

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
AUGUST 24, 2015**

Board Members Present

Richard Callow, Chairman

David Richardson

Anthony Robinson

David Visintainer

Mike Killeen

Legal Counsel

Barbara Birkicht

Cultural Resources Office Staff Present

Betsy Bradley, Director

Jan Cameron, Preservation Administrator

Andrea Gagen, Preservation Planner

Bob Bettis, Preservation Planner

Adona Buford, Administrative Assistant

PRELIMINARY REVIEWS

A. 2015.1063 6322 SOUTH GRAND BLVD. PRESERVATION REVIEW DISTRICT

Owner: Kroner Investments, LLC

Applicant: The Vecino Group – Bruce Adib-Yazdi

DEMOLITION PLAN: Preliminary review to demolish funeral home; rehabilitate adjacent building and construct an addition.

PROCEEDINGS: On August 24, 2015, 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 the Southern Funeral Home at 6322 S. Grand Boulevard in conjunction with the rehabilitation of the Parkside apartment building at 6336-40 S. Grand. Kroner Investments LLC submitted the application on behalf of the Vecino Group. The property proposed for demolition is located in a Preservation Review District in Ward 11.

Board members Richard Callow (Chairman), David Richardson, Anthony Robinson, Mike Killeen and David Visintainer were present for the testimony.

Betsy Bradley of the Cultural Resources Office made a presentation that examined the demolition review criteria sections of Ordinance #64832 for Preservation Review Districts. She reported on an earlier redevelopment proposal for the property and stated that the Southern Funeral Home has been formally determined eligible for listing in the National Register of Historic Places by the Missouri State Historic Preservation Office and therefore is a High Merit property. She reviewed the demolition review criteria and detailed the proposed new construction: a north wing for the Parkside apartment building at 6336-40 S. Grand Blvd. She reported receiving one message in favor of the demolition and new project and five opposing it, two suggesting that the new wing be rotated to face S. Grand Boulevard.

Stacy Jurado Miller of the Vecino Group described the work that the firm does in providing housing for groups with special needs. She reported that her firm had studied the reuse of the funeral home for their project and found it unsuited for residential use. Bruce Adib-Yazdi, also of the Vecino Group, described the program for the housing project.

Tom McClarren and Sherman George, neighborhood residents, spoke in support of demolition of the deteriorated funeral home. Fred Hessel, Executive Director of the Carondelet Community Betterment Foundation, spoke in favor of the project, including demolition. Theresa Blaskiewicz, a neighborhood resident, spoke against the demolition of the Southern Funeral Home, stating that it had reuse potential. NiNi Harris noted the relationship of the Spanish Colonial Revival style of the funeral home with the residential architecture nearby and opposed demolition. Ruth Keenoy, representing the Landmarks Association of St. Louis, spoke in opposition to demolition and urged the community to be patient as a new use for the building is found. Susan Tschetter, who lives in the neighborhood, and Dee Brown, who represented neighbors, also spoke in opposition to demolition. Jim Sahaida spoke in favor of redevelopment, rather than demolition, of the funeral home.

Alderman Tom Villa spoke in support of the proposed project, including the demolition of the funeral home, as it would keep the

corner residential, rather than commercial. He asserted that something needed to be done with the corner and the alternatives would not likely be as good a fit with the residential location near Carondelet Park.

FINDINGS OF FACTS:

The Preservation Board found that:

- the Southern Funeral Home is located in a Preservation Review District;
- the property is part of two parcels proposed for redevelopment but does not have a Redevelopment Plan adopted by City Ordinance;
- the Southern Funeral Home is a High Merit property as it has been determined to be eligible for listing in the National Register of Historic Places by the State Historic Preservation Office staff in 2011;
- the building is considered to be sound per the definition of the ordinance;
- the building has been vacant for approximately five years and has been on the market during that time;
- some funeral homes have been converted to new uses, others have been harder to reuse;
- the loss of the large funeral home would be a noticeable impact on the present integrity, rhythm, balance, and density of the block face of the 6300 block of South Grand;
- the property owner wishes to combine the funeral home parcel with that to the south and construct a four-story addition on the north side of the Parkside Apartment building and provide for parking for the enlarged residential facility on the north side of the property;
- the four-story addition has been designed to be of a compatible scale with the historic building and is compatible in architectural design and materials;
- the addition could be rotated and set back somewhat from Grand Boulevard to maintain a more urban quality for the streetscape and still provide for a private courtyard on the east side of the property and the required parking;
- the quality of the new construction, coupled with the rehabilitation of the Parkside apartment building, and the

continued provision of off-street parking are considered to compensate for the loss of the Southern Funeral Home building;

- the applicant owns the adjacent parcel on which the Parkside Apartment building stands and it is part of the project, thereby being commonly controlled property; and the applicant proposes to begin the project within two years; and
- Ordinance #64689 states that the demolition of sound, High-Merit buildings shall not be approved except in unusual circumstances that shall be expressly noted; the challenges in the redevelopment of a funeral home, which has stood vacant for several years, and a subsequent housing project to meet the special needs of citizens qualify as unusual circumstances.

BOARD ACTION:

It was the decision of the Preservation Board to grant preliminary approval to the demolition permit application based on the unusual circumstances stated in the findings and with the stipulations that no demolition permit be approved until proof is provided that funding is in place and a new construction permit has been approved; and that the Cultural Resources Office approves the design of the addition. Board member David Richardson made the motion to grant approval, which was seconded by Board member Anthony Robinson. The motion passed with Mike Killeen and Anthony Robinson voting against it and David Richardson, David Visintainer and Chair Richard Callow voting in favor of it.

B. 2015.1246

KIENER PLAZA

ST. LOUIS CITY PARK

Owner/Applicant: City of St. Louis Parks Division – Greg Hayes

COMMERCIAL PLAN:

Preliminary review to redevelop Kiener Plaza

PROCEEDINGS:

On August 24, 2015, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #69954 to review a new design for Kiener Plaza. City of St. Louis Director of Parks, Recreation & Forestry Greg Hayes submitted the application on behalf of CityArchRiver 2015 and Great Rivers Greenway.

Board members Richard Callow (Chairman), David Richardson, Anthony Robinson, Mike Killeen and David Visintainer were present for the testimony. Richard Callow recused himself from

the consideration of this agenda item.

Ordinance #69954 authorized the City to execute a Cooperation Agreement and take related actions to allow for the City of St. Louis, CityArchRiver and Great Rivers Greenway to work in cooperation in the design, reconstruction and ongoing operation, care and maintenance of Kiener Plaza. The Ordinance removed Kiener Plaza from the Gateway Mall design and review process and provided an alternative approval process that includes review and approval by the Preservation Board.

Mr. Hayes made a brief presentation after which Susan Trautman, Executive Director of Great Rivers Greenway, presented the plan for Kiener Plaza to the Preservation Board. 7th Ward Alderman Jack Coatar spoke in support of the project. Betsy Bradley reported she had received letters of support from Alderman Coatar, DowntownSTL.Inc. and CityArchRiver.

BOARD ACTION:

It was the decision of the Preservation Board to grant approval of the new design for Kiener Plaza. Board member David Richardson made the motion, which was seconded by Board member David Visintainer. The motion passed with four members voting in favor of it.

C. 2015.1385 1909 LAFAYETTE AVENUE LAFAYETTE SQUARE HISTORIC DIST.

OWNER/APPLICANT: Diversified Real Estate/John Muller

RESIDENTIAL PLAN: Preliminary review to construct a single family house.

PROCEEDINGS: On August 24, 2015, 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 a three-story, single-family house at 1909 Lafayette Avenue, in the Lafayette Square Local Historic District. The application was submitted by the developer of the property. Board members Richard Callow, David Richardson, Mike Killeen, David Visintainer 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 #69112, which sets forth the standards for residential rehabilitation and new construction in the Lafayette Square Local Historic District. She testified that the proposed project will comply with the Standards,

with the exception of the garage, which will be placed in the side yard because of a rear utility easement. She also noted that the Lafayette Square Restoration Committee had indicated their support for the project.

FINDINGS OF FACTS:

The Preservation Board found that:

- 1909 Lafayette Avenue is located in the Lafayette Square Local Historic District;
- the plans as proposed are compliant with the historic district standards for new construction with the exception of the garage location;
- the garage cannot be placed behind the house as there is a wide utility easement running along the rear of the property; and
- the Standards allow utility buildings in the side yard if it is not possible to place them behind the main building, but requires four sides of brick. The proposed garage will comply with that stipulation.

BOARD ACTION:

It was the decision of the Preservation Board to grant preliminary approval to the project with the condition that the design be developed as proposed and that the Cultural Resources Office review and approve final plans and materials. Board Member Anthony Robinson made the motion, which was seconded by Board Member Richardson. The motion passed with four Board Members voting in favor and none opposed.

NEW APPLICATION

D.	2015.0999	1911 UTAH STREET	BENTON PARK HISTORIC DISTRICT
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Owner/Applicant: Building Pros, LLC

RESIDENTIAL PLAN: New building permit application to construct a single family dwelling.

PROCEEDINGS: On August 24, 2015, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a new application of a building permit application to construct a single-family house, at 1911 Utah Street in the Benton Park Local Historic District. The owner submitted the appeal.

Board members Richard Callow, Mike Killeen, David Richardson,

David Visintainer 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 new construction in the Benton Park Local Historic District. He testified that the project was in compliance with the Standards.

Dan Kammerer, the developer, was present for the hearing but did not speak.

FINDINGS OF FACTS:

The Preservation Board found that:

- the proposed site for the new construction is located in the Benton Park Local Historic District;
- the proposed design complies with all requirements for new construction in the Benton Park Historic District Standards; and that
- final material choices have not been made, but the applicant intends to comply with the requirements of the Historic District Standards.

BOARD ACTION:

It was the decision of the Preservation Board to approve the new application for the new construction, with the stipulation that final plans and materials will be reviewed and approved by the Cultural Resources Office. Board Member Killeen made the motion, which was seconded by Board Member Robinson. The motion passed with four Board Members voting in favor and none opposed.

APPEALS OF DENIALS

E. 2015.0920 2100-02 SIDNEY STREET BENTON PARK HISTORIC DISTRICT

Owner: Louis D. Tippet

Applicant: Dr. Grubbs LLC – Doug Grubbs

RESIDENTIAL PLAN:

Appeal of a denial of a building permit application to retain a deck constructed without a permit.

PROCEEDINGS:

On August 24, 2015, 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 deck, at 2100-02 Sidney Street in

the Benton Park Local Historic District. The applicant submitted the appeal.

Board members Richard Callow, David Visintainer, David Richardson, 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 #67175, which sets forth the standards for existing buildings in the Benton Park Local Historic District.

Ms. Gagen entered into the record certified copies of Ordinances #64689, as revised by #64925, and #67175; the Board agenda and the PowerPoint presentation for 2100-02 Sidney Street; and the building permit application.

Neither the applicant or the owner were present at the meeting.

FINDINGS OF FACTS:

The Preservation Board found that:

- 2100-02 Sidney Street is located in the Benton Park Local Historic District;
- the owner constructed the deck without a permit and was stopped during installation of the handrails;
- the installation of a visually dominant deck and non-historic handrail are not in compliance with the Benton Park Local Historic District standards; and
- the deck as built extends out much further than an historic porch and has an irregular shape .

BOARD ACTION:

It was the decision of the Preservation Board to uphold the Director's Denial of the building permit application because the deck does not comply with the Benton Park Historic District standards. Board Member Richardson made the motion, which was seconded by Board Member Killeen. The motion passed with three to one. Commissioner Mike Killeen opposed the motion.

F. 2015.0970 2262 MISSOURI AVENUE MCKINLEY HEIGHTS HISTORIC DIST.

Owner: Luke and Laura Matthews

Applicant: Elevate Development, LLC

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RESIDENTIAL PLAN: Appeal of a denial of a building permit application to install non-compliant windows on the front façade.

PROCEEDINGS: On August 24, 2015, 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 five non-compliant windows, at 2262 Missouri Avenue in the McKinley Heights Local Historic District. The owner submitted the appeal.

Board members Richard Callow, David Richardson, Mike Killeen, David Visintainer 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 #67901, which sets forth the standards for residential rehabilitation in the McKinley Heights Local Historic District. He testified that the proposed project is not in compliance with the Standards as the proposed windows will not replicate the original.

Mr. Bettis entered into the record certified copies of Ordinances #64689, as revised by #64925, and #67901; the Board agenda and the PowerPoint presentation for 2262 Missouri Avenue; and the building permit application.

Luke Mathews, the owner, testified on his own behalf, stating that he needed to install the non-compliant windows due to financial reasons. He submitted into the record financial information.

FINDINGS OF FACTS:

The Preservation Board found that:

- 2262 Missouri is located in the McKinley Heights Local Historic District;
- non-compliant windows were installed several years ago prior to the introduction of the local historic district. At that time the interior of the home was furred out to accommodate the existing windows; and that
- the proposed windows have flat heads, do not replicate the appearance of the original upper arched sash, and do not conform to the McKinley Heights Local Historic District standards.

BOARD ACTION:

It was the decision of the Preservation Board to overturn the Director's Denial of the building permit due to financial

hardship. Board Member Killeen made the motion, which was seconded by Board Member Visintainer. The motion passed with four Board Members voting in favor and none opposed.

G. 2015.1020 3332 N. 19TH STREET HYDE PARK HISTORIC DISTRICT

Owner/Applicant: In-Store Credit Buyers, LLC

COMMERCIAL PLAN: Appeal of a denial of a building permit application to retain façade alterations.

PROCEEDINGS: On August 24, 2015, 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 alter a historic storefront, at 3332 North 19th Street in the Hyde Park Local Historic District. The owner submitted the appeal.

Board members Richard Callow, David Richardson, Mike Killeen, David Visintainer 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 #57484, which sets forth the standards for commercial building rehabilitation in the Hyde Park Local Historic District. He testified that the proposed project is not in compliance with the Standards as the proposed and completed work will conceal the remaining historic materials and alter the storefront configuration of the building.

Mr. Bettis entered into the record certified copies of Ordinances #64689, as revised by #64925, and #57484; the Board agenda and the PowerPoint presentation for 3332 North 19th Street.

Larry Reed, the owner, testified on his own behalf, stating that he wished to retain the non-compliant façade due to aesthetic and financial reasons. He stated that the building had already been altered and that only a small portion of the exterior was historic materials and that he selected the dark red color to blend in with adjacent brick buildings.

FINDINGS OF FACTS: The Preservation Board found that:

- 3332 North 19th St is located in the Hyde Park Local Historic District;

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- the work was started without a building permit;
- the exterior is now clad in EIFS and is not compliant with the materials requirements in the Hyde Park standards; and that
- the owner removed the original brackets and false mansard and covered over glazed brick on the front façade with EIFS.

BOARD ACTION:

It was the decision of the Preservation Board to defer consideration on the item for one month to allow the appellant to procure a letter of support from the ward alderman. Board Member Killeen made the motion, which was seconded by Board Member Robinson. The motion passed with three votes in favor with Board Member Richardson abstaining.