

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
SEPTEMBER 27, 2021**

Board Members Present:

Richard Callow – Chairman
Alderman Jack Coatar
Melanie Fathman
Tiffany Hamilton
Mike Killeen
David Richardson
David Weber

Cultural Resources Office Staff present:

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

Legal Counsel

Barbara Birkicht

A. 2717 SIDNEY STREET McKinley-Fox Local Historic District

OWNER: RUNG Foundation

APPLICANT/ARCHITECT: Christner Partnership/Stacey Wehe

PLAN: Preliminary Review to Construct 2-story brick addition

PROCEEDINGS: On September 27, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, as amended by Ordinance 64925, to consider a preliminary review application of a proposal to construct a 2-story addition to an existing building at 2717 Sidney, in the Fox Park Local Historic District.

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

In view of the length of the agenda, Chairman Callow asked for a motion to approve all agenda items for which the Cultural Resources Office staff had made recommendations for approval, or for approval with conditions. Alderman Coatar moved to approve Items A, B, D, E, F, P and Q per staff recommendations. The motion was seconded by Board Member Hamilton. In discussion, Board Member Killeen requested a 5-minute recess to read the agenda items, which the Chair granted.

As an audience member wished to address the Board on Agenda Item F, Alderman Coatar restated his motion, removing that item. This motion was also seconded by member Hamilton and passed with members Killeen, Robinson, Fathman, Weber, Richardson, Hamilton and Alderman Coatar in favor, none opposed, and Chairman Callow abstaining.

After hearing all remaining items on the agenda, the Chair announced that the Applicant for Item A had asked for a reconsideration of this motion. Chair Callow moved that the Board's decision for Item A be reconsidered and Alderman Coatar seconded. The motion passed unanimously.

In the previous decision, the Board had granted Preliminary Approval to the 2717 Sidney Street project per the staff's recommendation with the stipulation that the size of the 2-story window on the front facade be reduced; and with the condition that final plans and exterior materials are reviewed and approved by the Cultural Resources Office.

Jeff Ryan of the Christner Partnership, the project architect, spoke in support of the project. He stated that the design complies with all the requirements of the Board's Compatible New Construction Policy with only one Allowed Differentiation: Fenestration. He stated that although the Policy allows two Differentiations they were asking for only one and therefore should be given additional latitude regarding the proposed 2-story window in the addition's southwest corner.

In response, Jan Cameron, Cultural Resources Office, concurred that the project satisfied almost all the requirements of the Compatible New Construction Policy; and that Fenestration was the only Allowed Differentiation; however, she also noted the Policy also stipulated that even when selected as an Allowed Deviation, Fenestration should not detract from the historic character of the block; and that while the majority of the building's design complies with this requirement, the large 2-story window in the southwest corner does not. She also pointed out that the corner of the window would be pointed toward a residential area on the southwest end of the block.

Mr. Ryan objected to that characterization and said the front of the addition would face commercial buildings across Sidney, and the west elevation, the rear of houses along California.

Board member Robinson asked to view a site plan of the project, which was displayed.

Board member Richardson asked for clarification as to what the applicant was requesting: approval of the entire project without Cultural Resources review of final plans, or just the corner window design. Mr. Ryan responded that the design of the window had been vetted and approved by the neighborhood and they would be happy to present final plans and exterior materials for review of Cultural Resources.

FINDINGS OF FACT

The Preservation Board finds that:

- 2717 Sidney Street is located in the Extension to the Fox Park Local Historic District.
- The property owner has requested review under the Preservation Board's Compatible New Construction Policy and all required Steps under that Policy are completed.
- The design complies with all Compatibility requirements of the Policy.
- The Policy allows two Differentiations: the applicant has chosen one: Fenestration.
- The Policy states that even as an Allowed Deviation, fenestration should not detract from the historic character of the block; while the majority of the design complies with this requirement, the large 2-story window in the southwest corner does not.

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 to the new construction with the stipulation that the void-to-solid ratio of the corner 2-story window be redesigned, but that the redesign not include a reduction of the overall size of the opening, just a reduction in the amount of glass and final plans, details and exterior materials be reviewed and approved by the Cultural Resources Office. The motion was made by Board member Robinson and seconded by Alderman Coatar and passed 6-0 with members Killeen, Robinson, Fathman, Weber, Richards and Hamilton in favor, none in opposition, and Chairman Callow abstaining.

By Order of the Preservation Board
Cultural Resources Office

B. 4100 DR. MARTIN LUTHER KING DRIVE The Ville Local Historic District

OWNER: Foster Funeral Home

APPLICANT/ARCHITECT: Killeen Studio Architects/Mike Killeen

PLAN: Preliminary Review to Construct 1-story concrete block commercial building

PROCEEDINGS: At the beginning of the meeting, Commissioner Killeen announced that he would be recusing himself from this agenda item.

On September 27, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, as amended by Ordinance #64925, to consider a preliminary review application of a proposal to construct a 1-story concrete block funeral home on a vacant site at the corner of Dr. Martin Luther King Drive and N. Sarah Street, in The Ville Park Local Historic District.

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

FINDINGS OF FACT

The Preservation Board finds that:

- The proposed site for the new building is within the boundaries of The Ville Local Historic District.
- The design of the proposed 1-story commercial building complies with most requirements for new construction in The Ville Historic District Standards, with the exception of “Material” in the proposed use of concrete block.
- The new building will be prominently sited at the southern entry to the Ville, so street elevations should both receive particular attention and be of quality material.

CONCLUSIONS OF LAW

In view of the length of the agenda, Chairman Callow asked for a motion to approve all those items for which the Cultural Resources Staff had made a recommendation for approval, or for approval with conditions. Alderman Coatar moved to approve items A, B, D, E, P and Q per staff recommendations. It was seconded by Board Member Hamilton and the motion passed 5-0 with members Robinson, Fathman, Weber, Richards and Hamilton in favor, none in opposition, and Chairman Callow abstaining. Commissioner Killeen had recused himself from this vote.

Per this motion, the Board granted Preliminary Approval to the project per the staff's recommendation: with the stipulations that the N. Sarah elevation be of the same "Spec-Brik" as the front; the concrete block section of the west elevation be screened with landscaping; and with the stipulation that final plans and exterior materials are reviewed and approved by the Cultural Resources Office.

By Order of the Preservation Board
Cultural Resources Office

C. 3966 DeTONTY STREET Shaw Neighborhood Certified Local Historic District

OWNER: The Green House Venture

APPLICANT/ARCHITECT: U.I.C./Sarah Gibson

PLAN: Preliminary Review to Construct 1-story office, classroom and greenhouse

PROCEEDINGS: On September 27, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, as amended by Ordinance 64925, to consider a preliminary review application of a proposal to construct a 1-story brick and glass office, classroom and greenhouse on a vacant site at the corner of DeTonty and Lawrence Streets, in the Shaw Neighborhood Certified Local Historic District.

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

Jan Cameron of the Cultural Resources Office made a presentation that described the site, the surrounding context and the proposed building design. She noted that it was located directly opposite the embankment for Highway 44, and that an accessible garden had already been installed in the State right-of-way opposite the project site. She also submitted letters in support of the project from the Shaw Neighborhood Improvement Association; the Tower Grove Neighborhoods Community Development Corporation; and Alderwoman Annie Rice.

Ms. Cameron noted that the proposed design did not comply with the Shaw Historic District Standards for Rehabilitation and New Construction, in Height, Massing, Scale and Proportions of the building, and was only partly compliant with the requirements for Roof Shape and Material. Because of this, she stated, the Cultural Resources staff could not recommend that the Preservation Board grant Preliminary Approval for the project, but that it was within the purview of the Board to consider other factors such as the building location.

Sarah Gibson of U.I.C., architect of the project, gave a presentation explaining the special needs of the project, and the design development of the building. Tom Purcell, of the Green House Venture, testified in support of the project, and explained the Green House Venture program.

FINDINGS OF FACT

The Preservation Board finds that:

- The proposed site for construction, 3966 DeTonty, is located in the Shaw Neighborhood Certified Local Historic District.
- The proposed massing, scale, height and proportions of the building do not appear to be compatible with adjacent buildings.
- The use of metal standing seam siding is not allowed under the Shaw Standards.
- The building will be located at the extreme northern edge of the Historic District, directly opposite the embankment for Highway 44.

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 to the project as submitted. The motion was made by Board member Killeen and seconded by Board Member Hamilton, and passed 6-0 with members Killeen, Robinson, Fathman, Weber, Richards and Hamilton in favor, none in opposition, and Chairman Callow abstaining.

By Order of the Preservation Board
Cultural Resources Office

D. 1205 DOLMAN STREET Lafayette Square Local and National Register District

OWNERS/APPLICANTS: Travis and Brooke Gocken

PLAN: Preliminary Review to Construct 1-1/2-story single-family house

PROCEEDINGS : On September 27, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, as amended by Ordinance 64925, to consider a preliminary review application of a proposal to construct a 2-1/2-story single-family house on a vacant site at 1205 Dolman Street, in the Lafayette Square Local Historic District.

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

FINDINGS OF FACT

The Preservation Board finds that:

- The proposed site for construction, 1205 Dolman Street, is located in the Lafayette Square Local Historic District.
- The applicant has proposed a Historic Model Example for the new house which has been approved by the Cultural Resources Office.
- The proposed design complies with the majority of requirements for new residential construction.

CONCLUSIONS OF LAW

In view of the length of the agenda, Chairman Callow asked for a motion to approve all those items for which the Cultural Resources Staff had made a recommendation for approval, or for approval with conditions. Alderman Coatar moved to approve items A, B, D, E, P and Q per staff recommendations. It was seconded by Board Member Hamilton and passed 6-0 with members Killeen, Robinson, Fathman, Weber, Richards and Hamilton in favor, none in opposition, and Chairman Callow abstaining.

Per this motion, the Board granted Preliminary Approval to the project per the staff's recommendation: with the stipulation that the exterior wall treatment will replicate scored stucco; and with the further condition that final plans and exterior materials are reviewed and approved by the Cultural Resources Office.

By Order of the Preservation Board
Cultural Resources Office

E. 1917 PESTALOZZI STREET Benton Park Historic District

OWNER: Hank Hart/HEH Investments

APPLICANT: AD: Arch/Tony Duncan

PLAN: Preliminary Review to construct attached townhouses

PROCEEDINGS: On September 27, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, as amended by Ordinance 64925, to consider a preliminary review application of a proposal to construct four attached townhomes on a vacant site at 1917 Pestalozzi Street, in the Benton Park Local Historic District.

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

In view of the length of the agenda, Chairman Callow asked for a motion to approve all those items for which the Cultural Resources Staff had made a recommendation for approval, or for approval with conditions. Alderman Coatar moved to approve items A, B, D, E, P and Q per staff recommendations. It was seconded by Board Member Hamilton and passed 6-0 with members Killeen, Robinson, Fathman, Weber, Richards and Hamilton in favor, none in opposition, and Chairman Callow abstaining.

Per this motion, the Board granted Preliminary Approval to the project per the staff's recommendation: with the stipulation that concerns regarding the Baltimore chimneys are addressed, and that final design details and exterior materials and colors are reviewed and approved by the Cultural Resources Office.

By Order of the Preservation Board
Cultural Resources Office

F. 4258 RUSSELL BLVD Shaw Neighborhood Historic District

OWNER: Julia Meredith

APPLICANT: Tony Duncan/AD: Arch

PLAN: Preliminary Review to construct two-story garage/addition

PROCEEDINGS: On September 27, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, as amended by Ordinance 64925, to consider a Preliminary Review application to construct a side addition at 4258 Russell Boulevard, located within the boundaries of the Shaw Neighborhood Historic District.

Board members Richard Callow (Chair), Mike Killeen, Anthony Robinson, Melanie Fathman, David Weber, David Richardson, Tiffany Hamilton 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 new addition complied with the historic district standards for height and exterior materials, and mostly complied with

details. The new addition did not comply with the off-street parking provisions, as the parking is not located at the rear of the property.

Julia Meredith, owner, testified on her own behalf. Ms. Meredith stated that they have a triple lot with their home in the middle. She said they have been wanting off-street parking but putting it in the rear would chop up the yard. Currently at the rear of the proposed addition is a playground used by her children and other children in the neighborhood and open greenspace. She stated that moving the garage doors to the rear of the addition would require a driveway from the alley that would demolish a huge portion of their backyard, and may require it to be dug down. Ms. Meredith said that since it sits on an alley they were hoping it would work. She then showed photos of the current back yard.

Anthony Duncan, architect for the project, testified in favor of the project. He stated that the addition is 56 feet from the rear alley and 10 feet from the side alley. Mr. Duncan stated that they were trying to work with the side alley for easier access rather than have an almost 60' driveway from the rear. He stated that the garage door could be reduced to 16 feet from 18 feet wide, but that two doors would be an issue with the brick veneer as it is easily damaged. He stated that the door sits kind of behind the neighboring building which reduces its visibility.

FINDINGS OF FACT

The Preservation Board finds that:

- The proposed site for construction, 4258 Russell Avenue, is located in the Shaw Local Historic District.
- The proposed height and exterior materials comply with the historic district standards, and the details mostly comply with the standards.
- Although the garage entry does not comply with the standard for parking from the rear, it is located off of an alley.

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 as proposed with the stipulation that final plans and materials are reviewed and approved by the Cultural Resources Office. Board Member Weber made the motion, which was seconded by Board Member Richardson. The motion passed unanimously with Chairman Callow abstaining.

By Order of the Preservation Board
Cultural Resources Office

G. 3234 HAWTHORNE BLVD Compton Hill Historic District

OWNER: Antonina Frolova and Diego Morales

APPLICANT: Jessica Deem/Virescent Design

PLAN: Preliminary Review to construct porte-cochere and convert garage to pool house

PROCEEDINGS: On September 27, 2021 the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, as amended by Ordinance 64925, to consider a Preliminary Review application of a proposal to construct a porte cochere and convert an existing garage to a pool house, located within the boundaries of the Compton Hill Historic District.

Board members Richard Callow (Chair), Mike Killeen, Anthony Robinson, Melanie Fathman, David Weber, David Richardson, Tiffany Hamilton 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 #57702, which sets forth the standards for the Compton Hill Local Historic District, and in particular the sections that pertain to Scale, Proportion and Size; Architectural Detail; and Roof Shape and Materials. Ms. Gagen stated that the proposed porte cochere did not have the appearance of a historic porte cochere as it is wider, which gives it a more horizontal profile. She also stated that it did not relate to the architectural style of the principal structure. Also, that the glass balustrade on the roof did not comply with the roof material requirements.

Jessica Deem, architect for the project, testified on the owners behalf. She gave a history of the project, stating that the existing garage sits at the back of the lot and there is an 18" grade change to the alley. The owners do not want to have to drive through their whole lot to park. They are also wanting to install a pool. Ms. Deem stated that they initially brought two options to the neighborhood. One was a separate gabled roof structure that sat off to the side, which they thought was appropriate for the 1920's building, but that the neighborhood did not like that plan. The second was a porte cochere, originally a 2-car garage with a hipped roof. From the neighborhood's input they flattened the garage roof and narrowed the porte cochere. After receiving feedback from the Cultural Resources Office they went back to a hipped roof. She stated that they had sent the revised plans to the neighborhood, but there had been no further communication from them.

Robert Bruce, Chairman of the Neighborhood Standards Committee for the Compton Heights Neighborhood Betterment Association, testified in opposition to the project. He stated that one of their missions is to promote preservation and that the standards committee was wholly in support of the staff's recommendation. He also stated that they did not have a lot of advanced notice that this project was going before the Preservation Board, so it had not yet gone before their full Board.

Keith Bucholz, Neighborhood Standards Committee Member, testified in opposition to the project. He said that they had initially worked with Ms. Deem on the project, and that it had not gone to the full Board.

David Weiss, Neighborhood Standards Committee Member, testified in opposition to the project. Mr. Weiss stated that the issue from the very beginning was that this is not really a porte cochere; it is more of a garage without a wall. He also stated that it is not towards the rear of the property. He said that the driving issue is the swimming pool and that he did not think that it permits the additional structure to be constructed. He stated that they are not trying to promote deviation from the historic focus of the neighborhood, and that this project starts a slippery slope.

FINDINGS OF FACT

The Preservation Board finds that:

- The proposed site for the porte cochere and garage conversion, 3234 Hawthorne Boulevard, is located in the Compton Hill Local Historic District.
- The proposed porte cochere does not comply with the historic district standards for Scale, Proportion and Size, and only partially complies with the standards for Architectural Detail and Roof Materials.
- The proposed porte-cochere does not have the appearance of a historic porte cochere as it is wider, giving it a more horizontal profile. This addition to the existing house does not relate to the architectural style of the building.

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 as proposed with the stipulation that final plans and materials are reviewed and approved by the Cultural Resources Office. Board Member Richardson made the motion, which was seconded by Board Member Robinson. The motion passed 5-0-0 with Board Members Killeen and Chairman Callow abstaining, and no members opposed.

By Order of the Preservation Board
Cultural Resources Office

APPEAL OF BOARD DECISION

H. 5955 MCPHERSON AVENUE Skinker DeBaliviere Historic District

OWNER/APPLICANT: Builder, LLC/Brent Cowin

PLAN: Appeal of Board Decision for Conditional Approval to construct a 3 family apartment building

PROCEEDINGS: On September 27, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, as amended by Ordinance 64925, to consider an appeal of a board decision to build a 3-story apartment building at 5955 McPherson Avenue in the Skinker DeBaliviere Historic District.

Board members Richard Callow (Chair), Fathman, Robinson, Hamilton, Killeen, Richardson, Weber, and Coatar were present for testimony on this agenda item.

Bethany Moore of the Cultural Resources Office was sworn in and entered into the record the PowerPoint, the agenda, this presentation, Ordinance 64689, as amended by Ordinance 64925, the CRO enabling ordinance, Ordinance 57688, which is the Skinker DeBaliviere Historic District ordinance, and a letter from the neighborhood.

Ms. Moore gave a brief presentation outlining the project, which is an appeal of the Preservation Board's August 2021 conditional approval to construct a 3 family apartment. She showed north and east elevations, with changes. The applicant appeared with changes suggested by the Preservation Board,

including changes to the brick return and cornice, and an additional row of windows on the west elevation. The applicant would, however, like to install windows with interior muntins, which is not in compliance with the Skinker DeBaliviere standards. Those standards required that windows in new construction have exterior muntins with a projecting profile. Ms. Moore recommended that the Preservation Board uphold their conditional approval to construct a 3 family apartment building with final details and materials to be approved by the Cultural Resources Office. Ms. Moore included that the neighborhood association had informed the Cultural Resources Office that they were in support of the standards.

Brent Cowin, the appellant, was sworn in and spoke. He explained that exterior muntins cost double to be applied, and that there would be a 5 to 6 month delay because they would be specialty windows. He noted that other neighbors have installed windows with interior muntins, and showed a photo of a neighboring house with such muntins.

Chair Callow asked if the appellant had brought cost estimates. Mr. Cowin responded that he had not, but that the cheapest option he'd been able to find was twice as much, resulting in a 96.4% increase in cost, almost \$520 per window. Chair Callow asked about the total cost of the project and rental rates. Mr. Cowin responded that the figure is between \$600,000 and \$700,000, and that rental rates were yet to be determined.

Ms. Moore pointed out that the standards allow new construction to use muntin-less windows.

Member Killeen asked if the Cultural Resources Office had heard from the Alderman for the district. Ms. Moore responded that the office had not, but that we had heard from the neighborhood association and they are in favor of upholding the standards,

Commissioner Weber asked if upholding the standards would mean no crossbars. Ms. Moore clarified that any muntins would have to be applied on the exterior, or not be used at all in order to comply with standards.

Commissioner Coatar asked if the board had faced a similar issue on the Chase Park Plaza. Ms. Moore replied that she was not sure, but that that building is located in a different historic district.

Commissioner Killeen moved that the Preservation Board uphold the staff denial. Commissioner Coatar seconded.

Chair Callow called for discussion. Commissioner Killeen stated that the solution for the appellant is to go without muntins, which will likely be cheaper. He also stated that the rules are there for a reason, and that other seeming violations might have been done without approval, or before the standards were put in place.

FINDINGS OF FACT

The Preservation Board finds that:

- 5955 McPherson Avenue is located in the Skinker-DeBaliviere Local Historic District.
- The proposed muntins do not meet the Skinker-DeBaliviere Historic District standards for New Construction, which require that if muntins are used, they must be applied on the exterior of the windows and have a projecting profile; the proposal is for interior muntins behind the glass.

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 Cultural Resources Office denial of the retaining wall but to overturn the denial of the concrete and wood steps. The motion was made by Commissioner Killeen and seconded by Commissioner Fathman. The motion passed with 7 yeas and one abstention. Commissioners Fathman, Robinson, Hamilton, Killeen, Richardson, Weber and Coatar voted in favor. Chair Callow abstained.

By Order of the Preservation Board
Cultural Resources Office

APPEALS OF STAFF DENIALS

I. 2716 MCNAIR AVENUE Benton Park Historic District

OWNER/APPLICANT: John D Pitman III

APPEAL: Appeal of staff denial to install front door at future opening

PROCEEDINGS: On September 27, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, as amended by Ordinance 64925, to consider an appeal of the staff's denial of an application to install a door in a future opening at 2716 McNair Avenue, in the Benton Park Local Historic District.

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

Andrea Gagen of the Cultural Resources Office was sworn in and entered into the record Ordinance 64689, as amended by Ordinance 64925; Ordinance 67175, which sets forth the standards for the Benton Park Local Historic District, and in particular the sections that pertain to Model Examples and Doors; the agenda; the PowerPoint; and her presentation.

Ms. Gagen then made a presentation that described the project involved lengthening a window opening, which had originally been a door opening, and installing a new door and transom in the opening. Ms. Gagen stated that the proposed door did not comply with the Benton Park Historic District Standards as it was not of the same architectural style as the building, and was therefore not an appropriate Model Example.

John D. Pitman, owner of the property, spoke on his own behalf. He presented a PowerPoint presentation that countered the staff's interpretation of the Model Example language in the Benton Park Historic District standards. He argued that the Craftsman door existing on the building had gained historic significance and was an appropriate Model Example.

FINDINGS OF FACT

The Preservation Board finds that:

- The site of the proposed opening and door, 2716 McNair Avenue, is located in the Benton Park Local Historic District.
- The Benton Park standards require a Model Example for new doors, if none exists.
- The Craftsman door has gained historic significance.

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 staff's denial to install a new door in a future opening. The motion was made by Board Member Robinson and seconded by Alderman Coatar. The motion passed with seven votes in favor of the motion, and one abstention from Chairman Callow.

By Order of the Preservation Board
Cultural Resources Office

J. 22 PORTLAND PLACE Central West End Historic District

OWNER/APPLICANT: Ronald & Jessica Mueller

APPEAL: Appeal of a Staff Denial to replace a front door

PROCEEDINGS: On September 27, 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 replace a front door at 22 Portland Place in the Central West End Historic District.

Board members Richard Callow (Chair), Anthony Robinson, David Weber, Melanie Fathman, Tiffany Hamilton, David Richardson, 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, as amended by Ordinance 64925, ordinance 67175, and ordinance 61177, the Central West End Local Historic District Ordinance, the agenda, the powerpoint, her presentation, and a letter of opposition from the Central West End Association.

Ms. Moore showed slides of the house from the street. She then showed the existing historic door, which we believe to be the original door, as well as the proposed replacement door. The replacement door is of a similar style but has glass panels rather than wood. She quoted the section of the Central West End standards regarding doors, which states:

2) Doors

Original or historic doors when visible shall be preserved through in-kind repair and maintenance. Security bars or security screens are not permitted on a door above the basement level unless it can be demonstrated through an historic photograph or drawing that they originally existed on the doors. Leaded, colored, and reflective glass shall not be used as a replacement material in door panel that was not originally or historically that material. If original and historic doors have been removed, or cannot be repaired, replacement doors will be wood and replicate the design and proportions of an historic door appropriate for the design of the building.

Ms. Moore observed that the proposed door does not comply with the standards. The replacement does not replicate the existing door, nor have we received information that the existing historic door cannot be maintained. The inclusion of glass panels lends the door a more contemporary appearance. The Cultural Resources Office staff recommends that the Preservation Board uphold the staff denial, as the proposed door does not comply with the Central West End standards.

Ms. Moore read into the record the letter from the Central West End Association, expressing support for the staff decision, and asking the Preservation Board to uphold that denial. They mentioned the original architecture firm of Lieberman and Klein. The door, they stated, is a primary defining feature of the house and should not be altered, and the Central West End standards are explicit.

Ron Mueller, the owner, testified on his own behalf. He and his wife, Jessie, have undertaken an extensive renovation of the house. Their contractor has tried to restore the front door, and has now recommended that they replace it. He understands historic homes, having lived in a number of them in St. Louis. They don't like how dark the home's entry is because of the solid door. He offered to replicate the panels of the existing door and put glass in those four panels. He pointed out and showed photos of other houses on Portland that have glass front doors. He doesn't think the glass will be noticeable from the street.

Commissioner Weber asked Ms. Moore about the other doors on Portland with glass, and if they'd been replaced without coming to the Preservation Board. She stated that she did not know, but that some looked original, and that in any case, if someone wanted to replace their door, they'd have to follow the same Central West End standards and get a permit from the Cultural Resources Office.

FINDINGS OF FACT

The Preservation Board finds that:

- 22 Portland Place is located in the Central West End Local Historic District.
- The existing front door is historic and visible from the street.
- A replication of the door with glass rather than solid panels would be an acceptable change to the house.

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.

Commissioner Robinson moved that the Preservation Board overturn the staff denial and approve a door that exactly replicates the original with glazing as shown the new door presented without the mail slot, and that existing door be preserved and stored. The motion was seconded by Commissioner Hamilton.

Commissioner Coatar agreed with the motion, but was confused about the requirement to preserve the door. Chair Callow suggested that the applicant might want to store the door. The applicant agreed. Commissioner Robinson said that a future owner might want to restore the door. Commissioner Weber asked Ms. Moore if, in 10 years, another owner wanted to put the old door back, would they have to come before the Preservation Board. She said they'd need a permit, but likely would not have to come back to the Preservation Board.

The motion passed with 6 yays, with Commissioners Fathman, Robinson, Hamilton, Richardson, Weber, and Coatar voting in support. Chair Callow abstained.

By Order of the Preservation Board
Cultural Resources Office

K. 1128 S 18TH STREET Lafayette Square Historic District

OWNER/APPLICANT: Suites at 18th & Hickory LLC-Tamara Keefe

APPEAL: Appeal of Staff Denial to retain a camera and flashing lights installed without a permit.

PROCEEDINGS: Bethany Moore of the Cultural Resources Office was sworn in and entered into the record Ord. 64689, the enabling ordinance, ord. 67175, and ordinance 67910, the Lafayette Square Historic District Ordinance, the agenda, the powerpoint, her presentation, and a letter from the Lafayette Square Restoration Committee.

Board members Richard Callow (Chair), Anthony Robinson, David Weber, Melanie Fathman, Tiffany Hamilton, David Richardson, and Alderman Jack Coatar were present for the testimony for this agenda item.

Ms. Moore's presentation included a map showing the location of the building and its proximity to residences. She showed a photo of the camera as installed and described the blue and red flashing lights. The Cultural Resources Office had received a complaint and sent a violation letter to the owner, but got no response, so the matter was referred to court. At that point, the owner applied for a permit, which the staff denied because it does not meet the standards. The applicant has now appealed the denial of that permit.

The standards for public facades apply in this case, and as it's on a corner, both facades are public. She read from Section 207.5 of the Lafayette Square standards, which addresses exterior lighting at public facades. Notably,

A] Exterior wall mounted lighting fixtures shall be one of the following, and shall be mounted no higher than the top of the entrance door:

1) Based on an HME (Historic Model Example)

2) A simple metal canister with a downward projecting light. The fixture shall be painted or anodized aluminum, to match the adjacent wall color.

3) Metal bracket with a clear glass globe with a clear bulb. The metal bracket shall be painted or anodized aluminum to match the adjacent wall color, weathered copper or oiled bronze. Globes shall be fitted to the metal base and be without ornamental design.

The light installed does not meet these standards. It is on a long, white metal arm, with two flashing lights at the end. Given that the site is located in Lafayette Square Historic District; the camera and the lights are installed on two public facades; and the light does not meet the Lafayette Square standards, the Cultural Resources Office recommends that the Preservation Board uphold the staff denial.

Ms. Moore then read a letter from the Development Committee of Lafayette Square, which stated their unanimous opposition to the retention of the camera and lights. neighborhood association. They noted that the problem has persisted for over a year.

Commissioner Coatar asked for clarification: is the issue the camera and the light, or just the light? Mr. Moore stated that it's both. Commissioner Coatar mentioned that there were other homes in the neighborhood with visible security cameras.

The appellant, Tamara Keefe, was sworn in and testified on her own behalf. She is the owner of Clementine's Ice Cream, and the building houses their offices. She stated that the flashing lights also existed at a nearby police substation, and that she was replacing an existing camera and was unaware that she needed a permit for the flashing light. She did not receive the letter from July. This has been a bad corner for crime, including her building being broken into 3 times. She put up the flashing lights as a deterrent. The police have loved it and the crime rate has dropped. She does provide footage from her camera to the police. She would like to retain the camera and lights.

Chair Callow asked if the red and blue lights are integral to the operation of the camera. Ms. Keefe responded that they were separate.

Commissioner Weber asked the appellant if she'd investigated the use of a less visible camera. She stated that she'd chosen the camera because of the views it could get down multiple streets. She also stated that there are no historic standards for lights and cameras in the neighborhood.

Commissioner Weber asked if she'd be willing to change the cameras. She remarked that the camera is top of the line and cost about \$30,000. She has ongoing challenges in keeping her business running due to Covid, so would not have the financial resources to replace the camera. She would be open to removing the blue and red flashing lights.

FINDINGS OF FACT

The Preservation Board finds that:

- 1128 South 18th Street is located in the Lafayette Square Local Historic District.
- The camera and lights are installed on two Public Facades.

- The applicant may retain the camera itself, but shall remove the flashing lights from the apparatus.

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.

Commissioner Richardson moved to uphold the staff's denial to retain the red and blue lights, but to overturn the denial of the retention of the camera. The motion passed with 5 yays, 1 nay and 1 abstention. Commissioners Fathman, Robinson, Hamilton, Richardson and Coatar voted yes. Commissioner Weber voted no. Chair Callow abstained.

By Order of the Preservation Board
Cultural Resources Office

L. 5305 DELMAR BOULEVARD Central West End Historic District

Ms. Moore noted that this item had been removed from the agenda.

M. 2012 S 12TH STREET Soulard Neighborhood Historic District

OWNER: 2012 12TH Street LLC

APPLICANT: Ken Burns, Architect

APPEAL: Appeal of a Staff Denial to replace the rear deck with a metal handrail

PROCEEDINGS: Bethany Moore of the Cultural Resources Office was sworn in and entered into the record Ord. 64689, the enabling ordinance, and ordinance 57078, the Soulard Historic District Ordinance, the agenda, the powerpoint, and her presentation.

Ms. Moore showed a map of the site to demonstrate the visibility of the rear deck due to an adjacent parking lot. She showed a photo of the existing rear stairs, which are in a different configuration than what's proposed. The staff has worked with the applicant on the positioning so that the deck would be less visible, but it would still be visible from the opposite street.

The applicant had proposed the use of a composite material. New appendages in the Soulard Historic District require a model example, which would be wood, so the composite material would not comply. Also, historic porches would have had wooden handrails, not metal, which is what the applicants propose.

Based on these preliminary findings, the staff recommends that the Preservation Board uphold the staff denial, as the handrail does not comply with the Soulard Historic District Standards. Ms Moore noted

that there was no official letter received from the Soulard neighborhood group, but that she did communicate with them, and they are in support of the wooden handrail.

Chair Callow asked if there was a special name for this handrail. Ms. Moore responded yes; that it's a Soulard handrail, in which the rail is molded and the spindles sit in the bottom rail.

There was no discussion.

The appellant, Ken Burns, is also the architect, and he agreed to tell the truth. He has worked on numerous projects in Soulard. This rail was selected with an eye to the standards, but the material has a longer life span. He noted that it has been used elsewhere in Soulard, and it has not negatively impacted those buildings. Visually, the concerns should be abated because of the distance of the rail from the sidewalk, limiting pedestrian views. Given the size of the structure and the location, which is very exposed, he and the owner are concerned about maintenance. Earlier in the meeting, on another agenda item, an architect remarked on how time passes, and that changes that are not detrimental to the appearance of the building should be considered. Mr. Burns also noted that the reason for the shift in location is a power line on the Southeast corner of the building, which they're trying to stay away from. The stair is designed to meet current code.

Chair Callow asked for questions.

Commissioner Coatar asked for the pictures that the appellant referenced. Ms. Moore stated that the photos had been forwarded via email to the board members earlier in the day. Mr. Burns mentioned another such railing on Menard that is much more visible.

Ms. Moore stated that no one had signed up to speak.

FINDINGS OF FACT

The Preservation Board finds that:

- 2012 S 12th Street is located in the Soulard Neighborhood Local Historic District.
- The stairs are located at the rear of a Semi-Public Façade and are visible from the street due to the adjacent parking lot.
- The limited visibility and concerns about exposure and maintenance are valid reasons to allow the metal handrail.

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.

Commissioner Richardson moved that the PB overturn the denial of the staff denial and allow the metal handrail as proposed. Commissioner Fathman seconded. Commissioner Richardson noted that it is difficult to maintain the Soulard handrail, and but for the vacant lots next door, this would not be an

issue. The motion passed with 5 yays and 1 abstention. Commissioners Coatar, Richardson, Hamilton, Robinson, and Fathman voted yes, and Chair Callow abstained.

Commissioner Weber left the meeting during this agenda item.

N. 3800 N BROADWAY Preservation Review District

OWNER: Performance Food Group Inc./Chris Crowe

APPLICANT: Spirtas Wrecking Company

APPEAL: Appeal of staff denial to Demolish 2-Story Brick Warehouse

PROCEEDINGS: On September 27, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, as amended by Ordinance 64925, to consider an appeal of the Denial to demolish a brick, 2-story Merit warehouse building in a Preservation Review Area.

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

Andrea Gagen of the Cultural Resources Office was sworn in and entered into the record Ordinance 64689, as amended by Ordinance 64925, and Ordinance 64832, which specifies demolition criteria for property situated in a Preservation Review District; the agenda; the PowerPoint; and her presentation.

Ms. Gagen stated that 3800-06 N. Broadway is located in a Preservation Review District where the Cultural Resources Office/Preservation Board has jurisdiction over demolition applications. The building is a Merit structure per the definition in Ordinance 64689, as the building has the potential to be individually listed on the National Register of Historic Places.

Ms. Gagen said that the current owner, Performance Food Group Inc., has no use for the building and wants to use the land to expand truck parking. The Cultural Resources Office staff conducted an interior and exterior survey and determined the building to be Sound per the definition in Ordinance #64689, as visible portions of exterior walls and roofs appear capable of continuing to support their current loads for six months or more. Ms. Gagen stated the exterior of the building showed some minor cracking, which was previously repaired, and some areas in need of tuckpointing. There is a small section of the flat roof which has collapsed into the basement, and there is evidence of water damage in some other areas. She said that she was able to reach most of the two stories and the basement. She stated that there is evidence of previous repairs to beams and posts, including the basement. There appears to be undermining of some posts in the basement.

Ms. Gagen explained the criteria for demolition approval outlined in Ordinance 64832 and reiterated that the Cultural Resources Office had denied the demolition application as a Merit building in Sound condition per the definitions in Ordinance 64689. She also entered into the record the Structural Engineers Report submitted by the applicant. Ms. Gagen read an excerpt from the report, and stated that the report had caused the Cultural Resources Office to rethink their position on the building being sound. She recommended that the Preservation Board overturn the Denial and approve demolition of the building.

Tom Maertz, of Performance Food Group Inc., the owner, spoke on their behalf. He stated that he would let the photos and the structural engineering report exhibits speak for themselves.

Andrew Weil, Director of Landmarks Association of St. Louis, spoke in opposition to the demolition. He stated that he believed the building was a sound and Merit building and hated to see it lost for another surface parking lot, especially fronting Broadway. He also believes that the building could be redeveloped. Mr. Weil said that there was another North Riverfront National Register District being considered. He said that what was being proposed was the loss of a significant historic building for the purpose of creating an impermeable surface. He said that the statement that the owners have no use for the building begs the question, why do people buy buildings for which they have no use especially when it is public knowledge that this building is subject to Preservation Review. Mr. Weil stated that demolition becomes much easier when buildings such as this are allowed to deteriorate to the point that they become a public safety hazard, although he believes that this building is still sound under the ordinance. He said that he did not have much confidence in what the outcome for this building would be if the application was denied, especially in the absence of consequences for code violations in the City.

FINDINGS OF FACT

The Preservation Board finds that:

- 3800-06 N. Broadway, is located in a Preservation Review Area.
- 3800-06 N. Broadway is a Merit Structure.
- The Cultural Resources Office staff and the Structural Engineers Report both state that the building is unsound under the ordinance, requiring the Preservation Board to approve it except under unusual circumstances.

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 Cultural Resources Office denial to demolish 3800-06 N. Broadway. The motion was made by Commissioner Richardson and seconded by Alderman Coatar. The motion passed 5-0 with Chairman Callow abstaining.

By Order of the Preservation Board
Cultural Resources Office

O. 1413 DOLMAN STREET Lafayette Square Historic District

OWNER: Tamara Keefe & Frank R Uible III

APPLICANT: Jim Hotop

APPEAL: Appeal of Staff Denial to construct a detached garage

PROCEEDINGS: On September 27, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, as amended by Ordinance 64925, to consider an appeal of the staff's denial to construct a garage at 1413 Dolman Street, in the Lafayette Square Local Historic District.

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

Andrea Gagen of the Cultural Resources Office was sworn in and entered into the record Ordinance 64689, as amended by Ordinance 64925; Ordinance 69112, as amended by Ordinance 70926, which sets forth the standards for the Lafayette Square Local Historic District, and in particular the sections that pertain to Garages; the agenda; the PowerPoint; and her presentation.

She then made a presentation that described the project that involved the construction of a garage, which sided on a side yard. Ms. Gagen stated that the proposed garage did not comply with the Lafayette Square Historic District Standards as the north side of the garage and the portion visible from Dolman were not brick.

Tamara Keefe, owner of the property, spoke on her own behalf. She stated that there were lots between the parking lot and Park Avenue, and that the garage would be barely visible. Ms. Keefe stated that it would cost \$17,000 to brick the north side and that the side lots were going to be developed.

FINDINGS OF FACT

The Preservation Board finds that:

- The site of the proposed garage, 1413 Dolman Street, is located in the Lafayette Square Local Historic District.
- The Lafayette Square standards require brick on a garage which sides on a side lot.
- The garage will be minimally visible from the street.

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 staff's denial to install a new door in a future opening. The motion was made by Alderman Coatar and seconded by Board Member Hamilton. The motion passed 3-2 in favor of the motion, with Board Members Fathman and Robinson in opposition, and one abstention from Chairman Callow.

By Order of the Preservation Board
Cultural Resources Office

SPECIAL AGENDA ITEMS

NATIONAL REGISTER NOMINATIONS

P. COOK SCHOOL – 5935 Horton Place

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 Cook School meets National Register Criteria under Criteria C for its association with master architect Gyo Obata of HOK.

CONCLUSIONS OF LAW

In view of the length of the agenda, Chairman Callow asked for a motion to approve all those items for which the Cultural Resources Staff had made a recommendation for approval, or for approval with conditions. Alderman Coatar moved to approve items A, B, D, E, P and Q per staff recommendations. It was seconded by Board Member Hamilton and passed 6-0 with members Killeen, Robinson, Fathman, Weber, Richards and Hamilton in favor, none in opposition, and Chairman Callow abstaining.

Q. Rose Fanning Elementary School – 3417 Grace Avenue

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 Rose Fanning Elementary School is significant under Criteria C for its association with master architect William B. Ittner and his “E” or “Open Plan.”

CONCLUSIONS OF LAW

In view of the length of the agenda, Chairman Callow asked for a motion to approve all those items for which the Cultural Resources Staff had made a recommendation for approval, or for approval with conditions. Alderman Coatar moved to approve items A, B, D, E, P and Q per staff recommendations. It was seconded by Board Member Hamilton and passed 6-0 with members Killeen, Robinson, Fathman, Weber, Richards and Hamilton in favor, none in opposition, and Chairman Callow abstaining.

DIRECTOR’S REPORT

Cultural Resources’ new Director Meg Lousteau thanked the Preservation Board members for volunteering their time and expertise. She remarked on the incredible team of dedicated professionals who staff the Cultural Resources Office, people who understand the connection between where we live and how we live. She observed that there was much to learn about the city itself, as well as the operations of the office and the Preservation Board, and that she looked forward to ensuring that the work of the CRO would help the Board make the best possible decisions.

Ms. Lousteau also shared with the Board that Bethany Moore, CRO Preservation Planner, had taken another job and that tomorrow would be her last day. Ms. Moore remarked that she’d appreciated her time at CRO. Everyone wished her well.

Alderman Coatar motioned to adjourn the meeting. There were no objections. The meeting was adjourned.