

**CITY OF ST. LOUIS  
CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD MINUTES  
MAY 23, 2016**

Board Members Present

Richard Callow - Chairman

Anthony Robinson

Dave Richardson

Legal Counsel

Barbara Birkicht

Cultural Resources Office Staff Present

Jan Cameron, Preservation Administrator

Andrea Gagen, Preservation Planner

Bob Bettis, Preservation Planner

Adona Buford, Administrative Assistant

**A. 2016.0526 1024 MISSISSIPPI AVENUE LAFAYETTE SQUARE HISTORIC DISTRICT**

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Owner: Erin Braddock

Applicant: Steven Coffey

RESIDENTIAL PLAN:

Preliminary review to install a brick/wrought iron fence and covered patio.

PROCEEDINGS:

On May 23, 2016, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Review for the construction of a street fence, barbecue/kitchen area and a patio cover to be constructed in the side and rear yard of 1024 Mississippi Avenue, located in the Lafayette Square Local and National Register Historic District. J. Steven Coffey, project architect, submitted the application.

Board members Richard Callow (chair), 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 review criteria in City Ordinance #69423, Revised Rehabilitation and New Construction Standards for Ordinance #58768, which established the Lafayette Square Historic District. She stated that the this proposal had changed only slightly from an earlier Preliminary Review that was heard by the Preservation Board at its May 2015 meeting. The Board's decision at that time was to grant preliminary approval for the proposed street fence and the outdoor kitchen with a brick screening wall; but to withhold preliminary approval of the patio cover until the design was revised to comply with the requirements of a Historic Model Example. In the current submission, the kitchen has been relocated to the northern part of the rear yard, away from the street, and the patio cover no longer has a glass roof, but is of similar form and design.

Ms Cameron stated that the design, scale, materials and location of the patio cover were not in compliance with the Standards and unlike any historic appendage in the District. She said she had discussed with the architect a pergola-like design with a flat roof as a way of reducing the scale and visibility of the structure, a suggestion that the owner did not wish to pursue. She recommended that the Board grant preliminary approval to the revised kitchen design and location and withhold preliminary approval of the proposed patio cover, which in design, scale and materials and location, was not in compliance with the requirements of the Standards.

Ms Cameron submitted an email from Suzanne Sessions, Vice President of the Lafayette Square Development Committee, which stated that the Committee had made two attempts to contact the owner or architect with a request to review the plans prior to the Preservation Board meeting but had received no response.

J. Steven Coffey, architect, spoke in support of the project. He stated that the design of the patio cover was intended to allow the property owner a sheltered area in his rear yard and to cover an existing entry to the house and basement on south side. He submitted a photo of the front porch on a house on Benton Place as a Historic Model Example.

Erin Braddock, owner of the property, spoke on his own behalf and stated that he was unaware that anyone from the Lafayette Square Restoration Committee had attempted to contact him about the project. He contended that the porch was similar to other designs recently constructed in the district and that he preferred not to have a pergola structure with a flat roof.

FINDINGS OF FACTS:

The Preservation Board found that:

- 1024 Mississippi Avenue is a contributing resource to the Lafayette Square Historic District;
- because it is not behind a privacy fence, all elements of the rear yard are considered to be visible under the definition of the Standards;
- the small rear yard and corner location of the property present challenges for providing modern conveniences. Although the new kitchen area is not based on a Historic Model Example, its location near the north property line and being faced with brick are the most appropriate means to hide it from street view;
- the proposed design of the fence has been granted preliminary approval by the Preservation Board in May 2015;
- the proposed patio cover does not follow a Historic Model Example as the Standards require and is not consistent in design, form or scale with historic appendages in the district.

BOARD ACTION:

It was the decision of the Preservation Board to grant preliminary approval for the kitchen/barbeque and to reaffirm its approval of the fence, subject to final review of the fence design and materials by the Cultural Resources staff; but to withhold preliminary approval of the proposed patio cover until the staff and the applicant can work out a more appropriate design that is closer to a Historic Model Example but not necessarily a Historic Model Example. The motion was made by Board Member David Richardson and seconded by Mr. Robinson. The motion passed unanimously.

**B. 2016.0743 1315 CHESTNUT STREET CITY PARK – CITY OWNED BUILDING**

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Owner/Applicant: City of St. Louis/Missouri Historical Society

COMMERCIAL PLAN: Preliminary review for exterior and interior alterations to the Soldiers' Memorial.

PROCEEDINGS: On May 23, 2016, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Review for alterations to the Soldiers' Memorial at 1317 Chestnut Street and to Memorial Plaza and the Court of Honor at 1300 Chestnut Street. Jim Konrad, of Mackay Mitchell Architects submitted the application.

Board members Richard Callow (chair), 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 review criteria in Title 24 of the City Code relating to Public Structures, Monuments and Fixtures. She briefly summarized the project and stated that the Cultural Resources Office had reviewed the plans for both the Museum and Plaza and were recommending the Board grant preliminary approval to the proposed work, subject to review of final plans, materials and colors.

Jim Konrad of Mackay Mitchell Architects, the project architect, made a presentation that discussed the proposed alterations in detail. He stated that the main goals of the project were to bring the Museum building up to modern building codes; to increase accessibility to the Museum and the Court of Honor; and to form a stronger connection between the two by reducing the width of Chestnut Street and providing an assembly space in the Plaza.

FINDINGS OF FACTS:

The Preservation Board found that:

- the Soldiers' Memorial is a public structure; Memorial Plaza is located in a City Park;
- the majority of work proposed for the interior and exterior of the Soldiers' Memorial is minor and will not adversely affect the historic character of the building;
- a second access ramp to be added to the west façade and a fire door to be inserted at the south (front) façade are

deemed to be critical to the reuse of the Memorial and have been designed to be as complementary to the building as possible;

- the applicant has agreed that the new fire door, required by building code to be placed on the front facade, will be blended into the architecture of the Memorial with an applied decorative grid; and that
- the alterations to Memorial Plaza and the Court of Honor, the extension of the park, and the relocation of the existing war memorials are necessary and will produce only minor changes to the design of the Plaza.

**BOARD ACTION:**

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

**C. 2016.0742 4056 DETONTY STREET SHAW HISTORIC DISTRICT**

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Owner/Applicant: Rubicon Corporation/ Mathew Hartig

**RESIDENTIAL PLAN:**

Building permit application to construct a single family dwelling.

**PROCEEDINGS:**

On May 23, 2016, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a new application for the construction of single family house on a vacant parcel at 4056 DeTonty Street, located in the Shaw Neighborhood Certified Local Historic District.

Board members Richard Callow, Anthony Robinson, and David Richardson 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 #59400, which sets forth the standards for residential new construction in the Shaw Certified Local Historic District. He testified that the project was in compliance with the Standards and that the neighborhood association was fully in support of the project.

Curtiss Byrne, project architect, was present but did not testify.

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FINDINGS OF FACTS:

The Preservation Board found that:

- the proposed site for construction, 4056 DeTonty, is located in the Shaw Local Historic District.;
- while the site is currently vacant, the remainder of DeTonty Avenue has a consistent and intact streetscape; and
- the proposed massing, scale, and proportions of the building is appropriate for its site and compatible with adjacent buildings. The design is compatible as a contemporary design within the context of the block and district.

BOARD ACTION:

It was the decision of the Preservation Board to grants preliminary approval to the proposed new construction with the stipulation that details and specifications are submitted to the Cultural Resources Office for review and final plans and exterior materials are approved by the Cultural Resources Office. Board Member Anthony Robinson made the motion, which was seconded by Mr. Richardson. The motion carried with none opposing.

**D. 2016.0288 4531 McPHERSON AVENUE CENTRAL WEST END HISTORIC DISTRICT**

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Owner/Applicant: Veal Realty LLC – Kennedy Veal

RESIDENTIAL PLAN:

Appeal of a denial of a building permit application to retain a previously-constructed retaining wall.

PROCEEDINGS:

On May 23, 2016, 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 application for exterior alterations, at 4531 McPherson Avenue in the Central West End Certified Local Historic District. The owner submitted the appeal.

Board members Richard Callow, Anthony Robinson, and David Richardson were present for the testimony for this agenda item.

John Veal, the owner's representative, was present. He expressed his wish to defer his own testimony on the project until the Board was able to render a decision.

**E. 2016.0542 2206 CHARLESS STREET MCKINLEY HEIGHTS HISTORIC DISTRICT**

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Owner/Applicant: Kim A. Poor

RESIDENTIAL PLAN: Appeal of a denial of a building permit application to install a security door on the front façade.

PROCEEDINGS: On May 23, 2016, 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 application for exterior alterations, at 2206 Charless Avenue in the McKinley Heights Local Historic District. The owner submitted the appeal.

Board members Richard Callow, Alderman, Anthony Robinson, and David Richardson were present for the testimony for this agenda item.

Jerel Poor, the owner, was present.

Because there were not enough members in attendance to constitute an official quorum, the Preservation Board voted to defer this item until the June meeting.

Board Member Richardson made the motion, which was seconded by Mr. Robinson. The motion passed unanimously.

**F. 2016.0719 4718 McPHERSON AVENUE CENTRAL WEST END HISTORIC DISTRICT**

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Owner: Daniel Hodder and Meredith Ramm

Applicant: Landscape Concepts – Jill Wallenberg

RESIDENTIAL PLAN: Appeal of a denial of a building permit application to construct a retaining wall.

PROCEEDINGS: This item was deferred per the Applicant's request.