

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
APRIL 27, 2020**

Board Members Present

Richard Callow – Chairman
Randy Vines
Mike Killeen
Ald. Jack Coatar
Anthony Robinson
Tiffany Hamilton

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. 2020.0175 2827 and 2829 OREGON AVENUE FOX PARK HISTORIC DISTRICT

Owner: Derek Krauss

Applicant: Killeen Studio Architects – Leigh Halsey

RESIDENTIAL PLAN: Preliminary review to construct 2 semi-detached townhouses.

PROCEEDINGS On April 27, 2020, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider Preliminary Review to construct two fee-simple attached town houses at 2827 and 2829 Oregon Avenue, in the Fox Park Local Historic District.

Board members Richard Callow (Chair), Randy Vines, David Richardson, Anthony Robinson, Tiffany Hamilton and Alderman Jack Coatar were present for the testimony for this agenda item. Board Member Mike Killeen recused himself since he is the architect for the project.

Jan Cameron of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #66098 which sets forth the standards new construction in the Fox Park Local Historic District.

Ms. Cameron summarized the proposal and noted that the middle of the site already includes a contributing building to the district and

a new single-family house is also being proposed for the north end of the site. She explained that the new-construction on the north end of the site was not being considered at the April meeting. She recommended support for the project and noted the particular concern that there should be a twelve (12) inch plane break at the rear of the north façade of the attached townhouses.

Mike Killeen, architect for the project, provided a presentation in support. He said it might be difficult to achieve the twelve (12) inch plain break.

Jay reeves spoke representing the Fox Park Neighborhood Association. He said the Association chose not to submit a support letter due to concerns regarding the paired porches on the front facades of the town houses. Still, his organization hopes the overall project will move forward.

FINDINGS OF FACTS;

The Preservation Board found that:

- 2827 & 2829 Oregon are located in the extension of the Fox Park Local Historic District.
- the design will follow appropriate Model Examples and will comply with the requirements of the Fox Park District Standards
- while the setback of 2827 Oregon does not reflect the common setback of the Fox Park District there are isolated examples of attached buildings set considerably back from the building line. The proposed setback will follow the Model Example.
- no support letter has yet been received from the Fox Park Neighborhood Association or Alderman

BOARD ACTION:

It was the decision of the Preservation Board to grant Preliminary approval with the condition that an appropriate Model Example be submitted for 2829 Oregon; that 2927 Oregon be revised to recess the section proposed to be sided; and that final plans, details and exterior materials be reviewed and approved by the Cultural Resources Office. The motion was made by Commissioner Tiffany Hamilton and seconded by Alderman Jack Coatar. The motion passed unanimously with five votes in favor of the motion.

NEW APPLICATION

B. 2020.0179 5600 OAKLAND AVENUE PRESERVATION REVIEW DISTRICT

Owner: Junior College District of St. Louis

Applicant: Ahren's Contracting, Inc.

DEMOLITION PLAN: Demolition permit application to demolish portions of a university classroom building.

PROCEEDINGS: On April 27, 2020, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Demolition Permit for Building Sections A and B at 5500 Oakland Avenue, on the Forest Park campus of St. Louis Community College.

Board members: Richard Callow (Chairman), Tiffany Hamilton, Michael Killeen, Alderman Jack Coatar, David Richardson, Anthony Robinson and Randy Vines 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 Ordinance #64925 and Ordinance #64832, which delineate criteria for the review of demolition proposals for properties in Preservation Review Districts. He entered into the record:

- Certified copies of ordinances 64689, 64925 and 64832
- the demolition application and photographs of the building sections submitted with the application
- Eight e-mail messages in opposition to the demolition that requested the hearing be postponed so that it could be heard "in person"
- E-mail messages in opposition to the demolition from Dr. Cynthia Weese,
- Dr. Robert Bruegman, architect John Guenther and Andrew Weil of the Landmark Association
- Images of the buildings proposed for demolition from John Guenther
- A PowerPoint presentation submitted by the Community College

As requested by Chairman Callow, Mr. Krasnoff read the content of the messages from Weese, Bruegman, Guenther and Weil into the record.

Mr. Krasnoff evaluated the demolition in regards to the criteria in the ordinances and identified the reasons for the Director's recommendation in support of the proposed demolition. He

identified the building sections as High Merit due to their designers, Harry Weese and Associates (for the building sections) and Dan Kiley (for the landscape design). He also discussed three key components of the criteria: “unusual circumstances” that justified the demolition, the reuse potential of Building Sections A and B and that there was commonly controlled property.

Mr. Krasnoff identified the desire of the Community College to fulfill its Master Plan as an unusual circumstance that justified demolition. He also said that demolition was justified because the existing building sections proposed for demolition lacked reuse potential, that common control of the property by the Community College was demonstrated and the landscape plan developed where Building Sections A and B stood.

Board Member Randy Vines asked if the buildings were already in the process of demolition. Mr. Krasnoff said the applicant could best speak to that question. Mr. Krasnoff also said that the windows on the Building Sections A and B were removed but he did not consider it to be the same thing as demolishing the building.

Board Member Mike Killeen asked Mr. Krasnoff if the proposed landscape plan would encompass the area were the footprints of the buildings proposed for demolition now sit. Mr. Krasnoff said they would.

Barbara Birkicht, Legal Counsel for the Preservation Board, asked Mr. Krasnoff if there were additional photographs to be entered into the record. Mr. Krasnoff showed the photographs through his computer camera.

Chancellor Jeffrey Pittman for St. Louis Community College; Paul Zinck, Vice Chancellor of Finance and Administration for St. Louis Community College; Joel Kerschen, architect from KAI; and Michelle Ohle, landscape architect from DTLS Design, spoke in favor of the demolition. Paul Zinck began by noting that the removal of windows was due to the need to abate asbestos in the building sections proposed for demolition. He said this abatement would be necessary whether or not the building sections were proposed for demolition. Chancellor Pittman spoke about the effort to determine campus needs moving into the future. The new facilities, demolition and landscaped entry at Oakland Avenue are being design to fulfill those needs.

Joel Kerschen compared the design of the new Health Sciences building constructed immediately adjacent to Building Section A

and B to those buildings. He showed the Board how the larger floor plate of the new building better suited the educational needs of students and the training needs of employers in health care industries. Michelle Ohle explained the proposed landscape design to be constructed where the Building Sections A and B now stand. She talked about the ways in which the design is meant to fulfill the Community College goal of creating a new entry at the east end of the campus off Oakland Avenue.

Alderman Jack Coatar asked why the Community College did not seek demolition concurrent with submitting plans for their new Health Sciences Building. Paul Zinck said the Community College has not done much new building at the campus and in retrospect they wish they had brought the demolition forward for a Preliminary Review.

Alderman Jack Coatar also asked for more information regarding public forums regarding the changes to the campus. Dr. Pittman said outreach was internal to the Community College community and to the St. Louis business and health care communities.

Alderman Jack Coatar also asked if the Community College could assure the Board that there would be preservation of other significant campus buildings in the future. Dr. Pittman said the Community College has received state funding to renovate Buildings Sections C, D and E. He also said there needs to be more work on Building sections G and F. Paul Zinck said the strategic plan calls for reuse of the rest of the buildings on the campus.

Board member Randy Vines said it appeared that the demolition of Building Sections A and B was a foregone conclusion by the Community College. He asked the Community College representatives to respond to his concern. Paul Zinck said the environmental aspects of the building were planned for remediation. He said there was no choice but to remediate the asbestos. Mr. Vines asked if the remediation could facilitate the reuse of the building sections proposed for demolition. Mr. Zinck said they could, though the Community College did not need the space in Building Sections A and B for university purposes. Mr. Zinck also said a permit was granted for the window removal and asbestos abatement.

Mr. Vines asked how it was determined that Building Sections C-G could be reused and A and B could not. Mr. Zinck said the need for health and specialized training programs required new space which was accommodated in the new Center for Health Sciences

Building. However, Building Sections C-G are fine for traditional classroom space.

Andrew Weil, of the Landmark's Association, spoke against the demolition. He said the public had not had full access to participate in the conversation regarding the demolition proposal. Mr. Weil stated that the consideration of demolition of such important buildings required a greater opportunity for public input. He further noted that public funds were used to identify the significance of the buildings in the Mid-Century Modern Survey and are being used to accomplish the demolitions too. So, there should have been more opportunity for public involvement in the process. He said there was little Mid-Century architecture to preserve in the City, so, losing these buildings is important to consider.

John Guenther spoke in opposition to the demolitions. He quoted Ronald Schmidt in noting that the design of the Community College was a model for such campuses around the country. He said the best way to honor the original designers was to preserve their structures. Mr. Guenther proposed mothballing the buildings for the future.

Esley Hamilton spoke in opposition to the demolitions. He said the Health Sciences Building should have been placed a greater distance from the original campus buildings; or, could have been designed to have harmonize with the original campus buildings. Additionally, Mr. Hamilton urged making the campus a City landmark to support its future preservation.

Chairman Richard Callow asked if the Community College

Board Member Randy Vines moved that the Preservation Board deny the demolition of Building Sections A and B. The motion was seconded by Board Member Tiffany Hamilton.

The motion failed with Board Members, Randy Vines, Tiffany Hamilton in favor and Board Members, Alderman Jack Coatar, David Richardson, Mike Killeen and Anthony Robinson opposed.

Chairman Richard Callow asked if the Community College representatives understood the meaning of the Community College campus being designated as a City Landmark. Mr. Zinck and Dr. Pittman indicated that they did.

FINDINGS OF FACTS:

The Preservation Board found that:

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- Building Sections A and B at 5600 Oakland Avenue comprise two sections of the St. Louis Community College at Forest Park campus.
- the building sections are part of a High Merit campus design (comprising more than just the two building sections), per the St. Louis Modern survey.
- the building sections proposed for demolition are “Sound” per the ordinance.
- the new Center for Nursing and Health Sciences forms an important component of the proposed subsequent construction.
- the Center for Nursing and Health Sciences is a thoughtfully designed contemporary building that enhances the Oakland Avenue Streetscape
- the demolition contributes to execution of the Community College Master Plan and opens the campus to entry at the east end from Oakland Avenue.
- the demolition is indicated by Criterion D: Reuse Potential, because the configuration of the these building sections no longer meets the needs of the Community College.
- the demolition is indicated by Criterion G: Commonly Controlled Property, because the Community College has common control and the building sections being proposed for demolition do not conform to the Master Plan for the campus.
- the Unusual Circumstance that justifies demolition is the Community College’s determination that the functions of Building Sections A and B have been replaced by the Center for Nursing and Health Sciences Building and the building sections to be demolished were not adequate for future university planning.
- the demolition would not significantly impact the central plaza which was the focal point of the Weese and Kiley design for the campus.

BOARD ACTION:

It was the decision of the Preservation Board to approve the Demolition Application based upon Criteria D and G with the following stipulations:

- that the St. Louis Community College not oppose designation of the St. Louis Community College campus at Forest Park as a City landmark;
- that St. Louis Community College will subsequently submit exterior

- alterations to High Merit components of the St. Louis Community College campus at Forest Park and present that to the Preservation Board for approval in consultation with the Cultural Resources Office

The motion was made by Alderman Jack Coatar made the motion. Commissioner Randy Vines seconded the motion. The motion passed with Board Members, Alderman Jack Coatar, Tiffany Hamilton, Mike Killeen, David Richardson, Anthony Robinson and Randy Vines in favor and none opposed.

APPEALS OF DENIALS

C. 2020.0239 2826 VICTOR STREET FOX PARK HISTORIC DISTRICT

Owner/Applicant: Invest and Smile, LLC – Yair Gafni

RESIDENTIAL PLAN: Appeal of a denial of a building permit application to retain non-compliant windows installed without a permit.

PROCEEDINGS: On April, 27 2020, 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 to retain five windows installed not according to an approved permit, at 2826 Victor Street, in the Fox Park Local Historic District. The owner, Yair Gafni, submitted the application.

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

Bethany Moore of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #66098 which sets forth the standards for windows in the Fox Park Local Historic District. She entered into the record Ordinance #64689, as revised by City Ordinance #64925, the enabling legislation; and Ordinance #66098, the Fox Park Local Historic District Ordinance, the Preservation Board Agenda, PowerPoint, her presentation and a packet of information sent by the owner for the Board to examine.

Ms. Moore stated that the work that was done without a permit did not meet the specific criteria for windows outline in the Fox Park Standards. She explained that a Stop Work Order had been placed at the property on March 5, 2020 when she discovered that the windows installed were vinyl, which is not allowed by the Fox Park

Standards on Primary Facades. Two of the vinyl windows on the first floor did not replicate the original window type. She also explained that a permit issued June 27, 2018 called for all windows to be replaced with Rivertown wood windows and included the correct window type for the two first floor windows. Ms. Moore also explained that section 203.1 of the Fox Park Standards only allowed replacement window sashes on the Primary Façade to be made of wood or finished aluminum and that the window elements of the replacement must match the original. Ms. Moore stated that the windows did not comply with the criteria outlined in the Fox Park Standards. Based upon the standards, Ms. Moore recommended that the Board uphold the Director's denial of the application.

The owner, Yair Gafni, spoke on his own behalf. He stated that he was not aware that the vinyl windows installed were incorrect as he was out of the country and relying on his project manager and general contractor. He stated that he fired both the project manager and the general contractor over many issues with the property and he was now handling it himself. He also stated that replacing the windows on the front with the correct windows was more than he could afford. He also stated that there were other examples of vinyl windows along Victor Street. He noted that he also had several liens on the property. He asked that the Preservation Board approve his request to retain the windows based on the fact that he left his country to take care of the project and does not have any more money to replace windows.

FINDINGS OF FACTS:

The Preservation Board found that:

- 2826 Victor Street is located in the Fox Park Local Historic District.
- Vinyl windows do not meet the Fox Park Standards for Primary Facades.

BOARD DECISION:

It was the decision of the Preservation Board to uphold the Director's Denial of the application to retain the vinyl windows on the primary façade, as they do not meet the requirements for replacement windows outlined in the Fox Park Local Historic District Standards. The motion was made by Commissioner David Richardson. Alderman Jack Coatar seconded the motion. The motion passed unanimously with six votes in favor of the motion.

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D. 2020.0231 4552 WESTMINSTER PLACE CENTRAL WEST END HISTORIC DIST.

Owner/Applicant: GEDL, LLC – Katie Casey

RESIDENTIAL PLAN: Appeal of a denial of a building permit application to retain non-compliant windows installed without a permit.

PROCEEDINGS: On April 27, 2020, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an Appeal of the Cultural Resources Director's Denial of an application to retain seven (7) windows on the front of the building at 4552 Westminster Pl., in the Central West End Historic District. The appeal was submitted by the applicant.

Board members Richard Callow (Chair), David Richardson, Alderman Jack Coatar, Tiffany Hamilton, Anthony Robinson, Randy Vines and Mike Killeen 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 windows in the Central West End Historic District. She entered into the record the enabling legislations; Ordinance #56768 as amended by Ordinance #69423; the meeting agenda; the application and the PowerPoint presentation.

Ms. Gagen stated that the windows did not meet the current historic district standards in regard to material and that the configuration of the window above the door did not appear to replicate the previous window. She recommended that the Preservation Board uphold the Director's Denial as the proposed front windows did not meet the Central West End Historic District standards. She read into the record an email from Jim Dwyer, Chairman, Central West End Association's Planning & Development Committee, expressing their support for the Staff's recommendation.

Katie Casey, of GEDL, LLC, the applicant/owner, spoke regarding her understanding of which windows were allowed in the historic district. She presented a PowerPoint showing the timeline of the window installation and the associated costs.

FINDINGS OF FACTS: The Preservation Board found that:

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- 4552 Westminster Place is located in the Central West End Historic District,
- the historic wood windows were removed and replaced with aluminum historic replacement windows without a permit,
- the windows do not meet the historic district standards in regard to material,
- the window-door does not appear to have been properly replicated.

BOARD DECISION:

It was the decision of the Preservation Board to uphold the Director's Denial of the proposed windows. The motion was made by Commissioner Mike Killeen. Commissioner David Richardson seconded the motion. The motion passed unanimously.