

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
JULY 28, 2014**

Board Members Present

Richard Callow, Chairman
Alderman Craig Schmid
Mike Killeen
Nate Johnson
David Visintainer
Anthony Robinson

Legal Counsel

Barbara Birkicht

Cultural Resources Office Staff Present

Betsy H. Bradley, Director
Jan Cameron, Preservation Administrator
Andrea Gagen, Preservation Planner
Bob Bettis, Preservation Planner
Adona Buford, Administrative Assistant

Chairman Richard Callow called the roll. Six (6) members were present. Alderman Craig Schmid moved to approve the current Agenda and the June 23, 2014 minutes. Mr. Johnson seconded the motion. The motion passed.

A. 2014.0869 4066 RUSSELL BLVD. SHAW HISTORIC DISTRICT

Owner/Applicant: William and Maureen McCuen

RESIDENTIAL PLAN: Preliminary review to convert a service station into a single family dwelling.

PROCEEDINGS: On July 28, 2014, 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 convert a 2-story vacant and derelict service station into a single-family house at 4066 Russell Avenue, located in the Shaw Certified Local Historic District.

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Board members Richard Callow (Chairman), David Visintainer, Alderman Craig Schmid, Anthony Robinson, Nate Johnson and Michael Killeen were present for the testimony for this agenda item.

Jan Cameron of the Cultural Resources Office discussed the project, testifying that 4066 Russell is considered a non-contributing building to the historic district, being constructed in 1960, long after the district's period of significance; and that while it was an example of Mid-century Modern design, the building had been altered. Ms Cameron stated that while some elements of the design did not strictly comply with the historic district standards, the architect had attempted to relate the redesign to the existing historic fabric using a contemporary vocabulary that referenced historic materials and precedent.

William McCuen, the owner and the architect for the project, testified on his own behalf. He presented a PowerPoint discussing how the proposed redesign would be compatible with the neighborhood.

Alderman Stephen Conway spoke in support of the project, and stated that the neighborhood was strongly in support.

FINDINGS OF FACTS:

The Preservation Board found that:

- the proposed site for construction, 4066 Russell Boulevard, is located in the Shaw Local Historic District but is a non-contributing resource in that district;
- the former commercial property was developed with the building at the alley and this site plan and the existing building form create conditions that limit the property's ability to be compatible with nearby properties;
- the proposed exterior materials are generally in compliance with the Shaw Historic District Standards; and
- the proposed redesign of the house, while thoroughly contemporary, does to some extent reference historic details found within the historic district and the Standards do not prohibit contemporary design that is deemed compatible with historic buildings.

BOARD ACTION:

It was the decision of the Preservation Board to grant preliminary approval to the project, with the stipulation that final drawings and exterior material finishes are reviewed and approved by the Cultural Resources Office. The motion was Mr.

Johnson. Alderman Schmid seconded the motion. The motion carried with none opposing.

B. 2014.0901 4321 MANCHESTER FOREST PARK SE NATIONAL REGISTER DISTRICT
2014.0902 4325-29 MANCHESTER

Owner: 4321-29 Manchester LLC

Applicant: UIC – Sarah Gibson

COMMERCIAL PLAN: Preliminary review of a demolition of a commercial building to be followed by the construction of a mixed-use building.

PROCEEDINGS: On July 28, 2014, 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 demolish a historic 1-story commercial building at 4325-29 Manchester Avenue, the Higley Commercial Building, located in the Forest Park Southeast National Register District; and to construct in its place a 3-story, mixed use building on the site and adjacent parcel at 4231 Manchester.

Board members Richard Callow (Chairman), David Visintainer, Alderman Craig Schmid, Anthony Robinson, Nate Johnson and Michael Killeen were present for the testimony for this agenda item.

Betsy H. Bradley, Director of the Cultural Resources Office discussed the project, testifying that the Higley Building is a contributing building to the historic district, and therefore a Merit building, demolition of which under Ordinance #64689 shall not be approved except in unusual circumstances. She stated that the building represents the popularity of one-story commercial buildings in the 1910s and 1920s when the traditional 2-story commercial block was no longer considered necessary to provide second floor living space above the business below. Ms. Bradley also testified that the building was in Sound condition, and that historic tax credits were available for its rehabilitation. She suggested that with the siting of the building at the building line, and the adjacent vacant parcel to the east, there was room on the site for a rear addition and adjacent new structure that could greatly increase density.

Ms. Bradley also presented the design of the mixed-use building proposed to replace the Higley Building, stating that the building's architectural character and exterior building

materials are not compatible with the surrounding historic fabric, but that the building's greatest variation is in introducing a completely new scale in the historic streetscape.

Ms. Bradley entered into the record letters of support for the project from Alderman Joseph Roddy; Brian K. Phillips, Executive Director of the Washington University Medical Center Redevelopment Corporation; Allan D. Ivie, President of Reliance Bank, which recently purchased a nearby site on Manchester; Forest Park Southeast residents Ryan Day and Joe Kiekemer and spouse, both of whom would oppose demolition of the building for a vacant lot or parking, but support the new construction.

Ruth Keenoy, representing the Landmarks Association of St. Louis Inc., wrote in opposition to the demolition of the building, stating the building retains its architectural integrity and contributes to the historic district.

The Alderman for the ward, Joseph Roddy, spoke in support of the project, stating that the new building would redefine and support the redevelopment of Manchester Avenue.

Brent Crittenden of U.I.C., the designer of the project, testified on behalf of the project. He presented a PowerPoint showing how the proposed new construction would be compatible with the blockface and add vitality to the street. He stated that the existing building, although considered a Merit property, was modest in detail, and had had some historic material removed. He stated that an aspect of economic hardship on the part of the developers should be considered, based on the high acquisition cost of the property.

Kyle Miller of Paramount Properties Development, part owner and developer of the project, testified on his own behalf. He stated that they had considered rehabilitating the existing building, but that due to the high purchase cost, rehabilitation without providing additional rentable units would not be feasible.

Shawn Spencer, part owner and developer of the project, testified on his own behalf.

Patrick Barry, of P.K. Barry testified in support of the demolition and new construction.

Matt Green, Project Manager at Park Central Development Corporation, testified in support of the project. He testified

that he spoke on behalf of Park Central, the Grove Improvement Association; and the Forest Park Southeast Business Association, all of which were in favor of the project. He spoke favorably of the residential density the new building would provide to the street and the project's interior parking.

Joe Lengyel, owner of several properties in the neighborhood, testified in support of the project.

FINDINGS OF FACTS:

The Preservation Board found that:

- 4325-59 Manchester, the Higley Commercial Building, is a contributing resource to the Forest Park Southeast National Register Historic District and is located in a Preservation Review District; it is a Merit building under the definition of Ordinance #64689;
- the historic commercial building shows no evidence of conditions that indicate that it is not in a sound condition;
- the location of the building on a blockfront that has experienced some loss of historic buildings makes its presence an important element in the historic district streetscape. The loss of the existing building would diminish the historic integrity, density and rhythm of the blockfront, as well as the sense of The Grove being primarily a historic commercial corridor along Manchester Avenue;
- the proposed new construction has been designed to provide an eye-catching new residential product in The Grove. Its design does not meet the aspects of compatible new design noted in the ordinance, but the overall presence of the building would not be incompatible in the streetscape;
- the preliminary approval of the demolition of a sound, Merit building and subsequent new construction would support the neighborhood's vision for The Grove becoming a mix of historic and newer buildings; and that
- the owners testified that due to the high acquisition costs of the site, rehabilitation of the building as it stands, without increasing the number of rentable units, would not be feasible.

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BOARD ACTION: It was the decision of the Preservation Board to grant preliminary approval of the demolition, based on the economics presented, but subject to the issuance of a building permit for the new building prior to approval of the demolition permit of the existing building. The motion was made by Alderman Craig Schmid and seconded by Mr. Visintainer. The motion carried with none opposing.

APPEALS OF DENIALS

C. 2014.0452 6016 WASHINGTON SKINKER-DeBALIVIERE HISTORIC DISTRICT

Owner/Applicant: Lynnea A. Brumbaugh

RESIDENTIAL PLAN: Appeal of a staff denial of a building permit application to retain a retaining wall constructed without a permit.

PROCEEDINGS: On July 28, 2014, 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 to retain a retaining wall constructed without a permit at 6016 Washington, in the Skinker-DeBaliviere Local Historic District. The owner submitted the application and the appeal.

Board members Richard Callow, Alderman Craig Schmid, David Visintainer, Mike Killeen, Nate Johnson, and Anthony Robinson were present for the testimony for this agenda item.

Andrea Gagen of the Cultural Resources Office made a presentation that examined the section of City Ordinance #57688, which sets forth the standards for residential rehabilitation in the Skinker-DeBaliviere Local Historic District. She testified that the project was not in compliance with the Standards as the dry-laid, flagstone was not a compatible material for retaining walls in the district.

Ms. Gagen entered into the record certified copies of Ordinances #64689 and #57688; the Board agenda and the PowerPoint presentation for 6016 Washington; and the building permit application, including all construction documents.

Ms. Gagen also submitted into the record an email from the Skinker-DeBaliviere neighborhood in support of the wall as constructed.

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Lynnea Brumbaugh, the owner and appellant, testified on her own behalf, stating the wall was installed after her water main broke and that she was unaware that the retaining wall required a permit.

FINDINGS OF FACTS:

The Preservation Board found that:

- 6016 Washington is located in the Skinker-DeBaliviere Local Historic District;
- the retaining wall was constructed without a permit;
- the flagstone used in the dry-laid retaining wall is not a compatible material under the historic district standards; and that
- due to the expense of replacing the water main and installing the stone retaining wall, it would be a financial hardship for the owner to remove the existing wall and replace it with appropriate materials.

BOARD ACTION:

After due consideration and after weighing each piece of evidence and making a determination of the credibility of the witnesses, the Preservation Board made a decision to overturn the Director's denial of the building permit because removing the existing retaining wall and replacing it with retaining wall of appropriate materials would create a financial hardship for the owner. The motion was made by Board Member Killeen and seconded by Mr. Johnson. The motion passed with four Board Members voting in favor of the motion and one abstaining.

D. 2014.0583 2225 CHIPPEWA MARINE VILLA NATIONAL REGISTER DISTRICT

Owner: Abigail Young Willis

Applicant: Sultan Construction

DEMOLITION PLAN:

Appeal of the Director's denial of a demolition permit application to demolish a single family dwelling.

PROCEEDINGS:

On July 28, 2014, 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 demolition application for 2225 Chippewa Street, located in the Marine Villa National Register District, and in a Preservation Review District.

Board members Richard Callow (Chairman), David Visintainer, Alderman Craig Schmid, Anthony Robinson, Nate Johnson and Michael Killeen were present for the testimony for this agenda item.

Betsy H. Bradley, Director of the Cultural Resources Office, introduced into the record certified copies of Ordinance #64689 as amended by Ordinance #64932 and Ordinance #64932; her presentation and PowerPoint and the Board's agenda. She then made a presentation that examined the requirements of Ordinance 64689, Part X — Demolition Reviews, which states that for buildings within a Preservation Review District, the Preservation Board shall consider specific criteria when assessing whether a demolition should be approved. Ms Bradley testified that the building was a Merit structure as a contributing resource to the Murphy-Blair National Register district; that it appeared Sound under the definition of the ordinance although a serious fire had compromised the structure of the upper floor and there had been extensive water damage; and that the building is important to the existing streetscape.

Ms. Bradley submitted a letter from James McKee, President of the Marine Villa Neighborhood Association, expressing their concern over the loss of the property and requesting a discussion with the owner about possible alternative to demolition. Until then, the Association requested that the Director's denial be upheld by the Board.

Young Abigail Willis, owner of the building, testified on her own behalf. She submitted an unsealed structural inspection report from Engineering Evaluations, Inc. of St. Louis that the building was impossible to repair; and a sealed engineering report from Huneke Engineering of St. Peters, Missouri, that declared the building was structurally dangerous in its current condition and cost-prohibitive to repair. Ms Willis also submitted detail photographs of the building foundation and stated that the foundation problems likely pre-dated her purchase of the building. Ms Willis also testified that a contractor she had asked to look at the building refused to give a quote for repairs to the structure until the foundation problems were resolved.

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FINDINGS OF FACTS:

The Preservation Board found that:

- 2225 Chippewa is a contributing resource to the Marine Villa Neighborhood National Register Historic District and is located in a Preservation Review District; it is a Merit building under the definition of Ordinance #64689;
- Ordinance #64689 states that the demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances;
- the lower story and brick walls of the second story portion of 2225 Chippewa appear to be in sound condition.
- the economic feasibility and hardship associated with this property must consider several factors, including costs, the likelihood of financing, and the availability of state and/or federal historic tax credits;
- the location of the building between two other historic, but vacant, -buildings highlights its importance in the historic streetscape and district, but adds to the challenge of the economics of the recovery of the building; and that
- The property owner requested on the record that the Board defer voting on this matter to allow the Applicant time to discuss the proposed demolition with the Marine Villa Neighborhood Association and to market the building for sale. The Board agreed to defer the matter for 3 months and allow the Applicant to supplement the record at that time with any additional information in support of her case that she wishes to introduce.

BOARD ACTION:

The Preservation Board voted to defer consideration of the appeal of the Director's denial of a demolition permit for a 3-month period. During this continuance, the property owner is to assemble additional documentation, including insurance information; request that the Marine-Villa Neighborhood Association review and consider the demolition request; and offer the building for sale. The motion was made by Alderman Craig Schmid and seconded by Mr. Visintainer. The motion carried with none opposing.

E. 2014.0558 816 WILMINGTON GRAND-BATES SUBURB NAT'L REGISTER DIST.

Owner: Lewis Mitchell LLC

Applicant: T A & H Construction

DEMOLITION PLAN: Appeal of the Director's denial of a demolition permit application to demolish a single family dwelling.

PROCEEDINGS: On July 28, 2014, 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 demolition application for 816 Wilmington, located in the Grand Bates Suburb National Register District, and in a Preservation Review District.

Board members Richard Callow (Chairman), David Visintainer, Alderman Craig Schmid, Anthony Robinson, Nate Johnson and Michael Killeen were present for the testimony for this agenda item.

Bob Bettis, of the Cultural Resources Office, introduced into the record a certified copy of Ordinance #64689 as amended by Ordinance #64925 and Ordinance #64832; his presentation and PowerPoint and the Board's agenda. He then made a presentation that examined the requirements of Ordinance 64689, Part X — Demolition Reviews, which states that for buildings within a Preservation Review District, the Preservation Board shall consider specific criteria when assessing whether a demolition should be approved. Mr. Bettis testified that the building was a Merit structure as a contributing resource to the Grand Bates Suburb National Register district; that it appeared Sound under the definition of the ordinance although there was a fire at the rear of the building and the interior sustained water and smoke damage. He also stated that the building is important to the existing streetscape and the context of the district, and that historic tax credits were available for its rehabilitation.

Mr. Bettis submitted a letter from Ruth Keenoy, of the Landmarks Association of St. Louis, Inc., supporting the Director's denial of the demolition of this contributing property.

Lewis Bernstein, owner of the building, testified on his own behalf. He stated that an adjacent building sustained a fire in

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April and that the property had been on the market for sale several months prior to that incident. He also stated that the cost to repair the damage far exceeded the potential resale value of the house and that the rehabilitation was infeasible. Mr. Bernstein indicated that he did not wish to donate the property, as he wanted some return on the original investment

FINDINGS OF FACTS:

The Preservation Board found that:

- 816 Wilmington is a contributing resource to the Grand Bates Suburb National Register Historic District and therefore is a Merit building under the definition of Ordinance #64689;
- the front brick portion of 816 Wilmington is in sound condition; the frame rear addition of the house has sustained fire damage and the interior has suffered smoke and water damage. The walls and foundation of the house are intact and sound;
- given the location of 816 Wilmington in a neighborhood with an active community and some recent rehabilitation and new construction projects, the building has a good reuse potential as state and federal historic tax credits are available to assist in its rehabilitation;
- Ordinance #64689 states that the demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances. A building fire unexpectedly alters the condition of a building, its owner's economic resources, raises questions about the economic feasibility of its recovery; and that
- the owner is not proposing new construction on the site.

BOARD ACTION:

It was the decision of the Preservation Board to uphold the Director's denial of the demolition permit application for 816 Wilmington. The motion was made by Alderman Craig Schmid and seconded by Mr. Visintainer. Board member Nate Johnson voted in favor of the motion while Mr. Killeen and Mr. Robinson voted against. The motion passed three to two.

F. 2014.0798 908 GEYER AVENUE SOULARD HISTORIC DISTRICT

Owner/Applicant: Michael Young

RESIDENTIAL PLAN: Appeal of the Director's denial of a building permit application to install a front door.

PROCEEDINGS: On July 28, 2014, 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 to replace a front door, in the Souldard Local Historic District. The owner submitted the application and the appeal.

Board members Richard Callow, Alderman Craig Schmid, David Visintainer, Nate Johnson, Mike Killeen and Anthony Robinson 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 #62382, which sets forth the standards for residential rehabilitation in the Souldard Local Historic District. She testified that the project was not in compliance with the Standards as a four-panel door did not replicate the original door and was not based on a Historic Model Example.

Ms. Gagen entered into the record certified copies of Ordinances #64689, #57078 and #62382; the Board agenda and the PowerPoint presentation for 908 Geyer; and the building permit application.

Michael Young, the owner and appellant, testified on his own behalf, stating that he wished to have a solid door for security reasons.

FINDINGS OF FACTS: The Preservation Board found that:

- 908 Geyer is located in the Souldard Historic District;
- the four-panel door does not replicate the existing one-third glass, five-panel door, nor is it appropriate in design for a building of this age and architectural style;
- the four-panel door is not based on a Model Example;
- a solid front door is not appropriate for a building of this time period; and that

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- security could be provided with different glazing material, such as Lexan.

BOARD ACTION:

It was the decision of the Preservation Board to uphold the Director's denial of the building permit because the proposed front door does not comply with the Soulard Historic District Standards. The motion was made by Board Member Nate Johnson and seconded by Mr. Robinson. The motion passed with five Board Members voting in favor of the motion and none opposing it.

G. 2014.0894 1918 LASALLE LAFAYETTE SQUARE HISTORIC DISTRICT

Withdrawn by owners.

H. 2014.0828 3300 LEMP BENTON PARK HISTORIC DISTRICT

Owner/Applicant: Alex and Lisa M. David

RESIDENTIAL PLAN:

Appeal of a staff denial of a building permit application to construct a rooftop deck.

PROCEEDINGS:

On July 28, 2014, 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 to install a rooftop deck, in the Benton Park Local Historic District. The owner submitted the application and the appeal.

Board members Richard Callow, Alderman Craig Schmid, David Visintainer, Nate Johnson, Mike Killeen and Anthony Robinson 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 #67175, which sets forth the standards for residential rehabilitation in the Benton Park Local Historic District. He testified that the project was not in compliance with the Standards as rooftop decks are allowed only above Private Facades and the proposed deck would be above a Public and Semi-Public facade.

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Mr. Bettis entered into the record certified copies of Ordinances #64689 and #67175; the Board agenda and the PowerPoint presentation for 3300 Lemp; and the building permit application.

Alex David, the owner and appellant, testified on his own behalf, stating that he wished to have the entire roof space used for a rooftop deck.

FINDINGS OF FACTS:

The Preservation Board found that:

- 3300 Lemp is located in the Benton Park Historic District;
- the proposed roof deck would be visible above a Public and Semi-public façade; and that
- it would be possible to have a smaller roof deck, one not visible as required, a project that would meet the owner's desires and the historic district Standards.

BOARD ACTION:

It was the decision of the Preservation Board to uphold the Director's denial of the building permit application because the proposed roof deck does not comply with the Benton Park Historic District Standards. The motion was made by Board Member Visintainer and seconded by Mr. Johnson. The motion passed with five Board Members voting in favor of the motion and none opposing it.

I. 2014.0883 3235 MISSOURI BENTON PARK HISTORIC DISTRICT

Owner/Applicant: Joseph J. Herbert & Angelica Smith

RESIDENTIAL PLAN:

Appeal of the Director's denial of a building permit application to retain a fence installed without a permit.

PROCEEDINGS:

On July 28, 2014, 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 to retain a non-compliant fence installed without a building permit, in the Benton Park Local Historic District. The owner submitted the application and the appeal.

Board members Richard Callow, Alderman Craig Schmid, David Visintainer, Nate Johnson, Mike Killeen and Anthony Robinson were present for the testimony for this agenda item.

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Bob Bettis of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #67175, which sets forth the standards for residential rehabilitation in the Benton Park Local Historic District. He testified that the project was not in compliance with the Standards as the installed fence is not based on a Model Example.

Mr. Bettis entered into the record certified copies of Ordinances #64689 and #67175; the Board agenda and the PowerPoint presentation for 3235 Missouri; and the building permit application.

Angelica Smith & Joseph Herbert, the owners and appellants, testified on their own behalf, stating that they wish to retain the fence that was installed as they feel it meets the neighborhood standards

FINDINGS OF FACTS:

The Preservation Board found that:

- 3235 Missouri is located in the Benton Park Historic District;
- the fence was installed without a building permit;
- the fence is not based on a Model Example as required per the neighborhood design guidelines; and that
- the fence does not utilize posts of appropriate fencing material. The replacement of the pipe posts with posts with a suitable cap would bring the fence closer to the design and material of a Model Example.

BOARD ACTION:

It was the decision of the Preservation Board to uphold the Director's denial of the application for a building permit because the installed fence does not comply with the Benton Park Historic District Standards. The motion was made by Board Member Anthony Robinson and seconded by Alderman Schmid. The motion passed with five Board Members voting in favor of the motion and none opposing it.

J. 2014.0392 4309 GIBSON FOREST PARK SE NATIONAL REGISTER DISTRICT

Owner: Kevin Spencer

Applicant: O.T. Little Wrecking II

DEMOLITION PLAN:

Appeal of the Director's denial of a building permit application to demolish a residential building.

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PROCEEDINGS:

On July 28, 2014, 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 demolition application for 4309 Gibson Avenue, located in the Forest Park Southeast National Register District, and a Preservation Review District.

Board members Richard Callow (Chairman), David Visintainer, Alderman Craig Schmid, Anthony Robinson, Nate Johnson and Michael Killeen were present for the testimony for this agenda item.

Jan Cameron, of the Cultural Resources Office, introduced into the record a certified copy of Ordinance #64689 as amended by Ordinance #64925 and Ordinance #64832; her presentation and PowerPoint and the Board's agenda. She then made a presentation that examined the requirements of Ordinance 64689, Part X — Demolition Reviews, which states that for buildings within a Preservation Review District, the Preservation Board shall consider specific criteria when assessing whether a demolition should be approved. Ms. Cameron testified that the building was a Merit structure as a contributing resource to the Forest Park Southeast National Register district; that it appeared Sound under the definition of the ordinance although a portion of the parapet and outer wythe of brick at the second story of the front façade had collapsed. She also stated that the building is important to the existing streetscape and the context of the district, and that historic tax credits were available for its rehabilitation.

Ms. Cameron submitted a letter from Ruth Keenoy, of the Landmarks Association of St. Louis, Inc., supporting the Director's denial of the demolition of this contributing property; and a letter from Matt Green, Program Manager of the Park Central Development Corporation, stating that the demolition had not been submitted to their organization for review and therefore at this time, they were also in support of the Director's denial.

Kevin Spencer, owner of the building, testified on his own behalf. He stated that an adjacent building had fallen on his, and that the building was leaning. He also stated that although he had insurance on the building, he did not have the means to repair the building, which would cost \$200,000 to \$300,000 to stabilize it. Mr. Spenser indicated that he did not wish to

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donate the property to the Land Reutilization Authority, as he wanted to retain the land, although he stated affirmatively that he will do nothing to repair his property.

FINDINGS OF FACTS:

The Preservation Board found that:

- 4309 Gibson Avenue is a contributing resource to the Forest Park Southeast National Register Historic District and is located in a Preservation Review District; it is a Merit building under the definition of Ordinance #64689;
- Ordinance #64689 states that the demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances;
- the building appears to be in sound condition although it exhibits damage as the front façade and parapet;
- the use of - or conversion of - the flats building to a single-family residence could make use of state and/or federal historic tax credits;
- the owner stated he did not have the resources to repair the building;
- the owner is not proposing new construction on the site;
- the location of the building on a blockfront with a high degree of integrity and strong sense of historic context makes 4309 Gibson Avenue an important element of the district; and that
- the property owner requested on the record that consideration of his application be deferred to allow him to provide additional documentation in the form of a structural report on the condition of the building, documentation from the insurance company concerning damage to the building when the adjacent building fell, and to show proof/efforts of marketing the building, and any other additional documentation that he would like in support of his case

BOARD ACTION:

The Preservation Board voted to defer consideration of the appeal of the Director's denial of a demolition permit for a 3-month period. During this continuance, the property owner is to assemble additional documentation, including insurance information and a structural report; and to offer the building

for sale. The motion was made by Board Member Anthony Robinson and seconded by Mr. Killeen. The motion carried with none opposing.

SPECIAL AGENDA ITEMS:

Nominations to the National Register of Historic Places

K. Stouffer's Riverfront Inn – 200 South 4th 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 Stouffer's Riverfront Inn meets the requirements for listing on the National Register. The motion was made by Board member Dave Visintainer and seconded by Alderman Craig Schmid. The motion passed unanimously.

L. Remington Rand Building – 4100 Lindell Boulevard

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 Remington Rand Building meets the requirements for listing on the National Register. The motion was made by Board member Dave Visintainer and seconded by Alderman Craig Schmid. The motion passed unanimously.