

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
DECEMBER 17, 2012**

Board Members Present

Richard Callow, Chairman
Alderman Craig Schmid
Nate Johnson
Melanie Fathman
Anthony Robinson
David Richardson
Dave Visintainer
Erin Wright

Cultural Resources Office Staff Present

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

The Chairman called the roll. The Board approved the current agenda.

PRELIMINARY REVIEWS

**A. 2012.2001 1947, 1957, 2009-11 and 2013 GRAVOIS AVE.
McKinley Heights HD and Preservation Review District**

Owner: St. Louis Branch LLC/Western Waterproofing
Applicant: Vincent J. Dombek, Wedemeyer Cernik Corrubia, Inc.

DEMOLITION PLAN: Preliminary review of proposed demolition of five buildings and the construction of one building and parking lot.

PROCEEDINGS: Cultural Resources Office Director Betsy H. Bradley made a PowerPoint presentation of the sites and explained the criteria for demolition in City Ordinances #64689, #64832

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and #67901, which set forth the review standards for proposed demolitions in both a Preservation Review District and in the McKinley Heights local historic district. Ms. Bradley reported that she'd heard from the Alderwoman, who was in support of the project and the McKinley Heights Historic District Design Review Committee Chair, Mark Reed, who expressed general support for the proposal. She also stated that she had received one email message opposed to the proposed demolitions. Ms. Bradley recommended that the Preservation Board grant approval to proposed demolitions, new construction, and site plan with stipulations.

Vincent J. Dombek testified and stated that Ms. Bradley had represented the proposed work as intended by his client. No other testimony was presented.

FINDINGS OF FACTS:

The Preservation Board found that:

- the buildings are located in a Commercial Corridor Development area of the McKinley Heights Historic District; the McKinley Fox National Register Historic District; and a Preservation Review District and therefore the criteria in City Ordinances #67901, #64689 and #64832 apply to the proposed demolition and site development;
- there is no redevelopment plan for this property adopted by City Ordinance;
- the two buildings proposed for demolition on 1947 Gravois are a circa 1960 building and a 1995 building, neither of which are considered to be Merit or Contributing properties;
- three additional buildings proposed for demolition are historic: 1957 Gravois, a residential four-family flat that is a Merit property; 2009-11 Gravois, an industrial building that is a Contributing property; and 2013 Gravois, a two-story commercial block that is a Merit property;
- the buildings proposed for demolition are considered to be Sound in terms of the ordinance definition;
- none of the buildings proposed for demolition would have to be reconstructed to be rehabilitated and the

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owner has not provided information on the feasibility of public or private financing, the effect of the use of historic tax credits, or other aspects of the economic situation for the rehabilitation of this property;

- the commercial corridor on Gravois has a less than ideal level of occupancy and maintenance, and the proposed reinvestment would be an improvement;
- the buildings proposed for demolition adjacent to Gravois do not have a high potential for rehabilitation or for reuse;
- the demolition of the proposed buildings would have a small effect upon the urban design of this block, yet the buildings proposed for demolition do not have significant or unique characters;
- the proposed redevelopment of the site includes three major components: the construction of a warehouse; the construction of a parking lot adjacent to Gravois; and the conversion of the two buildings at the corner of Gravois and McNair into an office;
- the new warehouse would occupy the site of the existing warehouse building proposed for demolition at the north edge of the property and would have a somewhat larger footprint. The south façade facing Gravois would be clad with a masonry material, to meet the McKinley Heights Historic District Standards;
- the parking lot component of this project will be within Western Waterproofing's complex, directly adjoining the office and warehouse, and the site plan depicts it with fencing and considerable landscaping so that it meets the McKinley Heights Historic District Standards;
- as part of the redevelopment of this site, the applicant proposes to acquire and rehabilitate two buildings, 2025 Gravois and 2027-35 Shenandoah, although as the applicant does not yet have ownership control of these properties, they can only be noted as part of the master plan; and
- this project is an expansion of an existing, conforming commercial/industrial use, consists of commonly-controlled property and meets the criterion for that consideration.

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BOARD ACTION:

It was the decision of the Preservation Board that the proposed demolitions and property redevelopment meets the criteria for demolition when it is accompanied by new construction and the rehabilitation of historic buildings, when it consists of commonly controlled property in a Commercial Corridor Development, when the proposed rehabilitation project is completed prior to the issuance of demolition permits, and when all proposed rehabilitation work meets the McKinley Heights Historic District Standards. The Preservation Board granted approval of the demolition of three historic buildings at 1957, 2009-11 and 2013 Gravois and two non-historic buildings at 1947 Gravois and for the construction of a new warehouse and parking lot on the combined larger site, which would be accompanied by the rehabilitation of the two buildings at 2025 Gravois and 2027-35 Shenandoah. Board Member Alderman Craig Schmid made the motion to grant approval. Mr. Visintainer seconded the motion. The motion passed six to zero.

NEW APPLICATION

B. 2012.2019 5107-09 DELMAR BLVD. MOUNT CABANNE NR DISTRICT

Owner: Interstate Blood Bank Inc.

Applicant: AALCO Wrecking

DEMOLITION PLAN:

Application for a demolition permit to demolish a two-story commercial building.

PROCEEDINGS:

Cultural Resources Office Director Betsy H. Bradley made a PowerPoint presentation and explained the criteria for demolition in City Ordinances #64689 and #64832, which set forth the review standards for a proposed demolition in a National Register District. Ms. Bradley testified that she was aware that Alderman Kennedy and the Academy-Sherman Park Neighborhood Association support the project and that she had received two emails opposed to the proposed demolition. Ms. Bradley recommended that the Preservation Board approve the proposed demolition as the high quality of the proposed subsequent construction and the proposed redevelopment of a local

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business's premises on commonly-controlled property satisfy the criteria for demolition approval.

Kevin Bohnenstiehl, representing the owner, testified that the owner is ready to begin construction in January. No other testimony was presented.

FINDINGS OF FACTS:

The Preservation Board found that:

- the building is in the Mount Cabanne-Raymond Place National Register Historic District and therefore the criteria in City Ordinances #64689 and #64832 apply to the proposed demolition and site development;
- there is no redevelopment plan for this property adopted by City Ordinance;
- the two-story brick commercial block, built in 1905, is considered to be a contributing building to the National Register district and therefore is a Merit property;
- the building is sound in terms of the Ordinance #64689 definition of "sound;"
- the block face of the north side of Delmar in the Mount Cabanne-Raymond Place Historic District between Academy and Clarendon consists of a mixed complement of buildings among some vacant lots;
- this building has moderate reuse potential and has recently been occupied by a restaurant on the ground floor;
- the applicant has not presented any evidence concerning the projected cost of rehabilitation of this building or made a claim of economic hardship for the rehabilitation of this property, as demolition and construction of a new building are proposed;
- Interstate Blood Bank Inc. proposes to construct a two-story brick-faced building designed specifically for its business and has an approved building permit for it;
- the building is an excellent example of compatible new design in a historic district in that its setback, scale, articulation, and overall architectural character are entirely compatible with the blockface and the historic district, and consequently would equal the

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contribution of the existing building to the block face and streetscape; and

- as the development of the new facility would expand the existing, adjacent commercial use, it meets this criterion for commonly-controlled property.

BOARD ACTION:

It was the decision of the Preservation Board to grant approval of the demolition permit application for 5107-09 Delmar Blvd. The Preservation Board concluded that the high quality of the proposed subsequent construction, and the proposed redevelopment of a local business' premises on commonly-controlled property satisfy the criteria for the demolition of 5107-09 Delmar.

The motion was made by Board Member David Visintainer and seconded by Mr. Richardson. The motion passed seven to zero.

APPEALS OF DENIALS

C. 2012.1587 2300-02 RUSSELL BLVD MCKINLEY HEIGHTS HISTORIC DIST.

Owner/Applicant: Lensi Ann Hoang

RESIDENTIAL PLAN:

Appeal of the Director's denial of a building permit application to retain ten (10) vinyl windows on the front façade installed without a permit.

PROCEEDINGS:

Bob Bettis, Preservation Planner, represented the Cultural Resources Office and submitted into the record certified copies of Ordinances #64689 and #67901, the current agenda, and a PowerPoint presentation illustrating the property. He stated that the windows were installed without a permit, and that vinyl is not an approved material for replacement windows under the McKinley Heights historic district standards. In addition, the replacements did not replicate the original windows in size, proportion, or detailing, and the muntin pattern of three-over-one had not been reproduced. Also the wide front windows in each outer bay have been replaced by narrow, paired single-hung windows. He noted that the exterior brickmold had been wrapped with coil stock, augmenting the inappropriate appearance of the non-complying windows.

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Mr. Bettis recommended that Preservation Board uphold the Director's denial of the replacement windows.

Lensi Ann Hoang, owner and applicant, testified on her own behalf along with her son, Min Hoang. She stated that she was unaware that she was in a historic district and therefore required a permit to replace her windows, which she did to improve the security of her property. She also stated that she could not afford to replace the front windows with appropriate windows, submitted financial information to that effect, and made a claim of economic hardship.

FINDINGS OF FACTS:

The Preservation Board found that:

- the windows were installed without an approved permit;
- the windows installed do not comply with the requirements of the McKinley Heights historic district standards; and
- the owner did not submit sufficient proof of her current economic condition and the hardship she would undergo if she were required to replace the front façade windows.

BOARD ACTION:

It was the decision of the Preservation Board to uphold the Director's denial of an application for a building permit for window replacement based on the fact that the property owner did not provide sufficient evidence to receive a variance due to economic hardship. The motion was made by Board Member Johnson and seconded by Alderman Schmid. The motion passed six to one.

D. 2012.2031 1620-24 DOLMAN ST. LAFAYETTE SQUARE HISTORIC DIST.

Applicant/Owner: Deryl Brown

RESIDENTIAL PLAN:

Appeal of a Director's denial to retain fifteen (15) non-compliant windows and three (3) non-compliant exterior lights on a Public Façade.

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PROCEEDINGS:

Bob Bettis, Preservation Planner, represented the Cultural Resources Office and submitted into the record certified copies of Ordinance #64689 and #69112, the agenda, and a PowerPoint presentation illustrating the property. He stated that the windows, which are a type on the list of windows that can comply with district standards, were installed without a permit. The windows do not comply with the Lafayette Square historic district standards as the replacements do not replicate the original windows in size, proportion, or shape as they are too small for the openings or detailing, and that the replacement windows and their exterior trim could not be altered in any way that would bring them into compliance with the Standards. He also stated that three non-compliant light fixtures were installed without permits in November.

Mr. Bettis recommended that Preservation Board uphold the Director's denial of the replacement windows.

Deryl Brown, owner and applicant, testified on his own behalf. He stated that he was the owner of Amani Investments LLC, and was developing the building as three attached townhouses. He submitted photographs of other buildings in Lafayette Square with large brickmolds and jambs. He stated that he was unaware that he needed a permit to replace his windows in a historic district and installed the windows to seal up the building. He stated that he consulted with the Cultural Resources Office and believed that the Jeld-Wen windows he purchased were approved for use in the district, and therefore he had them installed. He stated that he felt that the installation of the appropriate brickmold made the windows compliant. Mr. Brown also stated that he could not afford to replace the front windows with appropriate windows and contended that replacement costs would be approximately \$20,000, a figure that included the removal of interior work he had completed after being informed that the windows were not in compliance with the standards and projected repair of damage to adjacent areas of the building during the installation of replacement windows. He did not submit any financial information to that effect. The owner also stated that he was unaware that permits were required for exterior lighting and was just duplicating other light fixtures he had seen in the area.

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FINDINGS OF FACTS:

The Preservation Board finds that:

- the windows and light fixtures were installed without an approved permit and do not comply with the Lafayette Square historic district standards; and
- that the Lafayette Square Restoration Group refused to comment on the window and lighting project;

BOARD ACTION:

It was the decision of the Preservation Board to uphold the Director's denial of the application for a building permit for lighting and window replacement. *There were two separate motions.* Board member Melanie Fathman moved to deny the applicant's building permit for the lighting fixtures. Mr. Visintainer seconded the motion. Board member Johnson abstained. Six Board Members voted in favor of the motion and Nate Johnson abstained from voting.

Board member David Richardson moved to deny the applicant's building permit for the window replacements, and Mr. Visintainer seconded the motion. The motion passed with five Board Members voting in favor, and two voting against.

SPECIAL AGENDA ITEMS

E. Revised Standards for the Central West End Historic District.

RECOMMENDATION:

That the Preservation Board should direct the staff to prepare a report that recommends to the Planning Commission and Board of Aldermen the adoption of the revised Central West End Historic District Standards

Testifying in support of the recommendations were:

Doug Teasdale, President of the Central West End Association.

John McPheeters of the Central West End Planning & Development Committee.

Ralph Wafer of the Central West End Planning & Development Committee.

Dennis Blackman of the Central West End Planning & Development Committee.

Bill Seibert of the Central West End Planning & Development Committee.

BOARD ACTION: Chairman Richard Callow directed staff to prepare a report that recommends to the Planning Commission and Board of Aldermen the adoption of the revised Central West End Historic District Standards.

F. Revised Standards for the 41XX-43XX Lindell Historic District

RECOMMENDATION: The Preservation Board should direct the staff to prepare a report that recommends to the Planning Commission and Board of Aldermen the adoption of this revised set of Standards for the 41XX-43XX Lindell Historic District.

BOARD ACTION: Chairman Richard Callow directed staff to prepare a report that recommends to the Planning Commission and Board of Aldermen the adoption of the revised set of Standards for the 41XX-43XX Lindell Historic District.

Chairman Richard Callow adjourned the meeting.