

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
March 22, 2021**

Board Members Present

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

Cultural Resources Office Staff Present

Daniel Krasnoff, Director
Jan Cameron, Preservation Administrator
Andrea Gagen, Preservation Planner
Bethany Moore, Preservation Planner
Deneen Funk, Secretary

Legal Counsel

Barbara Birkicht

APPEAL OF STAFF DENIAL

A. 2021.0038 2011 RUSSELL BOULEVARD / MCKINLEY HEIGHTS HISTORIC DISTRICT

Owners: Justin Bukowiec

Applicant: Justin Bukowiec

RESIDENTIAL PLAN:

Appeal to retain retaining wall installed without a permit.

PROCEEDINGS:

On March 22, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider an appeal of a denial of a building permit application to retain a retaining wall installed without a permit at 2011 Russell Boulevard in the McKinley Heights Local Historic District. Board members Richard Callow (Chair), Melanie Fathman, Alderman Jack Coatar, Tiffany Hamilton, Anthony Robinson, Mike Killeen, and David Richardson were present for the testimony for this agenda item.

Bethany Moore of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #66098, which sets forth the standards for the McKinley Heights Local Historic District. Ms. Moore entered into the record the following items:

1. Certified copy of Ordinance 64689
2. Certified copy of Ordinance 64925

3. Certified copy of Ordinance 67901
4. The application, the meeting agenda and the PowerPoint presentation.

Ms. Moore stated that the retaining wall did not comply with the McKinley Heights Historic District ordinance.

Justin Bukowiec, owner, spoke on his own behalf, stating that they did build the retaining wall without a permit. He also brought photographs of retaining walls in the area.

FINDINGS OF FACT:

The Board finds that:

- 2011 Russell Boulevard is located in the McKinley Heights Local Historic District.
- The site of the work done without a permit, 2011 Russell Boulevard, is located in the McKinley Heights Local Historic District.
- The McKinley Heights 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.
- The McKinley Heights Neighborhood Association was opposed to the 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 has made a determination as to the substance and credibility of the evidence and exhibits.

The Preservation Board moved to uphold the Director's Denial to retain the retaining wall. The motion was made by Board Member Robinson and seconded by Board Member Hamilton. The motion passed unanimously.

Director Krasnoff presented a Director's Report.

There being no further business, the meeting was adjourned by general consent.