

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
JUNE 26, 2017**

Board Members Present

Richard Callow – Chairman
Anthony Robinson
David Richardson
Mike Killeen

Cultural Resources Office Staff Present

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

Legal Counsel

Barbara Birkicht

PRELIMINARY REVIEWS

A. 2017.0691 1851 MENARD STREET SOULARD HISTORIC DISTRICT

Owner/Applicant: JS Community Builders LLC – Justin Hemkens

RESIDENTIAL PLAN: Preliminary review to construct three townhouses.

PROCEEDINGS: On June 26, 2017 the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Review for a proposal to construct a two-story three-unit building with interior garages at 1851 Menard Street, in the Soulard Neighborhood Local Historic District. Justin Hemkens of JS Community Builders LLC, the property owner, submitted the application.

Board members, Richard Callow (Chairman), David Richardson, Michael Killeen and Alderman Terry Kennedy were present for the testimony for this agenda item.

Jan Cameron of the Cultural Resources Office made a presentation that examined the section of City Ordinance #62382, which sets forth the standards for new residential construction in the Soulard Neighborhood Local Historic District. She indicated that while the scale of the building was somewhat larger, its fenestration and other details were derived from an appropriate Model Example.

Justin Hemkens, applicant, was present but did not testify.

- FINDINGS OF FACTS: The Preservation Board found that:
- 1851 Menard Street is located in the Soulard Neighborhood Local Historic District;
 - The applicant has provided an appropriate Model Example for the proposed new construction;
 - The project generally complies with the requirements of the Standards to follow a Model Example except in the areas of scale and foundation material.
- BOARD DECISION: It was the decision of the Preservation Board to grant preliminary approval of the proposed new construction, with the stipulation that final plans and exterior materials are reviewed and approved by the Cultural Resources Office. The motion was made by Board Member David Richardson and seconded by Alderman Terry Kennedy. The motion passed with unanimously.

B. 2017.0913 1810-20 SO. 10TH STREET SOULARD HISTORIC DISTRICT

Owner/Applicant: KHDH Properties LLC - Dan Holak

RESIDENTIAL PLAN: Preliminary review to construct three attached townhouses.

PROCEEDINGS: On June 26, 2017 the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Review for a proposal to construct a two-story three-unit building with detached garages at 1810-20 South 10th Street, in the Soulard Neighborhood Local Historic District. Dan Holak of KHDH Properties LLC, the property owner, submitted the application.

Board members, Richard Callow (Chairman), David Richardson, Michael Killeen and Alderman Terry Kennedy were present for the testimony for this agenda item.

Bob Bettis of the Cultural Resources Office made a presentation that examined the section of City Ordinance #62382, which sets forth the standards for new residential construction in the Soulard Neighborhood Local Historic District. He indicated that the project generally complied with the Design Standards.

Dan Holak, applicant, was present but did not testify.

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FINDINGS OF FACTS:

The Preservation Board found that:

- 1810-20 South 10th St. is located in the Soulard Neighborhood Local Historic District;
- The applicant has provided an appropriate Model Example for the proposed new construction;
- The proposed design complies with most of the requirements of the Soulard Historic District standards.

BOARD DECISION:

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

C. 2017.0928 2330-32 SO. 12TH STREET SOULARD HISTORIC DISTRICT

Owner/Applicant: Renovations Unlimited – Ron Seabaugh

RESIDENTIAL PLAN:

Preliminary review to construct a parking structure and roof deck for condominium.

PROCEEDINGS:

On June 26, 2017 the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Review for a proposal to construct a roof deck and garage port at 2330-32 South 12th Street, in the Soulard Neighborhood Local Historic District. Ron Seabaugh of Renovations Unlimited, the property owner, submitted the application.

Board members, Richard Callow (Chairman), David Richardson, Michael Killeen and Alderman Terry Kennedy were present for the testimony for this agenda item.

Daniel Krasnoff of the Cultural Resources Office made a presentation that examined the section of City Ordinance #62382, which sets forth the standards for the rehabilitation of structures in the Soulard Neighborhood Local Historic District. Mr. Krasnoff identified portions of the Standards for which the proposed projects were not in compliance. He submitted a support letter from Alderman Jack Coatar and letters of opposition from residents.

Board Member David Richardson asked why the standards did not allow a garage-port. Mr. Krasnoff replied that the garage-ports must be based upon a model example.

Board Member Richardson asked if the roof deck design was amended due to staff concerns. Mr. Krasnoff said he was not aware of the reason it was reduced, but the reduction was slight.

Board Member Richardson asked if the roof deck was visually dominant.

Mr. Krasnoff said the new design was not.

Chairman Callow asked if Mr. Krasnoff if he was more supportive of the garage-port or roof-deck. Mr. Krasnoff said the he had fewer concerns regarding the roof deck than the garage-port.

Ron Seabaugh of Renovations Unlimited spoke in favor of the project. He explained why the garage-port and roof deck were proposed separately from the building permit. He identified ways the roof deck was designed so as not to be very visible. Regarding the garage-port, he said it was design to appear as a garage. He noted that the site is very "tight" and so they desired a garage-port.

Board Member Richardson asked if the SHPO signed off on the project.

Mr. Seabaugh said they had.

Alderman Jack Coatar spoke in favor of the project. He discussed the importance of the project to the neighborhood and the efforts of the developers to develop the project in an appropriate manner. He submitted a support letter from the Soulard Restoration Group into the record.

Steve Kotiskas spoke in opposition to the garage-port.

Joy Christinsan spoke in opposition to the garage-port.

FINDINGS OF FACTS:

The Preservation Board found that:

- 2330 South 12th Street is located in the Soulard Local Historic District.

- The owner proposes to construct a six car garage-port that will face the alley and will be sited along Lami Street;
- Two walls of the proposed garage-port will extend to 6" above grade;
- Two-thirds of the garage-port will not be enclosed on the façade facing the rehabilitated structure;
- The garage-port will appear as a garage to those who walk or driving by it;
- The roof deck is designed so as not to be visible from Lami or 12th Street. It will not be "visually dominant" from the rear.

BOARD DECISION:

It was the decision of the Preservation Board to grant preliminary approval of the garage-port and roof deck. The motion was made by Alderman Terry Kennedy and seconded by Mr. Richardson. The motion was approved unanimously.

D. 2017.0931 2220-22 MENARD STREET SOULARD HISTORIC DISTRICT

Owner: Stars Investment Group LLC

Applicant: Philip Durham

RESIDENTIAL PLAN:

Preliminary review to construct new three-story mixed use building.

PROCEEDINGS:

On June 26, 2017 the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Review for a proposal to construct a three-story mixed use building at 202-22 Menard Street, in the Soulard Neighborhood Local Historic District. Philip Durham of Studio Durham, the project architect, submitted the application on behalf of the property owners.

Board members, Richard Callow (Chairman), David Richardson, Michael Killeen and Alderman Terry Kennedy were present for the testimony for this agenda item.

Jan Cameron of the Cultural Resources Office made a presentation that examined the section of City Ordinance #62382, which sets forth the standards for new residential construction in the Soulard Neighborhood Local Historic District. She indicated that while the scale of the proposed building was somewhat larger than the surrounding historic buildings, revisions had been made to the initial design to visually reduce the scale of the Shenandoah façade and to address other suggestions made by the Cultural

Resources Office and the Soulard Restoration Group. She submitted a letter of support for the project from 7th Ward Alderman Jack Coatar, and another from Wade Weistreich, President of the Soulard Restoration Group, that expressed general support with four conditions, three of which are reflected in the current proposal.

Alderman Jack Coatar, Alderman of the 7th Ward, spoke in support of the project.

Philip Durham, project architect, spoke in support of the project and countered the staff's concern regarding the building's scale.

FINDINGS OF FACTS:

It was the decision of the Preservation Board that:

- 2220-22 Menard Street is located in the Soulard Neighborhood Local Historic District;
- The proposed building is a replacement for the owners' original building on the site that was destroyed in a gas explosion;
- The applicant has provided an appropriate Model Example for the proposed new construction;
- The project as currently proposed complies with most of the Soulard Standards for New Construction; but is larger in mass and scale than adjacent buildings. The owners have agreed to work with the Cultural Resources staff to make design changes to reduce the visual impact of this larger building.

BOARD DECISION:

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

E. 2017.0701 4600 SO. BROADWAY S. BROADWAY BLUFFS/LANDMARK DIST.

Owner: South Side Church of Christ

Applicant: Jim Bender

RESIDENTIAL PLAN:

Building permit application to construct a multi-family house.

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PROCEEDINGS:

On June 26, 2017 the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Review for a proposal to demolish a church and a single-family house at 4600 South Broadway, in the South Broadway Bluffs Landmark District. Jim Bender, of R.R. Jennings Development, represented the applicant.

Board members, Richard Callow (Chairman), David Richardson and Michael Killeen were present for the testimony for this agenda item.

Daniel Krasnoff, of the Cultural Resources Office, made a presentation that examined Ordinance #64689, as it relates to the South Broadway Bluffs Landmark District. He noted that there are no stated design standards for the Landmark District. He also evaluated the proposed demolition in regards to the requirements of Ordinance #64689 as amended by Ordinance #64832.

Jim Bender, applicant, explained the necessity to obtain preliminary approval for the demolition.

FINDINGS OF FACTS:

The Preservation Board found that:

- 4600 South Broadway, is located within the South Broadway Bluffs City Landmark District;
- The proposal includes demolition of a church and a residential building that are non-contributing to the Landmark District;
- The buildings proposed for demolition are non-contributing;
- The applicants propose a three-story apartment building for low-income seniors.

BOARD DECISION:

It was the decision of the Preservation Board to grant preliminary approval of the demolitions. The motion was made by Board Member David Richardson and seconded by Mr. Killeen. The motion passed unanimously.

NEW APPLICATION

F. 2017.0923 4550 PERSHING PLACE – Deferred until July Hearing

APPEALS OF DENIALS

G. 2017.0516 4303 McPHERSON AVE – Deferred until July Hearing

H. **2017.0694 925 ANN AVENUE – Deferred until July Hearing**

I. **2017.0781 3230 SO. 9TH STREET – Deferred until July Hearing**

SPECIAL AGENDA ITEMS

Nominations to the National Register of Historic Places

J. **The Publicity Building – 1133 Pine Street**

ACTION: It was the decision of the Preservation Board to direct the staff to prepare a report for the Missouri State Historic Preservation Office that the Publicity Building meets National Register Criterion A for Commerce.

K. **Burgherr’s Service Station – 1956 Utah Street**

ACTION: It was the decision of the Preservation Board to direct the staff to prepare a report for the Missouri State Historic Preservation Office that the Burgherr’s Service Station meets National Register Criterion C for Architecture.

L. **Banneker School – 2840 Samuel T. Shepard Drive**

ACTION: It was the decision of the Preservation Board to direct the staff to prepare a report for the Missouri State Historic Preservation Office that the Banneker School meets National Register Criterion A for Education and Ethnic Heritage: African American, and Criterion B for Education and Social History for its association with Dr. Samuel T. Shepard, Jr.