

**CITY OF ST. LOUIS**  
**CULTURAL RESOURCES OFFICE**  
**PRESERVATION BOARD MINUTES**  
**AUGUST 23, 2021**

**Board Members Present:**

Richard Callow – Chairman  
Alderman Jack Coatar  
Melanie Fathman  
Tiffany Hamilton  
Mike Killeen  
Anthony Robinson

**Cultural Resources Office Staff present:**

Jan Cameron, Preservation Administrator  
Andrea Gagen, Preservation Planner  
Bethany Moore, Preservation Planner  
Deneen Funk, Administrative Assistant

**Legal Counsel**

Barbara Birkicht

**PRELIMINARY REVIEWS**

**A. 4490 & 4494 LINDELL BOULEVARD Central West End Historic District**

**OWNER/APPLICANT:** Optimist International / Ocean city One LLC/LuxLiving - Vic Alston

**RESIDENTIAL PLAN:** Preliminary review to demolish the Optimists International building to construct a 7-½-story apartment building with interior parking

**PROCEEDINGS:** On August 23, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to reconsider a Preliminary Review application for the demolition of the Optimist International buildings at 4490-92 Lindell Boulevard, for the construction of a 7-story apartment building with interior parking. The site is located within the Central West End Certified Local Historic District and a Preservation Review District.

Board members Richard Callow (Chair), Mike Killeen, Anthony Robinson, Melanie Fathman, and Alderman Jack Coatar were present for the testimony for this agenda item.

**FINDINGS OF FACT:** The Preservation Board found that:

- 4490 Lindell and 4494 Lindell are located in the Central West End Historic District.
- Both buildings were erected by the Optimist International organization. The corner pavilion was designed by Hari van Hoefen of the Schwarz & Van Hoefen firm and was completed in 1962. The east building, also designed by Van Hoefen, was completed in 1978.
- The Pavilion was identified as of high architectural significance in the 2014 survey of Mid-Century Modern architecture in St. Louis and based on that survey, the corner pavilion is considered to be eligible for listing in the National Register of Historic Places.
- The 1978 building, while at an age of slightly less than 50 years, is part of history of the Optimist site and as such would be eligible for the National Register as part of a district or thematic nomination;

however, it does not have the exceptional architectural significance of the Pavilion and its demolition would have much less impact upon the district, the street and the architectural history of the City.

- The Central West End historic district standards acknowledge that buildings such as the Optimist will attain significance as the years pass and therefore may be considered contributing structures to the district.
- The applicant has not submitted an analysis of the condition of the buildings nor of the feasibility of their reuse.
- The applicant declined to consider a compromise to allow the retaining of the Optimist Pavilion building in his proposed project.

## **CONCLUSIONS OF LAW**

After due consideration and after weighing each piece of evidence and making a determination of the credibility of the witnesses, the Board made a determination as to the substance and credibility of the evidence and exhibits.

Commissioner Fathman moved to withhold preliminary approval for the proposed demolition and new construction as presented. Commissioner Robinson seconded. The motion passed with 3 yays and 2 nays, with Commissioners Fathman and Robinson and Chair Callow voting yes, and Alderman Coatar and Commissioner Killeen voting no.

By Order of the Preservation Board  
Cultural Resources Office

## **B. 2270-2272 SHENANDOAH AVENUE    McKinley Heights Historic District**

**OWNERS:** City Life Development, LLC - Nick Shapiro

**ARCHITECT:** U.I.C. - Sarah Gibson

**RESIDENTIAL PLAN:** Preliminary review to construct two detached, 2-story houses at 2272 and 2270 Shenandoah with possible garage/mother-in-law house at rear

**PROCEEDINGS:** On July 26, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider a Preliminary Review application for the construction of a 6-story apartment building with interior parking at 1014-1030 Spruce Street, a vacant parcel in the Cupples Station Landmark District.

Jan Cameron of the Cultural Resources Office made the staff presentation and described the project as proposed and surrounding context. She stated that the project would be constructed on the site of Cupples Warehouse No 7, demolished in 2011. Ms Cameron testified that as is typical of older landmarks, no specific standards had been adopted for the district, and the Cultural Resources Office used the Secretary of the Interior's Standards to guide the review. She said that the Office felt that the proposed design was consistent in scale and exterior materials and maintained the setbacks within the district.

Ms Cameron indicated that the one element that was not compatible was the extent of concrete on the west elevation at the entrance to the parking garage, and that such an expanse of concrete was not seen on other Cupples buildings.

Ms Cameron recommended that the Preservation Board grant preliminary approval to the proposal with the condition that the concrete surround of the garage entries be reconsidered; and any such approval be subject to review of final documents, design details and exterior materials by the Cultural Resources Office.

Nick Van Sciever of The Opus Group spoke on behalf of the project. He stated that the building would have 141 residential units ranging from studios to two-bedrooms, with 50 parking stalls and 3000 S.F. of commercial space. He said the target market would be single young professionals, and that the building would increase foot traffic in the area.

Gary Schuberth, project architect, spoke on behalf of the project. He stated that he agreed with the comments in the staff report, and said his and his clients' interests were to complement the historic Cupples warehouses with punched windows, a flat façade, datum lines and concrete foundation. He agreed to the staff's recommendations for the 11<sup>th</sup> Street elevation. Schuberth described the project and its design development and displayed renderings of the building in context and selected exterior materials.

### **FINDINGS OF FACT**

The Preservation Board finds that:

- The proposed site for construction, 1014-30 Spruce Street, is located within the boundaries of the Cupples Station Landmark District.
- While compatible in height, massing, scale and exterior materials with the historic buildings in the district, the proposed design has elements that distinguish it as a contemporary but compatible addition to the District.
- The white concrete proposed to surround the garage entries should be reduced or colored to blend in with the façade brick, to be consistent with the street facades of other Cupples buildings.

### **CONCLUSIONS OF LAW**

After due consideration and after weighing each piece of evidence and making a determination of the credibility of the witnesses, the Board has made a determination as to the substance and credibility of the evidence and exhibits.

The Preservation Board moved to grant preliminary approval for the proposed new construction with the condition that the appearance of the concrete on the west elevation be addressed and that final drawings, design details, and exterior materials be approved by the Cultural Resources Office. The motion was made by Board Member Killeen and was seconded by Alderman Coatar. Commissioners Fathman, Hamilton, Killeen, Richardson, Robinson Weber and Alderman Coatar voted yes and Chair Callow abstained.

By Order of the Preservation Board  
Cultural Resources Office

### **C. 3228 COPELIN AVENUE Compton Hill Historic District**

**OWNER/APPLICANT:** Steven & Janell Wilson

**RESIDENTIAL PLAN:** Preliminary review to construct a 1-story single family house on a vacant parcel in the Compton Hill Local Historic District.

**PROCEEDINGS:** On August 23, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to reconsider a Preliminary Review application for the construction of a one-story, single-family house at 3228 Copelin, in the Compton Hill Certified Local Historic District.

Board members Richard Callow (Chair), Mike Killeen, Anthony Robinson, Melanie Fathman, and Alderman Jack Coatar were present for the testimony for this agenda item.

Jan Cameron of the Cultural Resources Office made a brief presentation of the project and showed a front elevation and photos of the surrounding context. She stated that the owner wished to construct a single-family house on a vacant parcel directly against Highway 44. She noted that the parcel was oddly-shaped and had very little context around it; she contended that most people would never see the property. Ms Cameron further testified that while the proposed design would not be something the Office would encourage, and that would not be compatible anywhere else in the historic district; because of its location, the staff was in support of the proposal. She noted that the house as proposed would be of red brick, and that the owner had agreed to a number of changes to the original design. Because there was little or no contextuality with the neighborhood, the Office was recommending approval.

Ms. Cameron stated that she had received a call from Alderwoman Navarro, who said that if the neighborhood and Cultural Resources were in support, she had no objection to the project.

Ms. Cameron read the Board a letter of support from the Compton Heights Neighborhood Association, signed by Eric Ericson, Treasurer.

#### **FINDINGS OF FACT**

- The proposed site for the new single-family house is within the boundaries of the Compton Hill Certified Local Historic District.
- The subject parcel was created when I-44 was constructed and is remote from other properties in the district and has little historic context.
- The proposed 1-story house is partly compatible in height, scale, and exterior materials with other single-family buildings along Hawthorn, Russell and Longfellow. Its design complies with most requirements for new construction in the Compton Hill Historic District Standards.

#### **CONCLUSIONS OF LAW**

After due consideration and after weighing each piece of evidence and making a determination of the credibility of the witnesses, the Board has made a determination as to the substance and credibility of the evidence and exhibits.

The Preservation Board gave Preliminary Approval to the project, with the stipulation that final plans and materials are reviewed and approved by the Cultural Resources Office. Board Member Robinson made the motion, which was seconded by Board Member Fathman. The motion passed unanimously.

By Order of the Preservation Board  
Cultural Resources Office

#### **D. 23 LENOX PLACE Central West End Historic District**

**OWNER/APPLICANT:** Steven & Janell Wilson

**RESIDENTIAL PLAN:** Preliminary review to construct a rooftop addition with planter boxes on a two-story single-family house.

**PROCEEDINGS:** On August 23, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to reconsider a Preliminary Review application for the installation of a roof-top garden on a two-story single-family house at 23 Lenox Place, in the Central West End Historic District.

Board members Richard Callow (Chair), Mike Killeen, Anthony Robinson, Melanie Fathman, and Alderman Jack Coatar were present for the testimony for this agenda item.

Ms. Cameron made a presentation regarding the visibility of the roof garden as proposed, and stated that it would be only slightly visible from the west and that the major reason the Office is bringing this project to the Board is that it may be precedent-setting. However, because of that visibility, she recommended that the wood elements of the structure be painted or stained a dark color to further limit its visibility.

Stephen Frankel, the owner, spoke on his own behalf and offered to answer any questions. He stated that they had intentionally tried to make the structure as invisible as possible; that the slope of the roof is very low. He stated he had spoken with the Trustees of Lenox Place, the Central West End Association, and property owners across from the site, and that no opposition was expressed.

Ms. Cameron stated that she had received a letter from the Central West End Design & Development Committee stating they had no opposition to the project.

#### **FINDINGS OF FACT**

The Preservation Board finds that:

- 23 Lenox Place is located in the Central West End Local Historic District.
- The applicant proposes to construct a rooftop garden with planter boxes.
- The site line studies supplied by the applicant show that the rooftop garden may be somewhat visible from the west.
- A dark color would further reduce the already minimal visibility of the structure.

#### **CONCLUSIONS OF LAW**

After due consideration and after weighing each piece of evidence and making a determination of the credibility of the witnesses, the Board has made a determination as to the substance and credibility of the evidence and exhibits.

The Preservation Board moved to grant preliminary approval Board Member Fathman made the motion to grant preliminary approval to the roof deck/garden with the stipulation that it be stained a dark color and that final plans and materials are reviewed and approved by the Cultural Resources Office. The motion was seconded by Alderman Coatar and passed unanimously.

### **E. 4122 CASTLEMAN Shaw Historic District**

**OWNER:** Adam Roberts/Triple H Real Estate, LLC

**ARCHITECT:** John Wimmer/JD&A Architecture

**RESIDENTIAL PLAN:** Preliminary review to construct a two-story single-family residence

**PROCEEDINGS:** On August 23, 2021 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 construct a single family house, located within the boundaries of the Shaw Neighborhood Historic District. Board members Richard Callow (Chair), Melanie Fathman, Anthony Robinson, Mike Killeen, and Alderman Jack Coatar were present for the testimony for this agenda item.

Andrea Gagen of the Cultural Resources Office made a presentation that considered City Ordinance #59400, which sets forth the standards for the Shaw Neighborhood Local Historic District, and in particular the sections that pertain to Structures. Ms. Gagen stated that the proposed building met the historic district standards in height, setback, materials, roof shape & details, and that the building was narrower than the existing buildings, due to the lot size.

There was no further testimony on this project.

#### **FINDINGS OF FACTS**

The Preservation Board finds that:

- The proposed site for construction, 4112 Castleman Avenue, is located in the Shaw Local Historic District.
- The proposed height, setback, materials, roof shape & details comply with the historic district standards.
- The building is narrower than the existing buildings, due to the size of the lot.

#### **CONCLUSIONS OF LAW**

After due consideration and after weighing each piece of evidence and making a determination of the credibility of the witnesses, the Board has made a determination as to the substance and credibility of the evidence and exhibits.

The Preservation Board gave Preliminary Approval to the new building with the stipulation that final plans and materials are reviewed and approved by the Cultural Resources Office. Board Member Fathman made the motion, which was seconded by Alderman Coatar. The motion passed unanimously with Board Members Killeen, Chairman Callow, Fathman, Robinson, and Alderman Coatar, voting in favor.

By Order of the Preservation Board  
Cultural Resources Office

#### **APPEAL OF ADMINISTRATIVE DENIAL**

## **F. 5955 MCPHERSON AVENUE Skinker DeBaliviere Historic District**

**OWNER:** Builder, LLC-Brent Cowin

**RESIDENTIAL PLAN:** Appeal of Administrative Denial to construct a three-family building.

**PROCEEDINGS:** On August 23, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of the Denial to construct a three-family building at 5955 McPherson Avenue, in the Skinker-DeBaliviere Historic District.

Board members Richard Callow (Chair), Mike Killeen, Anthony Robinson, Melanie Fathman, and Alderman Jack Coatar were present for the testimony for this agenda item.

Bethany Moore of the Cultural Resources Office was sworn in and entered into the record Ordinance 64689, the enabling ordinance; Ordinance 57688, the Skinker-DeBaliviere Standards, the agenda, the PowerPoint, and her presentation. She then gave a brief presentation outlining the project.

Ms. Moore explained that the owner had applied for a permit to construct a three-family building at the corner of McPherson & Des Peres Avenues. She went over the requirements for new construction in the Skinker-DeBaliviere Historic District, stating that it complied with the setback, massing, and floor height requirements. She stated that the building did not meet the requirements for the ratio of solid-to-void, and that the applicant was asking for a larger brick return on the east elevation because the building was taller than the neighboring building, although it does technically meet the historic district standards. Ms. Moore stated they were also asking for a more projecting cornice. She said staff was working with the owner to finalize the brick color for the building.

Brent Cowin, the owner, testified on his own behalf. He stated that the brick return went to the stairwell and to extend it would cause the rest of that side to be brought in 4"-5" to accommodate a brick ledge. He then gave a presentation on "Fenestration Comparables" and said that he did not want more windows along Des Peres Avenue. He stated that his building had more fenestration than most of the buildings along Des Peres. He said that an additional window could be added to each floor of the Des Peres side of the building in the dining room. He stated that he would like a cornice similar to another building at the corner of Waterman and Des Peres. He asked if that would be acceptable to Staff.

Rob Ruh, architect for the project, stated that it was not a problem to recreate the Waterman cornice on the building at 5955 McPherson.

Jan Cameron, Preservation Administrator for the Cultural Resources Office, stated that the office could support a cornice that replicated the one on Waterman.

### **FINDINGS OF FACT**

The Preservation Board finds that:

- 5955 McPherson Avenue is located in the Skinker-DeBaliviere Local Historic District.
- The proposed design complies with most of the Skinker-DeBaliviere Historic District standards.

- The fenestration of the street-facing elevations do not comply with the Standards required ratio of solid-to-void, and the building lacks a definitive cornice on the primary facade.
- No brick or window specifications have been submitted.

## **CONCLUSIONS OF LAW**

After due consideration and after weighing each piece of evidence and making a determination of the credibility of the witnesses, the Board has made a determination as to the substance and credibility of the evidence and exhibits.

The Preservation Board moved to overturn the Administrative Denial to construct a three-family building as it mostly complies with the Skinker-DeBaliviere Historic District standards with the conditions that a decorative cornice is added, an additional window in the dining rooms is added; and that final plans, details and exterior materials be reviewed and approved by the Cultural Resources Office. The motion was made by Board Member Fathman and seconded by Board Member Killeen. The motion passed with four votes in favor of the motion and 1 abstention. Commissioners Fathman, Robinson, and Killeen, and Alderman Coatar voted yes, with Chairman Callow abstaining.

By Order of the Preservation Board  
Cultural Resources Office

## **APPEALS OF STAFF DENIALS**

### **G. 2929 INDIANA AVENUE Benton Park Historic District**

**OWNER/APPLICANT:** Gregory J. and Kellie M. Wanko

**APPEAL:** Appeal of Board Denial to make changes to retaining wall erected without a permit and denied by the staff.

**PROCEEDINGS:** On August 23, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of the staff's denial of changes to a retaining wall erected without a permit and denied by the Preservation Board, at 2929 Indiana Avenue, in the Benton Park Local Historic District.

Board members Richard Callow (Chair), Melanie Fathman, Anthony Robinson, Mike Killeen, and Alderman Jack Coatar were present for the testimony for this agenda item.

Bethany Moore of the Cultural Resources Office was sworn in and entered into the record Ord. 64689, the enabling ordinance, ord. 67175, the Benton Park Local Historic District Ordinance, the agenda, the powerpoint, her presentation, and the appeal letter from the owner. She then made a presentation that described the retaining wall built without a permit, summarized the timeline of the violation, and explained the Preservation Board's previous denial of the retaining wall at the April 2021 meeting. After

the April Preservation Board meeting the Cultural Resources Office staff communicated with the owners to establish a timeline for the work in order to comply with the Preservation Board's April 2021 decision.

Ms. Moore explained that it became clear that the owners were uncooperative with the Board's decision. She stated that the owners were then given a 30 day time limit in which to apply for a permit to complete the work according to the Board's April decision or the matter would be referred to court by staff. Ms. Moore explained that on July 27<sup>th</sup>, 2021 the Cultural Resources Office received an application including plans to remove three stones from the existing retaining wall. The Cultural Resources Office staff could not approve that application, but revised the plans as a courtesy to reflect the Preservation Board's April 2021 decision. At that time the owners appealed this staff denial.

Ms. Moore also included in her presentation images of the original slope of the yards, images of allowed curbing and copies of the plans that were submitted, along with the plans revised by staff. She explained that the submitted plans only specified the removal of three stones along the cap of the retaining wall and that she had revised the plans for the owners in order to comply with the Preservation Board's April 2021 decision. She noted that the owners wished to appeal the matter to the Preservation Board. She then recommended that the Preservation Board uphold the staff's denial as the removal of the three stones from the retaining wall did not meet the Standards for Slope/Grade in the Benton Park Local Historic District. She also read a letter of appeal from owner, Greg Wanko.

Greg Wanko, owner of the property, spoke on his own behalf. He stated he understood that the Preservation Board had ruled against retaining the retaining wall but he wanted to know how high he could retain a curbing. He stated that he thought his current retaining wall could serve as a curbing with some slight modifications.

Chairman Callow asked Mr. Wanko what modifications he proposed.

Mr. Wanko responded he proposed removing a few of the paver caps on the tallest portion of the wall. Mr. Wanko then gave a presentation including older images from Google Street View of previous conditions of the front slope at 2929 Indiana. He stated that due to the previous conditions he did not know if the metric of preserving the slope to the sidewalk stood. He also added that he matched his retaining wall to the heights of the older curbing or retaining walls on either side of his property. He stated he did not know if there was any precedent for his building to have a retaining wall but that there was precedence in the neighborhood.

Commissioner Fathman asked if the material was incorrect.

Mr. Wanko responded that the Preservation Board had already ruled on the material at the April 2021 meeting. He also added that he submitted letters of support from his alderman and the neighborhood association at the April 2021 meeting and the Preservation Board still denied the retaining wall.

Commissioner Robinson asked Ms. Moore if 8 inches was the measurement for a curbing.

Ms. Moore responded that she did not know a measurement but that a curbing was generally considered to be one stone in thickness along the sidewalk.

Ms. Cameron stated that a curbing is usually one stone in thickness no more than 6 inches high and that for the current retaining wall to comply, the top level and at least the cap and first two courses of the lower level would need to be removed.

Alderman Coatar asked if the previously mentioned letters of support were in the record.

Ms. Moore responded that they were not as the letters were from a different permit application. She stated that no letters either in support of or against the current application were submitted.

### **FINDINGS OF FACTS**

The Preservation Board finds that:

- The site of the retaining wall, 2929 Indiana Avenue, is located in the Benton Park Local Historic District.
- The Benton Park standards for Slope/Grade require that the historic slope of a yard not be altered at the Primary Facade unless it is to be returned to its original configuration.
- There is no evidence that the historic slope had previously been altered with the construction of an historic retaining wall.
- The minor changes to the retaining wall built without a permit did not meet the Benton Park Local Historic District Standards.
- The height of the retaining wall did not constitute a curbing.

### **CONCLUSIONS OF LAW**

After due consideration and after weighing each piece of evidence and making a determination of the credibility of the witnesses, the Board has made a determination as to the substance and credibility of the evidence and exhibits.

The Preservation Board moved to uphold the staff's denial and that the upper retaining wall be removed in its entirety and that the cap and first two courses of the lower retaining wall be removed. The motion was made by Commissioner Robinson and seconded by Commissioner Fathman. The motion passed with three votes in favor of the motion, from Commissioners Robinson and Fathman and Alderman Coatar. Commissioner Killeen voted no and Chair Callow abstained.

By Order of the Preservation Board  
Cultural Resources Office

## **H. 3333 MISSOURI AVENUE Benton Park Historic District**

**OWNER/APPLICANT:** Noah Smith

**APPEAL:** Appeal of a Denial to Retain Horizontal Fence Built without a Permit

**PROCEEDINGS:** On August 23, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of the staff's denial to retain a horizontal fence built without a permit at 3333 Missouri Avenue, in the Benton Park Local Historic District.

Board members Richard Callow (Chair), Melanie Fathman, Anthony Robinson, Mike Killeen, and Alderman Jack Coatar were present for the testimony for this agenda item.

Bethany Moore of the Cultural Resources Office was sworn in and entered into the record Ord. 64689, the enabling ordinance, Ord. 67175, the Benton Park Local Historic District Ordinance, the agenda, the powerpoint, her presentation, and the appeal letter from the owner. She then made a presentation that

stated that the building was close to the border of the Benton Park and Cherokee-Lemp Historic Districts. Cherokee-Lemp does allow horizontal fences. Ms. Moore stated that the Cultural Resources Office received a Citizen's Service Bureau complaint about the fence and an inspection was completed. The owner was sent a violation letter and subsequently applied for a permit. The Cultural Resources Office denied the application as the fence did not comply with the Benton Park Historic District standards, and the owner appealed to the Preservation Board. Ms. Moore read the section of the standards regarding Low Fences and read the owner's appeal letter into the record. She then played a You Tube video sent in by the owner.

Noah Smith, the owner, testified on his own behalf. He stated that the fence helps to protect his garden from his dog. His video showed other examples of horizontal fences in the neighborhood. Mr. Smith stated that his building sits back off the street, so he has little backyard, and everything he does has to be out front. He stated that the fence is behind a permitted historic fence. He said there are other horizontal fences in Benton Park, although most are in the rear. Mr. Smith said that he knows his horizontal fence is contemporary, and that his flounder house is kind of contemporary too, so it matches. When asked if he had contacted the alderman, Mr. Smith said he knew him but hadn't reached out to him.

Jan Cameron, Preservation Administrator for the Cultural Resources Office, stated that it might be appropriate to defer this project until the neighborhood and the alderman has weighed in on it.

#### **CONCLUSIONS OF LAW**

After due consideration and after weighing each piece of evidence and making a determination of the credibility of the witnesses, the Board has made a determination as to the substance and credibility of the evidence and exhibits.

The Preservation Board moved to defer consideration of this matter to a future date to allow staff to have conversations with the Benton Park neighborhood on this matter. The motion was made by Board Member Killeen and seconded by Board Member Fathman. The motion passed unanimously.

By Order of the Preservation Board  
Cultural Resources Office