

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
MARCH 27, 2017**

Board Members Present

Richard Callow – Chairman
Anthony Robinson
David Visintainer
David Richardson
Mike Killeen
Ald. Terry Kennedy
Melanie Fathman

Cultural Resources Office Staff Present

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

Legal Counsel

Barbara Birkicht

PRELIMINARY REVIEWS

A. 2016.1848 6211 DELMAR BLVD. SKINKER-DeBALIVIERE CAITLIN TRACT

Owner/Applicant: Pace Delmar Associates / Steven F. Heitz

COMMERCIAL PLAN: Preliminary review to construct a 3-story commercial building.

PROCEEDINGS: On March 27, 2017 the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Review request to construct a new three-story building at 6211 Delmar Boulevard, in the Skinker-DeBaliviere Historic District. Steven Heitz submitted the application on behalf of the building owner, Pace Properties.

Board members Richard Callow (Chairman), Michael Killeen, Melanie Fathman, David Richardson, 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 #57688, which sets forth standards for repair and rehabilitation of historic commercial buildings in the Skinker-DeBaliviere Historic District. She noted that the proposed new construction substantially complies with the historic district ordinance. She submitted a letter of support for the proposal from JoAnn Vatcha of the Delmar Commercial Committee and Nancy Hohmann of the Skinker-DeBaliviere Historic Review Committee.

Lance McOlgan, architect for the project, testified that he was in agreement with the staff recommendation.

FINDINGS OF FACTS:

The Preservation Board found that:

- 6211 Delmar Boulevard is within the Skinker-DeBaliviere Local Historic District;
- The proposed building, although taller than many of the historic commercial buildings to its west, exists in an area with a variety of building heights, including three-, four- and seven-story buildings to the south and east;
- The scale of the building is addressed by the complex massing of the building into bays, some recessed, so that the Delmar façade appears to be a series of connected structures rather than one large building;
- The proposed building meets the standards for siting; roof shape and materials; and exterior materials.

BOARD DECISION:

It was the decision of the Preservation Board to grant preliminary approval of the new construction with the stipulations that final plans and exterior materials are reviewed and approved by the Cultural Resources Office. The motion was made by Board Member Killeen. Mr. David Visintainer seconded the motion. The motion passed four to nothing, with Board Member David Richardson recusing himself from the vote.

B. 2017.0040 44 MARYLAND PLAZA CENTRAL WEST END HISTORIC DISTRICT

Owner: Koplal Properties
Applicant: Sara Hentz

COMMERCIAL PLAN:

Preliminary review for changes to front facade.

PROCEEDINGS:

On March 27, 2017 the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Review request to make façade alterations to a two-story commercial building at 44 Maryland Plaza, in the Central West End Historic District. Sara Hentz submitted the application on behalf of the building owner, Koplal Properties.

Board members Richard Callow (Chairman), Michael Killeen, Melanie Fathman, David Richardson, Alderman Terry Kennedy and David Visintainer were present for the testimony for this agenda item. Board member Anthony Robinson entered during the

testimony of the first applicant.

Daniel Krasnoff of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #61177, which sets forth standards for repair and rehabilitation of historic commercial buildings in the Central West End Historic District. He noted that the Preservation Board had denied a proposal from the same applicant in February, but that the application being heard at the current meeting had been revised from plans submitted at that time.

Mr. Krasnoff identified the plans components: raise the height of the entry door; reduce the size of the first story window bulkheads--changing their material to granite; enlarge the first story window openings—new windows each having three vertical muntins; and the placement of metal “shutters” on tracks at the height of the second story windows.

Mr. Krasnoff emphasized the value of adding the retailer Suit Supply to the Maryland Plaza shopping district. He also noted that the alterations currently proposed raised issues in light of the historic district standards. Preliminary support for the proposal was recommended.

Bob Koplak, the building owner, testified in support of the project. He introduced the members of the applicant “team” as well as community members in support of the proposal. Mr. Koplak said he agreed with the recommendation and explained changes to the proposal from what was proposed at the Board meeting in February.

James Dwyer, of the Central West End Association, Planning and Development Committee spoke next. He said the organization supports bringing new retailers to the neighborhood. The committee met with Suit Supply and discussed changes to the design. The committee seeks to preserve the building’s integrity while meeting the needs of the retailer. The committee is opposed to the addition of mullions. They support lowering the bulkhead, but oppose the use of the new, granite material, and wish that the new bulkhead would be faced in Vitrolite. The committee supports increasing the height of the door and is not opposed to the “shutters” if their removal is reversible.

Board Member Richardson asked Sam Koplak about the change from keeping the first story window bulkheads as Vitrolite, as was originally proposed, to granite.

Mr. Kopljar stated that the granite was more durable and looked very similar to Vitrolite. He said, however, that the Vitrolite bulkhead was acceptable to him.

FINDINGS OF FACTS:

The Preservation Board found that:

- 44 Maryland Plaza is a contributing resource to the Central West End Local Historic District;
- The proposed alterations would change the historic appearance of the building;
- Some of the proposed changes can be achieved, but must be done in a way that is reversible;
- The opportunity to attract high-end retailers with cachet, such as Suit Supply, is important for the continued evolution of the Central West End as a high end retail destination.

BOARD DECISION:

It was the decision of the Preservation Board to grant preliminary approval to the proposal, with the conditions that the applicant consult with staff to ensure that: bulkheads be faced with Vitrolite, the “shutters” on the second story are installed so as to cause no permanent damage, and that the “shutters,” as well as the first story mullions, be installed so as to be reversible. The motion was made by Board Member Richardson. Ms. Melanie Fathman seconded the motion. The motion passed with none opposed.

C. 2017.0158 5034 WASHINGTON PLACE CENTRAL WEST END HISTORIC DISTRICT

Owner: E. J. Sansone

Applicant: Killeen Studio Architects / Mike Killeen

RESIDENTIAL PLAN:

Preliminary review to construct 3-story townhouses on vacant parcel.

PROCEEDINGS:

On March 27, 2017 the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Review request to construct seven, three story, attached townhouses, in the Central West End Historic District. Mike Killeen, of Killeen Studios, submitted the application on behalf of the property owner, 5000 Washington Boulevard, LLC.

Board members Richard Callow (Chairman), Michael Killeen, Melanie Fathman, David Richardson, Alderman Terry Kennedy, Anthony Robinson 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 #61177, which sets forth standards for construction of new residential buildings in the Central West End Historic District.

Mr. Krasnoff explained the project and showed photos of the site and plans. He said the staff could not recommend support for the proposal due to the massing of the proposed development.

Mike Killeen, architect for the project, explained its design.

E.J. Sansone the developer and property owner for the site explained why he believed the project conformed to the Standards.

Bill Latz and Bryon Martin, residents of the 5000 block of Washington, spoke in favor of the project.

Michael Kime, owner of the auction house to the east of the development site, spoke in favor of the project.

James Dwyer, of the Central West End Association, Planning and Development Committee spoke in favor of the project. He read a statement that noted the desire for alterations to components of the front façade: the third story, transom windows above the French doors and the front porch/entry.

FINDINGS OF FACTS:

The Preservation Board found that:

- 5034 Washington Place is located in the Central West End Local Historic District;
- The proposal is to construct a large building consisting of seven attached townhouses.;
- The design is appropriate for the chosen site.

BOARD DECISION:

It was the decision of the Preservation Board to grant preliminary approval to the proposal, with the conditions that the applicant consult with staff regarding the design, including these final details: the third story, transom windows above the French doors and the front porch/entry. The motion was made by Board Member Richardson. Ms. Melanie Fathman seconded the motion. The motion passed with none opposed.

D. 2017.0382 5872 MINERVA AVENUE NATIONAL REGISTER OF HISTORIC PLACES

Owner/Applicant: Patricia Moncrief

DEMOLITION PLAN: Preliminary review to demolish building to construct senior living facility.

PROCEEDINGS: March 27, 2017 the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Review request to demolish the Hempstead School, at 5872 Minerva Avenue.

Board members Richard Callow (Chairman), Michael Killeen, Melanie Fathman, David Richardson, Alderman Terry Kennedy, Anthony Robinson 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 #64682, 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. He entered into the record a letter of opposition to the proposal from the Landmarks Association of St. Louis.

Mr. Krasnoff discussed the design of the building proposed for demolition and its surrounding context. He also evaluated the demolition in regards to the criteria in the ordinances and identified the reasons for the staff recommendation in support of the proposed demolition.

Board Member Robinson asked Mr. Krasnoff about the design of the subsequent new construction. Mr. Krasnoff said there is limited ability for staff to evaluate the design details of redevelopment proposals outside of local historic districts.

Patricia Moncrief, the applicant, testified next. Ms. Moncrief identified her credentials and expressed a desire to improve the quality of life for seniors. She read a letter from her architect regarding the viability of the building for reuse; he described the fire damage and extensive mold as challenges in reusing the building. She also quoted a letter of support from Alderman Jeffrey Boyd for the proposed demolition and new construction.

Board Member Visintainer asked Ms. Moncrief if she had pursued other vacant sites in the area as an alternative to the demolition

of Hempstead School. She said most of the sites she considered were too small for the size of the building she wants to construct.

Board Member Killeen asked if she had an economic analysis showing that the school could not reasonably be reused. Ms. Moncrief said she did not possess such an analysis, but that her architect was aware of financing tools such as historic tax credits.

Alderman Jeffrey Boyd spoke in support of the demolition. He said he would not have supported demolition of the school if the fire had not happened. He had rejected many calls for demolition of Arlington School before it was ultimately rehabilitated.

Board Member Richardson asked if developers had been interested in the school. Alderman Boyd replied that there had been some interest before the fire, but not since then.

Chairman Callow asked if Alderman Boyd would be interested in placing the demolition of the school within a redevelopment ordinance. Mr. Boyd said he would, and that the project would likely require such an ordinance to be financially viable.

FINDINGS OF FACTS:

The Preservation Board found that:

- The Hempstead School is individually listed on the National Register of Historic Places;
- It was constructed in 1906;
- It is a High Merit building;
- The school has been condemned by the Building Division;
- The building is sound, in terms of the Ordinance.

BOARD DECISION:

It was the decision of the Preservation Board to deny preliminary approval of the demolition due to the Hempstead School's status as a "High Merit" structure, and, that it is considered sound under the definition of Ordinance #64832. The motion was made by Board member Visintainer. Ms. Melanie Fathman seconded the motion. The motion passed with none opposed.

E. 2017.0292 1959 LYNCH STREET BENTON PARK HISTORIC DISTRICT

Owner/Applicant: Mike and Anne Killeen

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

PROCEEDINGS: On March 27, 2017, 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 and a two-car garage at 1959 Lynch Street, located in the Benton Park Neighborhood Local Historic District. The application was submitted by the project architect.

Board members Richard Callow (Chair); David Visintainer; Melanie Fathman; Terry Kennedy; David Richardson and Anthony Robinson were present for the testimony for this agenda item. Board Member Mike Killeen recused himself from the item, and did not participate in the taking of testimony, the questioning of persons testifying or the discussion after testimony was completed..

Bob Bettis 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 Historic District. He indicated that the project was generally in compliance with the historic district standards for new construction.

The applicant was present but did not speak on the project.

FINDINGS OF FACTS:

The Preservation Board found that:

- The proposed site for construction, 1959 Lynch Street, is located in the Benton Park Local Historic District;
- The proposed design for the new building follows an appropriate Model Example;
- As there is no alley, any required parking would necessitate a curb cut either on Salena or Congress;
- The two-car garage proposed at the corner of Salena and Congress Streets follows an appropriate Model Example.

BOARD DECISION:

It was the decision of the Preservation Board to grant preliminary approval to the proposal, with the condition that final drawings, materials and colors be reviewed and approved by the Cultural Resources Office. The motion was made by Board Member David Visintainer. Mr. David Richardson seconded the motion. The motion passed with none opposed.

F. 2017.0308 2217-21 S. 10TH STREET SOULARD HISTORIC DISTRICT

Owner: Bee Well, LLC

Applicant: Rita L. Backstrom

RESIDENTIAL PLAN: Preliminary review to rehabilitate historic building and construct an addition.

PROCEEDINGS: On March 27, 2017, 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 single story addition at a Semi-Public facade at 2217-2221 South 10th Street, located in the Soulard Neighborhood Local Historic District. The application was submitted by the project owner.

Board members Richard Callow (Chair); David Visintainer; Melanie Fathman; Terry Kennedy; David Richardson and Anthony Robinson were present for the testimony for this agenda item. Board Member Mike Killeen recused himself from the item. and did not participate in the taking of testimony, the questioning of persons testifying or the discussion after testimony was completed..

Bob Bettis of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #57078, which sets forth the standards for new construction in the Soulard Historic District. He indicated that the project was generally in compliance with the historic district standards for new construction.

The applicant was present but did not speak on the project.

FINDINGS OF FACTS:

The Preservation Board found that:

- The proposed new construction is a single story addition that will be situated on a semi-public façade but will be attached only at the rear of the historic building. The building responds to the intent of the New Construction section of the Soulard Historic District Standards, while not meeting every standard.
- The building has an appropriate scale and detail;
- The street façade materials will brick, and meet the standards for façade materials. The lap siding proposed for the majority of the west elevation and the rear does not meet the standards;

- The frame building to be demolished has been heavily altered. Although in its original location, only the foundation and the south wall are original. The rest of the building has been rebuilt over the past few decades and the structure is not considered to be a contributing historic resource.

BOARD DECISION: It was the decision of the Preservation Board to grant preliminary approval to the proposal, with the condition that final drawings, materials and colors be reviewed and approved by the Cultural Resources Office. The motion was made by Board Member Melanie Fathman. Mr. David Visintainer seconded the motion. The motion passed with none opposed.

G. 2017.0333 1116 MISSOURI AVENUE LAFAYETTE SQUARE HISTORIC DISTRICT

Owner: Pulte Group

Applicant: Killeen Studio Architects / Mike Killeen

RESIDENTIAL PLAN: Preliminary review to construct attached townhouses on 4-acre vacant lot.

PROCEEDINGS: On March 27, 2017, 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 64 townhouses in attached groups of 3-5 units, at 1116 Missouri, a 4-plus acre site in the Lafayette Square Local Historic District. The application was submitted by the Pulte Group.

Board members Richard Callow (Chair), Michael Killeen, Alderman Terry Kennedy, Melanie Fathman, David Richardson, Anthony Robinson and David Visintainer were present for the testimony for this agenda item. Board members Killeen and Richardson recused themselves because they were members of the project's development team. Mr. Richardson did not participate in the taking of questions, deliberations or in any discussion after testimony was completed. Board member Killeen testified on behalf of the project as proposes.

Daniel Krasnoff, 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. He testified that the project was in compliance with many, but not all of the Standards. He began by reading the comments of

Alderman Christine Ingrassia into the record. Alderman Ingrassia did not express either support or opposition to the project.

Mr. Krasnoff summarized the proposal and showed images of the development site and the surrounding area. He explained the reasoning for the staff recommendation and aspects of the proposal that were non-compliant.

Board Member Visintainer asked Mr. Krasnoff about the relationship between the topography of the site and the drawings presented. Mr. Krasnoff deferred the question to the project architect, Mr. Killeen, and George Stock, the engineer for the project. Mr. Killeen said the artist's rendering incorrectly did not denote the change in the roof line that would result from the grade change.

Board member Visintainer asked how the Board could approve a variance for a new curb cut for the LaSalle Street and Mackay intersection, when it was not identified in the staff analysis. Mr. Krasnoff said that was an oversight but said that the Board could vote to allow it, if it chose to do so.

Board Member Visintainer asked Mr. Krasnoff why the project had two model examples when the code required one. Mr. Krasnoff replied that the design was representative of the style of architecture in Lafayette Square, but acknowledged the selected HME was not in conformance with the code.

Matthew Segal, of the Pulte Group, spoke in favor of the project. He said that there had been several meetings with the community and that Pulte remained interested in further discussions about the proposal.

George Stock, the engineer for the project, spoke next. He summarized challenges working within the project area—because of the topography of the site and the sewer line that runs through the site. He also identified areas within the Lafayette Square Local Historic District with building densities similar to the proposal before the Board.

Mr. Visintainer pointed out that right now there are no valid current access points that exists on the Public R.O.W. into Mackay Pl. and that putting a major access into a dead end piece of street where cars parked on both sides cannot accommodate two-way traffic with cars parked on it.

Mr. Stock stated that the above statement is correct, that there were formerly two curb cuts and now they are putting in one.

Mr. Visintainer stated that Mike Killeen, the project architect, then spoke. He outlined the evolution of the design of the project, explained the decision to use two model examples in combination and the design components of the non-street-facing facades.

Board Member Robinson asked why a street was not proposed through the center of the site, off Chouteau. Mr. Stock answered that the topographic difference between Mackay and Missouri made it difficult for structures to share an alley.

Catherine Gilbert, neighborhood resident, spoke in favor of the project.

Phil Hulse, of Green Street, a real estate development company, spoke in favor of the project.

Peter Hulse, also of Green Street, a real estate development company, spoke in favor of the project.

Chairman Callow informally polled the Board. All Board members indicated they did not believe the project as currently submitted complied with the Standards and therefore would not vote to grant Preliminary Approval.

Chairman Callow indicated that the presentation by Keith Houghton, on behalf of the Lafayette Square Restoration Committee, should be entered into the record, but took no further testimony from those opposed to the project.

FINDINGS OF FACTS:

The Preservation Board found that:

- The proposed site for construction, 1116 Missouri Avenue, is located at the northern edge of the Lafayette Square Local Historic District;
- The site is a large, vacant 4-acre parcel that previously had an industrial use. The site fronts on Chouteau Avenue to the north; Missouri Avenue to the east; a vacant, wooded parcel on the south; and Mackay Place on the west;
- The design does not comply with the following standards for new construction in the Lafayette Square Historic District:
 - Units on the interior of the site do not conform to site planning requirements;
 - There were two buildings submitted as the Historic Model Example;

- The standards require a single model example;
- There are new curb cuts proposed;
- The proposal did not account for grade changes on the site;
- One grouping of buildings included five attached units;
- The rear elevations would be sided, although the HME has four sides of brick.

BOARD DECISION: It was the decision of the Preservation Board to deny preliminary approval of the proposal because it was not in accordance with the Lafayette Square Historic District Standards. The motion was made by Board Member David Visintainer. Mr. Anthony Robinson seconded the motion. The motion passed unanimously.

H. 2017.0379 2339-45 RUTGER STREET LAFAYETTE SQUARE HISTORIC DISTRICT

Owner/Applicant: Design & Restoration/ Leonard Adewunmi

RESIDENTIAL PLAN: Preliminary review to construct new single family attached townhouses.

PROCEEDINGS: On March 27, 2017 the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Review request to construct two new two-story buildings, each with two attached units at 2339-45 Rutger, in the Lafayette Square Historic District. Leonard Adewunmi of Design and Restoration submitted the application.

Board members Richard Callow (Chairman), Michael Killeen, Melanie Fathman, David Richardson, David Visintainer, Anthony Robinson, and Alderman Terry Kennedy 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 #69112, which sets forth standards for new construction in the Lafayette Square Historic District. He noted that the proposed new construction substantially complies with the historic district ordinance. He submitted a letter of opposition to the proposal from Alderwoman Christine Ingrassia.

Leonard Adewunmi, the developer, testified in support of the project and that he agreed with the staff recommendation.

Keith Houghton, representing the Lafayette Square Restoration Committee, testified that the applicant was not the choice of the neighborhood for development of this site. However, he said, the proposal appeared to conform to the Lafayette Square Historic District standards. He expressed concern regarding the proportions of the openings and the width of the proposed buildings in comparison with the size of the lots.

Jim McMullan, attorney for the applicant, spoke in support of the project and the developer.

Tom Dahms, an owner of property adjacent to the development site, spoke about the project. He expressed concern about the set-back in relation to adjoining properties, and the lack of communication with the neighborhood regarding the proposal.

FINDINGS OF FACTS:

The Preservation Board found that:

- 2339-45 Rutger, the proposed site for construction, is within the Lafayette Square Local Historic District;
- The applicant has proposed a Historic Model Example for the new buildings, 2000-02 Rutger, which has been approved by the Cultural Resources Office as an appropriate HME;
- The applicant proposed to construct two buildings with street-facing facades that replicate that of the HME;
- The new construction substantially complies with the Lafayette Square Historic District standards.

BOARD DECISION:

It was the decision of the Preservation Board to grant preliminary approval of the new construction with the condition that exterior materials and final plans be approved by the Cultural Resources Office. The motion was made by Board Member David Visintainer. Alderman Terry Kennedy seconded the motion. The motion passed unanimously.

Board member David Visintainer moved to amend the minutes. Mr. Richardson seconded and the minutes were approved.

Mr. David Visintainer moved to adjourn the meeting.

Alderman Kennedy seconded the motion, the meeting was adjourned.