

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
APRIL 23, 2018**

Board Members Present

Richard Callow – Chairman
Anthony Robinson
Mike Killeen
Randy Vines
David Richardson

David Visintainer - Absent
Melanie Fathman - Absent
Tiffany Hamilton - Absent

Cultural Resources Office Staff Present

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

Legal Counsel

Barbara Birkicht

PRELIMINARY REVIEWS

A. 2018.0140 5539 PERSHING AVENUE CENTRAL WEST END HD

Owner/Applicant: Rainier One LLC

RESIDENTIAL PLAN: Preliminary review to construct a seven-story apartment building with parking.

PROCEEDINGS: On April 23, 2018, 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 7-story 147-unit apartment building at 5539 Pershing Avenue, in the Central West End Historic District.

Daniel E. Scott, architect for VE Design Group, submitted the application.

Board members Richard Callow (Chairman), Randy Vines, Michael Killeen, David Richardson 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 standards for Revised Rehabilitation and New Construction Standards for Ordinance #56768 in the Central West End Historic

District. She submitted a letter from Alderwoman Navarro in support of the project. Ms. Cameron recommended that the Preservation Board grant preliminary approval of the project with the stipulation that final documents and exterior materials be reviewed and approved by the Cultural Resources Office.

Daniel Scott of VE Design Group testified on behalf the owners, One Rainier LLC. He submitted samples of the materials to be used on the building.

Tracy Renison, a resident spoke regarding parking issues, the height of the building and trash issues during construction.

Mr. Scott approached the Board again to address the concerns of Ms. Renison. He stated that the reason for the seven stories is that it's a partially subterranean portion of the parking garage, as is noted on the elevations provided and that it does appear as a six-story building from the street.

FINDINGS OF FACTS:

The Preservation Board found that:

- 5539 Pershing Avenue is located in the Central West End Historic District.
- The proposed 7-story apartment building is contemporary in design and has a two-story center entry with glazed storefront-like openings.
- The building does not meet the Standards for height and will be nearly twice as tall as the 3-family buildings to either side. However, the recessed "courtyard" mitigates this to some extent and there are other tall buildings on both sides of Pershing.
- The building will have a frontage greater than most buildings on the block but comparable to the larger multi-story properties; because existing buildings present a strong, unified street presence, the wider frontage will not be a disruptive element.
- The building maintains the setback line as do other buildings on the blockfront. Materials proposed for the building are generally in compliance with the Central West End standards and fenestration both evokes existing historic window patterns and is therefore compatible.

BOARD DECISION: It was the decision of the Preservation Board grant approval of the preliminary review with the stipulation that that final documents and exterior materials be reviewed and approved by the Cultural Resources Office. The motion was made by Commissioner Randy Vines. Anthony Robinson seconded the motion. David Richardson abstained. The motion passed 3 – 0 with Commissioners Randy Vines, Anthony Robinson and Mike Killeen supporting the motion

B. 2018.0365 2306 and 2308 MENARD ST. SOULARD HISTORIC DISTRICT

Owner: Randy Middeke

Applicant: Killeen Studio Architects – Mike Killeen

RESIDENTIAL PLAN: Preliminary review to construct two single family houses.

PROCEEDINGS: On April 23, 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 single family houses at 2306 and 2808 Menard Street, in the Soulard Neighborhood Local Historic District. The Preliminary Review Application was submitted by Mike Killen of Killeen Studio, architect for the project, on behalf of the property owner, Richard Middeke.

Board members Richard Callow (Chair), Anthony Robinson, David Richardson, and Richard Vines were present for the testimony for this agenda item. Mr. Killeen recused himself from this portion of the hearing.

Jan Cameron of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #62382, which sets forth the Standards for New Construction in the Soulard Historic District. She submitted two letters of support from Ward 7 Alderman Jack Coatar and the Soulard Restoration Group. Ms. Cameron recommended that the Preservation Board grant preliminary approval with the stipulation that the site plan is revised to expose the shorter facades on the north and south of the site; that front elevations, including cornices and recessed entries, be revised to more closely follow the Model Example; and that final design details and exterior materials be approved by the

Cultural Resources Office for compliance with the district standards.

Michael Killeen, architect for the project, testified in support of the project.

Richard Middeke, property owner testified on his own behalf.

FINDINGS OF FACTS:

The Preservation Board found that:

- 2306-08 Menard Street is located in the Soulard Neighborhood Local Historic District.
- The applicant has provided an appropriate Model Example, located at 4417 N. 20th Street, for the proposed new construction.
- The proposed project site plan will present to street view side elevations with no openings and only brick returns. Flipping the buildings on the site would reveal instead a fenestrated brick elevation and obscure these unarticulated facades.
- The project complies with the majority of the New Construction Standards, but deviates from the Model Example in Proportion and in some architectural details.

BOARD DECISION:

It was the decision of the Preservation Board to Board granted Preliminary Approval for the new construction, with the stipulations that: (1) the site plan be revised to expose the shorter facades on the north and south of the site; or alternatively, that the site plan remain as submitted but the brick on the exposed elevations be extended to the end of the second story section; (2) the front elevations, including cornices and recessed entries, be revised to more closely follow the Model Example; and (3) final design details and exterior materials and plans be reviewed and approved by the Cultural Resources Office for compliance with the Soulard Historic District Standards.

The motion was made by Board member David Richardson and seconded by Anthony Robinson. The motion passed with three members voting in favor and none opposing.

Commissioner David Richardson moved to adjourn the meeting, Mr. Robinson seconded. The meeting was adjourned.