

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
SEPTEMBER 24, 2012**

Board Members Present

Richard Callow, Chairman
Erin Wright
Alderman Craig Schmid
Michael Killeen

Cultural Resources Office Staff Present

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

Board Member Erin Wright moved to approve the August 27, 2012 minutes.
Alderman Schmid seconded the motion. The minutes were approved.

Board Member Erin Wright moved to approve the current agenda. Hearing no
objection, the agenda was approved.

LANDMARK DESIGNATION

A. 2012.0812 3117 ST. LOUIS AVENUE CITY LANDMARK DESIGNATION

Owner/Applicant: Eastern Star Missionary Baptist Church

RECOMMENDATION: To approve a Landmark Designation Petition.

PROCEEDINGS: Betsy Bradley, Director of the Cultural Resources Office made a PowerPoint presentation about the Church, discussed the background of the Church and submitted a signed petition from the Pastor of the Church into the record. She asked that the Board approve the petition as submitted by the property owner and suggested that a Landmark designation bill with a Landmark preservation plan be prepared for consideration by the Board of Aldermen.

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Rev. Theodore V. Foster Sr. (Pastor), Rev. Robert Lindsey, Mother Eunice Carter and Mother Willie Jones testified in support of the Landmark designation.

BOARD ACTION:

It was the decision of the Preservation Board to approve the petition and direct a petition be prepared for consideration by the Board of Aldermen.

The motion was made by Alderman Craig Schmid and seconded by Mike Killeen. The motion passed unanimously.

PRELIMINARY REVIEW

B. 2012.1483 2321 ARSENAL STREET BENTON PARK HISTORIC DISTRICT

Owner: Luvy Duvy's

Applicant: Killeen Studio

COMMERCIAL PLAN:

Preliminary review of an application to construct an addition at a semi-public façade.

PROCEEDINGS:

Bob Bettis presented a PowerPoint presentation and an overview of the project illustrating the property and project. He recommended that the Preservation Board approve the proposed location as an exception to the Standards, due to the constraints on the property. He then recommended that the Preservation Board withhold approval of the project at this time and direct the applicant to work with the Cultural Resources staff on a design based on a Model Example that would be in compliance with the Benton Park Historic District Standards.

Mr. Bettis stated that the Benton Park Neighborhood Association and Ward 9 Alderman Kenneth Ortmann supported the proposal as submitted.

Mike Killeen, the project architect, testified on his own behalf.

Jackie Seal, the owner of Luvy Duvy's restaurant, testified on her own behalf

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FINDINGS OF FACT:

The Preservation Board found that:

- the district standards do not allow additions at Semi-Public Facades that appear at the front of the building;
- the Benton Park Neighborhood Association and Alderman Ken Ortmann support a variance to allow construction of this design;
- the proposed design would be compatible in mass, scale, and proportions but not in historic detailing, materials, and finishes.

BOARD ACTION:

It was the decision of the Preservation Board to grant preliminary approval of the addition at the proposed *location* as an exception to the District Standards due to the constraints on the property. The Preservation Board then withheld preliminary approval of the *project* at this time and directed the applicant to work with staff on a design based on a Model Example to bring the project into compliance with the Benton Park Historic District Standards. The motion was made by Board Member Craig Schmid and seconded by Ms. Wright. The motion passed on a vote of 2 to zero.

Board member Erin Wright moved to adjourn the meeting. Alderman Schmid seconded the motion. The meeting was adjourned.