC DISTRICT

Owners/Appellants: Andrew & Estena Campagna

Applicant: BL Construction – Brian Labier

RESIDENTIAL PLAN: Appeal of Director's denial of a building permit application to construct a front entry porch.

PROCEEDINGS: On March 26, 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 construct a porch on a building at 1843 Russell Boulevard, in the McKinley Heights Local Historic District. The application was submitted by the contractor, BL Construction.

Board members Chairman Richard Callow; Alderman Terry Kennedy; David Visintainer; Michael Killeen; Randy Vines; David Richardson 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 #67901, which sets forth the standards for new appendages in the McKinley Heights Local Historic District. She testified that the project proposed construction of a new porch at the front entry of 1843 Russell. She stated that the building had a recessed entry. Typically such buildings did not have porches and there was no evidence that the building ever had a porch. Ms Gagen also stated that the McKinley Heights standards require new porches on Public Facades to be based on a Model Example; and that ME porch submitted by the applicant was not appropriate, as it was on a building without a recessed entry and of a different architectural style.

Ms. Gagen introduced into the record Ordinances #64689, #64925 and #67901, the PowerPoint and the agenda item. She also introduced a letter from the McKinley Heights Neighborhood Association, in opposition to the project and an email from a neighbor in support of the project.

Jason Plough of Gateway Architecture, project architect, spoke in support of the project. He stated that the porch design was based on a nearby building, but that they were willing to consider any design that would be acceptable. He submitted an alternative porch design with a flat roof in place of a hipped roof.

Andrew Campagna and Estena Campagna, owners, also spoke on their own behalf. Estena Campagna submitted photos of neighborhood buildings into the record. Both stated that the entry

recess was only 24 inches deep and represented a safety hazard, being very small and slippery in bad weather. Upon a question from Board Member Killeen, they stated that they might be willing to consider a deeper stoop in place of a full porch.

Rocco Danna, representative of the McKinley Heights Neighborhood Association, spoke in opposition to the project. He stated that he had rehabilitated a number of similar buildings and the main problem was the tile on the floor of the entry, which became very slippery when wet. Mr. Danna also indicated that the Neighborhood might be willing to accept a stoop.

FINDINGS OF FACTS:

The Preservation Board found that:

- 1843 Russell Boulevard is located in the McKinley Heights Local Historic District.
- The building has never previously had a porch.
- The McKinley Heights Historic District ordinance requires that new porches on Public Facades follow an acceptable Model Example.
- The Model Example presented by the appellant is not acceptable, being on a building without recessed entry and of a different architectural style.
- The owners have stated that the narrow recess creates a safety hazard.

BOARD DECISION:

It was the decision of the Preservation Board to uphold the Director's Denial of a building permit for the porch as it does not comply with the McKinley Heights Historic District Standards. The motion was made by Board Member Mike Killeen and seconded by Board Member David Richardson. Members Terry Kennedy and Anthony Robinson opposed the motion. The motion passed 4 to 2.

SPECIAL AGENDA ITEM

Nominations to the National Register of Historic Places

H. Jefferson Cass Health Center - 1421 N. Jefferson 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 Jefferson-Cass Health Center meets National

Register Criterion Register Criteria A for History. The motion was made by Board member David Richardson and seconded by Anthony Robinson. The motion passed unanimously.

Commissioner David Richardson moved to adjourn the meeting. Anthony Robinson seconded the motion. Meeting was adjourned.