

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
APRIL 22, 2019**

Board Members Present

Richard Callow – Chairman
Randy Vines
Mike Killeen
Melanie Fathman
Anthony Robinson
Tiffany Hamilton
Alderman Terry Kennedy -*absent*
Dave Visintainer-*absent*
David Richardson

Cultural Resources Office Staff Present

Dan Krasnoff, Director
Jan Cameron, Preservation Administrator
Andrea Gagen, Preservation Planner
Bethany Moore, Preservation Planner
Adona Buford, Adm. Assistant

Legal Counsel

Barbara Birkicht

PRELIMINARY REVIEWS

A. 2019.0380 1022 SOUTH 18TH STREET LAFAYETTE SQUARE HISTORIC DIST.

Owner/Applicant: Diversified Real Estate Group, LLC – John Muller

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

PROCEEDINGS: On April 22, 2018, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to review a Preliminary Review request for the construction of new single-family house at 1022 S. 18th Street, located in the Lafayette Square Local and National Register Historic District. The application was submitted by John Muller of Diversified Real Estate Group.

Board members Richard Callow (Chair), Randy Vines, Melanie Fathman, Dave Visintainer, David Richardson, Michael 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 new construction in the Lafayette Square Historic District. Ms. Cameron submitted a letter in support of the project from Alderwoman Christine Ingrassia, who expressed some concern about the shape and location of the front sidewalk; and a letter from Suzanne

Sessions and Philip Lamczyk, Co-Vice Presidents of the Lafayette Square Development Committee, expressing a number of objects to project details.

She testified that the proposed design complied with most of the Standards and followed an appropriate Model Example at 920 Lami Street. However, the design deviated from the Standards in the fenestration pattern and detailing of the north elevation, a street façade and in the large glazed areas of the rear elevation, also street-visible. Ms. Cameron recommended that the Preservation Board grant preliminary approval with the stipulation that the fenestration pattern be addressed and that the glass areas of the rear façade be screened by having porches decks installed above them at the first and second story levels.

John Muller, project developer, spoke on his own behalf and stated that he was willing to work with the Cultural Resources Office and the Lafayette Square Development Committee to refine the design.

FINDINGS OF FACTS:

The Preservation Board found that:

- the proposed site for construction, 1022 South 18th Street, is located in the Lafayette Square Local Historic District;
- the proposed building will be on a prominent site in the center of the historic district and directly adjacent to Harris Row, a City Landmark;
- all elevations of the building will be visible from the street.
- the applicants have proposed a Historic Model Example for the new house which has been approved by the Cultural Resources Office;
- the proposed design has a number of deviations in detailing from the submitted HME

BOARD DECISION:

It was the decision of the Preservation Board to grant preliminary approval to the proposed new construction with the condition that a number of details be revised to more closely follow the Historic Model Example; and that the glass area of the rear elevation be screened with an appropriate 2-story porch. The motion was made by Board member Anthony Robinson and seconded by Board Member Richardson. The motion passed unanimously.

Owner/Applicant: Rubicon Corp. – Mathew Hartig

RESIDENTIAL PLAN: Request to revise Preservation Board requirement for two-story single family house.

PROCEEDINGS: On April 22, 2019, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to review a request for reconsideration of a condition placed by the Preservation Board on its preliminary approval of the construction of new single-family house at 3318 Lemp Avenue, located in the Benton Park Local and National Register Historic District. The application was submitted by the Mathew Hartig, representative of the developer, Rubicon Corporation.

Board members Richard Callow (Chair), Randy Vines, Melanie Fathman, Dave Visintainer, David Richardson, Michael 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 #67175, which sets forth the standards for new construction in the Benton Park Historic District. She testified that the Preservation Board had previously granted Preliminary Approval to the design with the stipulation that both side elevations would be brick, and the applicant was asking permission to revise the design to 25-foot returns. Ms. Cameron displayed photos of the site and context, and noted that the side elevations of the new house, because of the width of the side yards, would be street-visible. She recommended that the Preservation Board sustain its original condition.

Mathew Hartig, representative of the developer, spoke on his own behalf. He contended that to increase the amount of brick would endanger the viability of the project. He estimated that it would some \$25,000 to the project. In response to an inquiry from Board Member Killeen, Mr. Hartig stated that he no estimates to submit at this time. Mr. Hartig stated that the 25-foot return would be similar to that approved for the new construction at 3310 Lemp, also by Rubicon.

FINDINGS OF FACTS: The Preservation Board found that:

- the proposed site for construction, 3318 Lemp Avenue, is located in the Benton Park Local Historic District;
- the revised design complies generally with most of the historic districts standards for new construction;

- the revised design does not comply with the standards for exterior materials, as the side elevations, highly visible, will be predominantly sided.

BOARD DECISION: It was the decision of the Preservation Board to sustain the original condition of preliminary approval and that no condition will be modified at this time. The motion was made by Board member Michael Killeen and seconded by Board Member Richardson. The motion passed unanimously.

C. 2019.0584 2300 LASALLE ST LAFAYETTE SQUARE HISTORIC DIST.

Owner/Applicant: LJA LLC

RESIDENTIAL PLAN: Preliminary review to construct a five-story mixed use building.

PROCEEDINGS: On April 22, 2018, 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 five story, mixed-use building, located in the Lafayette Square Historic District. The application was submitted by the David Lisinski, representative of the architecture firm, Killeen Studio Architects.

Board members Richard Callow (Chair), Randy Vines, Melanie Fathman, Dave Visintainer, and Anthony Robinson were present for the testimony for this agenda item. Mike Killeen recused himself.

Dan Krasnoff of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #70926, which sets forth the standards for new construction in the Lafayette Square Historic District. He said this was the first project considered by the Preservation Board since the Lafayette Square Design Standards had been revised.

Mr. Krasnoff recommended that the Preservation Board grant preliminary approval to the proposed mixed-use project with the stipulation final design details are determined in consultation with Cultural Resources Office staff.

He submitted into the record elevations of the project and indicated support for the project from the 6th Ward Alderwoman Christine Ingrassia.

Mr. Mike Killeen, the architect for the developer, provided an explanation of the evolution of the design and other background information regarding the project.

Ms. Suzanne Sessions testified that the Lafayette Square Restoration Committee was in support of the project.

FINDINGS OF FACTS:

The Preservation Board found that:

- 2300 LaSalle Street is located in the Lafayette Square Local Historic District;
- the project requires an historic model example but does not require replication;
- due to the low number of historic structures and the natural slope of the neighborhood, with the higher ground to the south, the five story height is appropriate;
- with a few exceptions, none of them significant, the proposed mixed use structure complies with the recently revised historic district standards.

BOARD DECISION:

It was the decision of the Preservation Board to grant preliminary approval to the mixed-use project, with the stipulation that final design details are determined in consultation with Cultural Resources Office staff. The motion was made by Board member Tiffany Hamilton. Mr. Vines seconded the motion. The motion passed unanimously.

DIRECTOR'S REPORT

Director Dan Krasnoff gave a short summary of current and ongoing projects/activities within the City's Historic Districts.