

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
OCTOBER 25, 2021**

Board Members Present:

Richard Callow – Chairman
Alderman Jack Coatar
Mike Killeen
David Richardson
David Weber

Cultural Resources Office Staff present:

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

Legal Counsel

Barbara Birkicht

Commissioner Richardson made a motion to approve the July Preservation Board minutes dated July 26, 2021. The motion to approve the minutes was seconded by Commissioner Weber. There was no discussion/opposition. The motion passed unanimously by voice vote.

A. 5612 WATERMAN BOULEVARD Central West End Historic District

OWNER: Greg Daney/Real Estate Investor Wholesale LLC

APPLICANT: Christopher Stritzel

PLAN: Preliminary Review application to construct a four-story apartment building

PROCEEDINGS

On October 25, 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 four-story apartment building, located at the southeast corner of Waterman Boulevard and Clara Avenue.

Board members Richard Callow, Alderman Jack Coatar, Mike Killeen and David Weber were present for the testimony for this agenda item.

Jan Cameron of the Cultural Resources Office made the staff presentation, stating that this project was a complete redesign of a proposal the Board had reviewed on a preliminary basis at its June meeting. She said the building now was only 4 stories instead of 5; had four brick facades; a clearly contemporary design; and, most important for the block, had been withdrawn further from Waterman to maintain the boulevard effect.

Ms. Cameron said that the site has no access to an alley, and that therefore, as on the first proposal, a curb cut is proposed from Waterman to access interior parking; however, in the new design, the second curb cut on Clara for dumpster access had been removed.

She noted that the new design had very little reference to a historic Model Example, but that under the CWE standards that was not required; it did however, have to meet other criteria. She noted that the

height should be within 15% of the majority of buildings on the block, which was difficult to determine given the variety of heights; and that it seemed unreasonable to hold the applicant to that given the unusual character of the block. Ms. Cameron stated that the design complied in the requirements for location, exterior materials, but deviated in Fenestration, which required windows to be both of the same proportions as in adjacent buildings, and also the same operation, which is entirely double hung. She said that the design was critically based on its fenestration pattern, and suggested that the Board may wish to consider an exception, which the staff would not oppose.

Ms. Cameron further noted that the design did not comply with requirements for curb cuts & driveways, but was unable to comply given the lack of access to an alley. She suggested that the design of the vehicle entry from Waterman required more attention and that the staff has not had the opportunity to discuss that with the current designer.

Ms. Cameron showed elevations of the building and noted the projections at the cornice on the Waterman and Clara facades. She said they seemed awkward and recommended that the top of the building be reconsidered, with a design that was more characteristic of other buildings in the vicinity.

Ms. Cameron continued with a rendering provided by the applicant showing the building in context with surrounding buildings; and slides of the street and block.

Ms. Cameron concluded with a recommendation that the Board grant preliminary approval to the new design with the requirement that the parapet be reconsidered and the usual stipulation that staff would review and approve final drawings and exterior materials be imposed.

She entered into the record letters that she stated had been provided to the Board members earlier that day. Those were the following: Alderwoman Navarro, expressing concerns about the building design; Steve Pudlowski, writing against the design and stating that the building was still too large; and those in favor of the project Anthony Nipert; Daniel S. Lertiz; John Clark; Ere Borrelli; and Sean E. Tooley, all neighborhood residents. Also writing in support of the project was Michelle Jones, a local real estate agent.

In response to a question from Board member Killeen, Ms. Cameron said that the Cultural Resources staff would like to see a redesign of the top of the building, either eliminating the parapet protrusions or reducing them.

Chris Stritzel, the applicant, spoke in favor of the proposal. He said he did not have a formal presentation, but would speak regarding the development of the new design. He said that after listening to neighborhood feedback, they had altered the height of the building, and number of parking spaces, so that no variance was required. He noted the change in exterior materials, now being all brick, of color to be compatible with adjacent buildings. He said the building's massing and setback now align with buildings on Waterman and Clara.

Mr. Stritzel said he had held two meetings with neighbors in which 18 people came. In response to their comments, he had changed the color of the brick, added more landscaping and answered a number of other concerns. He said afterwards, the Alderwoman and CRO had not responded to his meeting requests.

Mr. Stritzel said he had received comments from the Central West End Neighborhood Association and they were generally in support but asked that the roof design be altered. He said he would work with the Cultural Resources Office to address that. He felt that the design was a major upgrade and improvement to the previous proposal.

In response to a question from Mr. Killeen, Mr. Stritzel said that the architect for the new design was Anthony Duncan.

In response to a question from Alderman Coatar, Mr. Stritzel said that the project had the same ownership - Greg Daney - as the last time a project for the site was proposed. He noted that Mr. Daney had developers willing to take on the project, but said he could not name them publicly; and that they would make a formal submission when the time comes.

Alderwoman Heather Navarro spoke regarding the project. She said that she appreciated someone considering building on this lot and also that the applicant had listened to neighborhood feedback. She was excited to see something happen here, but she said special consideration should be given to the design because of its location and the unique characteristics of the block and neighborhood. She stated she had not heard from the ownership group and had been unsuccessful in getting any meetings with Mr. Stritzel, the applicant. She noted that many concerns of the neighborhood seemed to have been addressed but that more work should be done on the building's design; she felt it was more like a structure in a medical park and that this was a residential street. She felt that the west and south elevations were fairly monolithic. For further information the Alderwoman asked that the Board refer to the letter she had submitted.

Jeff Vines spoke in support of the project, stating that he was a business owner and property owner in the Central West End neighborhood and wanted to applaud this proposal overall; he thought the aesthetics could be addressed and refined. He said now we have a vacant lot that contributes nothing to the historic district or the character of the neighborhood. He said he supported providing for new residents with more street activity and transit usage.

Clare Linebecker spoke against the project. She said she appreciated the time the applicant had put in, but was curious if he had provided data showing that the area really needs more residential units, given so many other large developments nearby. She asked, "Where are all the people coming from?" and said the City's population was not growing rapidly. She objected to these large buildings being constructed in the neighborhood and felt they did not maintain the neighborhood's integrity at all.

Beverly Berner spoke against the project. She said while the design was an improvement over the previous proposal, it was still too dense for the street. She noted that Waterman is not a densely populated street like Pershing; that almost all the buildings were only three stories; and that the largest, the Dorchester, while 6 stories, had many fewer units and was on a larger site. She said that here, there would be 50 units fitting on only one-third of an acre.

FINDINGS OF FACTS

The Preservation Board finds that:

- 5612 Waterman Boulevard is located in the Central West End Local Historic District.
- The revised design is compliant with the requirements of the Central West End Standards for New Construction in siting, massing, scale and exterior materials. It is not currently possible for

the Cultural Resources Office to assess the height requirement, but the new design is only four stories, which appears to be compatible with the majority of buildings on the block.

- The design only partly complies with the requirements for fenestration, having windows with a vertical form, but that are not double hung.
- Similarly, the design only partly complies with the requirements for curb cuts and driveways. Given the unusual shape of the parcel, without access to an alley, the staff recommends an exception to the Standards, with the condition that the applicant work with staff to reduce the visual impact of the exposed garage entry on Waterman.
- Finally, the design does not comply with the requirement of the Standards that the roof design of new buildings reflect that of the majority of buildings in the streetscape. The Cultural Resources Office recommends that the parapet design be reconsidered.

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 design of the parapet be reconsidered, reducing the number and height of projections; and that final plans, details and exterior materials be reviewed and approved by the Cultural Resources Office. The motion was made by Board Member Weber, and was seconded by Board Member Killeen. The motion passed, with a vote of 2-1, with Board members Weber and Killeen in favor, Alderman Coatar opposed, and Chairman Callow abstaining.

By Order of the Preservation Board
Cultural Resources Office

B. 2911 LEMP AVENUE Benton Park Local Historic District

OWNER/APPLICANT: Terri Ferguson and Benet Schaeffer

PLAN: Preliminary Review to install two windows on front facade

PROCEEDINGS: On October 25, 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 install two windows on the front façade of 2911 Lemp Avenue, located within the boundaries of the Benton Park Local Historic District.

Board members Richard Callow (Chair), Mike Killeen, David Weber, David Richardson, 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 #67175, which sets forth the standards for the Benton Park Local Historic District, and in particular the section that pertains to Windows. Ms. Gagen stated that the proposed windows did not comply with the Benton Park Historic District Standards as the windows would be narrower and shorter than the original windows, the material and shape of the brickmold would not be replicated, and the decorative wood

eyebrow above the window would not be retained or replicated. She stated that sash replacements would be acceptable, and would not require alterations to the interior. She stated that the Cultural Resources Office had approved their earlier application for side windows because of cost considerations and the lower visibility of that elevation, and in return, the owners had agreed to do the front windows according to the standards. Ms. Gagen also entered into the record an email from the Benton Park Neighborhood Association stating their support for the project, with a concern about the handling of the decorative eyebrow.

Benet Schaeffer, owner, testified on his own behalf. He said that he and his partner had been working on the project since May and, due to the drywall returns, putting new windows in would result in major deconstruction. He stated that there was no deal with the Cultural Resources Office that if they did the side windows one way that they would do the front windows according to the neighborhood association or Cultural Resources Office specifications. He stated that the situation is the same throughout the house, and that Rivertown (a window company) had come up with a good solution. He stated that the windows were not as small as the dimensions stated and there was almost no difference in the size, only about one inch on each side, and no more than a 2 or 3 inch difference top to bottom. He also stated that the muntin pattern would be matched. He said that the current windows are leaking noise as well as air, and that they do not want to do sash replacements because, in their experience, they are extremely leaky and that they also leak noise from the nearby businesses. He stated they would do a wood, metal or vinyl applique on the eyebrow, and that they had an artist that could do a piece of decorative metal there.

FINDINGS OF FACT

The Board finds that:

- 2911 Lemp Avenue is located in the Benton Park Local Historic District.
- The interior window openings were previously altered which would require interior demolition to install a full-frame window.
- The installation of new sash replacements would not require interior demolition.
- The proposed windows are smaller than the original windows and the molding profiles do not match the original moldings. The decorative eyebrows would also be removed or covered. Therefore, they do not comply with the Benton Park 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 denied approval of the project as presented at the Preliminary Review of the proposal to install two windows on the front façade. Board Member Richardson made the motion, which was seconded by Board Member Coatar. The motion passed unanimously with Board Member Killeen recusing himself and Chairman Callow abstaining.

By Order of the Preservation Board

C. 1118 DESTREHAN Hyde Park Historic District

OWNER/APPLICANT: Barakat Investments LLC/Roeshelle Mu'min

PLAN: Appeal of Director's Denial to install new windows

PROCEEDINGS: On October 25, 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 install windows at 1118 Destrehan Street, in the Hyde Park Local Historic District.

Board members Richard Callow, Alderman Jack Coatar, Mike Killeen, David Richardson and David Weber 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 57484, which sets forth the standards for the Hyde Park Local Historic District, and in particular the sections that pertain to windows; the agenda; the PowerPoint; and her presentation.

She then made a presentation that described the project that involved the installation of vinyl or wood square head windows in an opening that originally had segmental arch window heads. Ms. Gagen stated that the proposed windows did not comply with the Hyde Park Historic District Standards. She stated that the owner was claiming financial hardship, but no documentation had been provided to the Cultural Resources Office.

No one was present for the owner.

FINDINGS OF FACTS

The Preservation Board finds that:

- 1118 Destrehan Street is located in the Hyde Park Local Historic District.
- The original windows on the front façade had segmental arched heads, while the proposed replacement windows have flat heads.
- The proposed vinyl windows are not an allowed material under the Hyde Park Historic District standards and do not replicate historic windows.

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 to windows on the front facade. The motion was made by Board Member Killeen and seconded by Alderman Coatar. The motion passed unanimously, with Alderman Coatar and Board Members Killeen, Richardson and Weber in favor of the motion. There was one abstention from Chairman Callow.

By Order of the Preservation Board

D. 5227 ALABAMA AVENUE Saint Cecilia National Register District

OWNER/APPLICANT: Hi Point Development LLC/Patrick Gerau

PLAN: Appeal of Director's Denial to Demolish a 1-Story Residential Building

PROCEEDINGS: On October 25, 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 Director's denial to demolish the building at 5227 Alabama Avenue.

Board members Richard Callow, Alderman Jack Coatar, Mike Killeen, David Richardson and David Weber were present for the testimony for this agenda item.

Meg Lousteau of the Cultural Resources Office was sworn in and entered into the record Ordinance 64689, as amended by Ordinance 64925; Ordinance 64832; the powerpoint, the agenda, and her presentation.

Ms. Lousteau stated that 5227 Alabama 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 is a contributing building to the St. Cecilia National Register Historic District. The current owner purchased the building in June 2021. The owner wishes to demolish the building for possible future construction, although there are no immediate plans. The Cultural Resources Office denied the demolition application as the building was determined to be a Merit building in Sound condition. The owner has appealed the denial and the matter is now before the Preservation Board.

The Cultural Resources Office reviewed this application under ordinances 64689 and 64832. Using the standards set forth in the ordinance 64832, they concluded that there is no Redevelopment Plan; that the building is a Merit structure; that the building appears to be in good and sound condition; that the surrounding block is occupied and intact; and that there is good reuse potential as well as the possibility of tax credits. She further noted that no evidence of economic hardship had been presented, and that the applicant had proposed no plans for new development on the lot.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial of the application to demolish 5227 Alabama Avenue as it does not meet the criteria for demolition under the Preservation Review District ordinance.

Mr. Gerau, the applicant, swore to tell the truth. He purchased the property this year, and owns the lot next door as well. His goal is to build new homes on the two properties, starting with this site, but has no drawings or plans. He'd like to build new houses to add more diverse housing stock, increase tax revenue for the city, and spur further interest in the area.

Alderman Coatar asked when he'd acquired the property, and about the property next door. Mr. Gerau responded that he'd bought the house in June of 2021, and that there is a house on the adjacent lot that he owns. The house at 5227 Alabama has been vacant for about 5 years.

There was no one signed up to speak on the item.

FINDINGS OF FACT

The Board finds that:

- 5227 Alabama Avenue is located in a Preservation Review District.
- The building appears to be in good condition and is Sound under the ordinance.
- The building is a Merit structure, as it is a contributing building to the St. Cecelia National Register Historic District.
- The building is located in a stable block and has good reuse potential.
- There are no immediate plans for new construction.

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.

Alderman Coatar moved to uphold the Director's Denial of the demolition application as it does not meet the standards set forth in the Preservation Review District ordinance. The vote was 4 yays and 1 abstention, with Alderman Coatar, Commissioner Weber, Commissioner Richardson, and Commissioner Killeen voting yes, and Chair Callow abstaining.

By Order of the Preservation Board
Cultural Resources Office

E. 5802 WATERMAN Skinker-DeBaliviere Historic District

OWNER/APPLICANT: Victoria Nicole Neel

PLAN: Appeal of a staff Denial to retain wrapping on the front windows completed without a permit

PROCEEDINGS: On October 25, 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 wrapping on front windows completed without a permit at 5802 Waterman Boulevard, in the Skinker/DeBaliviere/Catlin Tract/Parkview Certified Local Historic District.

Board members Richard Callow, Alderman Jack Coatar, Mike Killeen, David Richardson and David Weber 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 57688, as amended by Ordinance 70281, which sets forth the standards for the Skinker/DeBaliviere/Catlin Tract/Parkview Certified Local Historic District, and in particular the sections that pertain to windows; the agenda; the PowerPoint; and her presentation.

She then made a presentation that described the project that involved the front window brickmold and mullions being wrapped in aluminum coil stock. The work was completed without a permit. Ms. Gagen stated that the proposed wrapping did not comply with the Skinker/DeBaliviere/Catlin Tract/Parkview Historic District Standards. She stated that the owner wished to keep the coil stock wrapping due to the cost of removing it and repairing/replacing the brickmold.

The owner, Victoria Neel, testified on her own behalf. Ms. Neel testified that when picking up her fence permit, she asked about whether she needed a permit for re-wrapping the window trim. The woman at the Permit Office told her no. In addition to the coil stock that was installed, they painted the existing coil stock. Ms. Neel stated that she had gotten good feedback from her neighbors. Ms. Neel presented PowerPoint slides showing before and after photos of her house, an estimate of the work that was completed, and an estimate of what it would cost to remove the wrapping and replace with wood material. She stated it was about three times as much as she had already spent.

When questioned by Board Member Killeen, she stated that she did not have any letters of support from the neighbors or the Alderman, but that she could get them.

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 for thirty (30) days to allow the applicant to get support letters. The motion was made by Board Member Killeen and seconded by Alderman Coatar. The motion passed unanimously, with Alderman Coatar and Board Members Killeen, Richardson and Weber in favor of the motion. There was one abstention from Chairman Callow.

By Order of the Preservation Board
Cultural Resources Office

DIRECTOR'S REPORT

Meg Lousteau gave the Director's Report. She wanted to give the Preservation Board insight into the day to day work of the Cultural Resources Office, noting that most of what they see is only at the monthly meetings. She explained that Preservation Board meeting agendas are the results of weeks, sometimes months, of work, to which the staff brings its considerable expertise. Beyond that, there's the work on projects that never go before the Preservation Board.

Ms. Lousteau offered some statistics about the types and amount of tasks that the staff has handled in the first 3 quarters of 2021, including 25 preliminary reviews, 70 citizen-based complaints, 119 buildings reviewed for Prop NS, 120 Form-Based Code reviews, 164 Section 106 reviews, 164 demolition reviews, and 856 building permits.

Chair Callow noted that Commissioner Melanie Fathman had retired from the board, and thanked her profusely for her decades of service. Commissioner Fathman thanked commissioners and staff for all their work.

There was a motion to adjourn, and no objection. The meeting was adjourned.