

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
May 24, 2021**

Board Members Present

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

Cultural Resources Office Staff Present

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

Legal Counsel

Barbara Birkicht

Alderman Coatar made a motion to approve the April Preservation Board meeting minutes dated April 26, 2021. The motion to approve the minutes was seconded by Commissioner Weber. Commissioners Fathman, Hamilton, Richardson, Weber, and Alderman Coatar voted in favor and there were no oppositions. Chairman Callow stated the minutes were approved.

PRELIMINARY REVIEWS

A. 2853 & 2865-67 INDIANA AVENUE/BENTON PARK HISTORIC DISTRICT

Owner: Nick Shapiro/City Life Development
Architect: Sarah Gibson/U.I.C.

RESIDENTIAL PLAN:

Preliminary Review to construct one detached single-family and two semi-detached row houses.

PROCEEDINGS:

On May 24, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to consider request for Preliminary Review to construct two infill buildings in the Benton Park National Register and Local Historic District, at 2853 and 2865-67 Indiana Avenue.

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

Jan Cameron of the Cultural Resources Office made a presentation describing the proposed project and presented a PowerPoint of the proposed designs and photos of the surrounding context. She also entered into the record letters of support for the project from Steven Fitzpatrick Smith; Jack Sago; E. Lyle Schultz and Jessica Deem. She also entered letters of opposition to the project from Mark Sarich, executive director of the Lemp Neighborhood Arts Center; Nathan Jackson, owner of St. Louis History and Architecture; Timothy M. Mulligan; and the Benton Park Neighborhood Association, signed by Donald Morgan, BPNA President.

Ms Cameron testified that the project was being reviewed under the Benton Park Historic District Standards and also under the Preservation Board's Compatible New Construction Policy; and that the requirements of that Policy had been met.

She noted that the applicant had submitted 2032-36 Sidney street as a Model Example for the designs at 2863 and 2865 Indiana, and a number of historic corner buildings with balconies above corner entries as models for 2867 Indiana, although none appeared close to the design of that building. She further stated that the applicant had selected "Fenestration" and "Openings" as the two Allowed Differentiations under the Policy.

Based upon the Policy, Ms Cameron stated that the Cultural Resources Office recommended that the following revisions be made:

1. Brick be a consistent red or red/brown color comparable to adjacent buildings;
2. Roof shingle color be a medium gray;
3. Lighted address numbers be removed;
4. That the two garages proposed to be constructed behind 2867 Indiana be limited to single-car garages and entered from the alley instead of Pestalozzi as proposed.

Nick Shapiro of City Life Development LLC, developer of the property, testified on his own behalf. He said that the City Life approach is to be sensitive and respectful of the historic environment but not construct a historic replica, which he thought was a more honest way. He stated that the current design was not the first; that he and his architect had listened closely to the Benton Park Neighborhood Association (BPNA) and responded to almost every single issue raised: red brick; lighted address signs; the dormer windows that interrupted the cornice line; and most critically, the second-floor bump out at 2867. He said they had

listened to both the community and the Cultural Resources Office and revised the designs substantially. Finally, he added that the BPNA had acknowledged they had achieved minimal compliance with Standards and are still not happy with the project.

Sarah Gibson of U.I.C., architect of the project testified that her company had been working for over 15 years in the City and appreciated its variety. She said they view the City as a living organism with many facets that was constantly changing. While her company appreciated historic architecture and has done many rehabs, they appreciate architecture as a 21st century concept as well. In response to an inquiry from the Chairman regarding the proposed carports at 2865-67, Ms Gibson said they would be willing to work with the Cultural Resources Office to come up with an amicable solution; but it was important to have 4 parking spaces. She suggested they would be open to reconsidering the design of the elevations and the materiality of the carports.

Shashika Rodrigo, the property owner of 2716 Indiana testified on her own behalf. She said she lives in one of the new single-family houses constructed by the same developer and architect opposite the proposed project, and spoke in favor of the design. She said she thought it matched well design with the neighborhood in a thoughtful, respectful way that, and that the proposed houses match very well and add to the value of the neighborhood.

Val Guelker, the property owner of 2858 Indiana, another of the previously-constructed designs, testified on her own behalf, stating that she had moved in six months ago after living in the City—until now in typical City houses—for thirty years. She said she loves modern design but wanted to live in Benton Park. She testified that she supports the new which speaks to the diversity of the City and likes the blending of old and new.

Tim Mulligan, Benton Park resident and member of the Benton Park Neighborhood Association testified on his own behalf. He said that he did not have much to add other than what he said in his submitted letter, but commented that the BPNA found these Standards to be incredibly time-consuming for their committee to work with and BPNA has articulated in their letter what they think of the design.

Marian Smith, a neighborhood resident and an architect for forty years in Benton Park. testified on her own behalf. She said she had served on the neighborhood Building Review Committee for decades and also on the Benton Park Housing Corporation, which had reviewed the previously-constructed houses on east side of

Indiana. She stated that they had received a lot of pushback from neighbors in the community about these buildings, and therefore the committee had become more cautious about modern interpretations of historic buildings. Ms Smith stated that she was here in support of BPNA's interpretation of the Policy guidelines.

Alderman Dan Guenther, 9th Ward Alderman, testified on his own behalf. He stated that this project has drawn quite a bit of back and forth between neighbors; many believe the current proposal at corner doesn't fit with the fabric of the neighborhood, while others were supporters of contemporary design, and liked the designs of UIC that had been built in the neighborhood. Alderman Guenther stated that there needs to be further discussion about this project, and named a number of other recently approved projects that the neighborhood had spent many week working with the developers to fit the projects within the character of the neighborhood. He testified that the neighborhood is still willing to work with the developer but is considering opting out of Contemporary New Construction policy. In addition, he testified that he hopes that the Preservation Board denies the project and sends it back to the neighborhood.

Given by the Chairman an opportunity to respond to the previous testimony, Nick Shapiro stated that he appreciates and understands the wide divergence of opinion, but he felt that nothing he could propose will satisfy everyone 100%. He said again that they had tried their best to satisfy all requests of BPNA.; and that while he was open to discussion with the community, he worries about the goal posts moving.

In response to a question from the Chairman, Jan Cameron stated that she had never been in favor of the Compatible New Construction Policy as currently written and that the CRO staff has often discussed revising it. She stated that this developer has made a substantial effort to comply. Ms Cameron also stated that many of the comments are justifiable, but the Policy ties the staff to only certain criteria.

Jessica Deem, an architect and Benton Park resident stated she had served on a number of committees in the neighborhood and in formulating the Compatible New Construction Policy and that she was very much in support of the project. She also said she had discussed the project with many neighbors on the street or on social networks and did not see strong opposition.

FINDINGS OF FACTS:

The Board finds that:

- 2865-67 and 2853 Indiana are located in the Benton Park Local Historic District.
- The applicant has requested review of the project under the Preservation Board's Compatible New Construction Policy and all required Steps under that Policy are completed.
- Revisions have been made to the original proposal to bring the buildings closer to established Model Examples.
- The design of the buildings complies with most Compatibility requirements of the Policy with the exception of Ancillary Buildings.
- Similarly, the project does not comply with Section 303 Requirements for Garages and Carports in New Construction of 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 witnesses, the Board has made a determination as to the substance and credibility of the evidence and witnesses.

The Preservation Board moved to grand Preliminary Approval for 2853 and 2865-67 Indiana, with the stipulation that the garage facing Pestalozzi be relocated; and that final design details, including exterior material and colors, be approved by the Cultural Resources Office. The motion was made by Board Member Hamilton and seconded by Board Member Fathman.

In discussion, Alderman Coatar stated that while he understood the neighborhood's concerns, Benton Park has not opted out of the Compatible New Construction Policy and the Board should be cognizant of moving goal posts which was not fair to people who are investing money their money in the neighborhood. Board member Richardson disagreed, stating that the Policy was imposed on the neighborhoods by the Preservation Board, and that if the neighborhood did not agree, then the process was not complete.

The motion carried with three votes in favor and two against; and Board members Killeen and Robinson abstaining.

B. 5612 WATERMAN BOULEVARD
Removed from the Agenda

D. 5806-& 5808 WESTMINSTER PLACE

Owner/Applicant: Treinnea Russell/Paton Redevelopment Series, LLC

New Application to construct two single-family buildings

PROCEEDINGS:

On May 24, 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 an apartment building at 5806 & 5808 Westminster Avenue in the Skinker-DeBaliviere/Parkview/Catlin Tract Certified Local Historic District.

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

Andrea Gagen of the Cultural Resources Office made a presentation that examined the sections of City Ordinance #57688, as amended by Ordinance #70821, which delineate criteria for the review of new construction in the Skinker DeBaliviere/Parkview/Catlin Tract Certified Local Historic District.

Ms. Gagen analyzed pictures of the site where the construction is proposed, the context of the built environment on the block and the design of the proposed buildings. He discussed review criteria found in Skinker-DeBaliviere/Parkview/Catlin Tract Certified Local Historic District. Ms. Gagen said the project substantially complied with the historic district standards.

Treinnea Russell of Paton Redevelopment Series, LLC, the owner, spoke about the existing lot being an eyesore and their decision to go with new construction rather than rehab buildings. She was in agreement with the staff's recommendations and stated there was support from the neighbors on the block.

FINDINGS OF FACTS:

The Preservation Board finds that:

- 5806 & 5808 Westminster Pl. are located in the Skinker DeBaliviere/Parkview/Catlin Tract Local Historic District.
- The designs substantially comply with the Skinker DeBaliviere/Parkview/Catlin Tract Historic District standards.

CONCLUSIONS OF LAW:

It was the decision of the Preservation Board to grant preliminary approval to the design with the stipulation that final plans and exterior materials are reviewed and approved by the Cultural

Resources Office. The motion was made by Board Member Fathman, and Board Member Richardson seconded the motion. The motion was approved unanimously.

By Order of the Preservation Board

APPEALS OF STAFF DENIALS

C. 2034 ANN AVENUE

Owner/Applicant: Liberty Property Group LLC/Tom Sthair

Appeal of Director's denial to construct a two-family residence

PROCEEDINGS:

On May 24, 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 construct a two-family townhouse and garageport, at 2034 Ann Avenue, in the McKinley Heights Local Historic District.

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

Andrea Gagen of the Cultural Resources Office made a presentation that summarized the timeline of the project. She explained that the original proposal did not have an appropriate Historic Model Example (HME). The owner appealed the denial to the Preservation Board, but then deferred going to the Preservation Board in April. She stated that the owner has since revised the plans to more closely match the submitted HME.

Ms. Gagen entered into the record the Enabling Ordinance #64689; as amended by 64925; the McKinley Heights Historic District Ordinance #67901; the PowerPoint; the Agenda; and a conditional support letter for the project from Rocco Danna, Head of Development, McKinley Heights Neighborhood Association. Ms. Gagen then explained the Standards for Section 301: Public and Semi-Public Facades of New Construction, and how the revised plans substantially complied with the standards. She stated that there were issues with the garageport material, and possibly the side elevations. Ms. Gagen also stated that there was a lack of information on the site plan and regarding the cornice, entry & window details. She then recommended that the Preservation Board overturn the Director's Denial as it substantially complied with the McKinley Heights Historic District standards, with the condition that the garage material is changed and a full site plan be submitted; and that final plans, details

and exterior materials be reviewed and approved by the Cultural Resources Office.

Tom Sthair, owner of the property, spoke about the difficulties he had with his draftsman, and the misinformation he'd been given by the previous owner.

FINDINGS OF FACTS:

The Preservation Board finds that:

- 2034 Ann Avenue is located in the McKinley Heights Local Historic District.
- The proposed new construction is based on a Model Example, 2001 Ann Avenue.
- The main issues with the proposed new construction are the garage material and possibly the side elevation materials.
- The lack of a site plan showing the adjacent buildings makes it difficult to evaluate the building's setback and distance between the buildings.
- There is a lack of information on the detail of the cornice, entry & windows.
- The proposed design substantially complies with the McKinley Heights 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 moved to overturn the Director's denial of the building, as it substantially complies with the McKinley Heights Historic District standards, with the condition that the garage material be approved by Cultural Resources, the submission of a site plan and any elevation drawings requested by Cultural Resources be submitted; and that final plans be reviewed and approved by the Cultural Resources Office. The motion was made by Alderman Coatar and seconded by Board Member Killeen. The motion passed 7-0, with Chairman Callow abstaining.

By Order of the Preservation Board

E. 4440 LINDELL BOULEVARD

Owner/Applicant: Wayland Sims & Daniel Brown

Appeal of the Director's Denial to Construct Canvas Awning over Entire Outdoor Area

PROCEEDINGS:

On May 24, 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 construct an awning, at 4440 Lindell Boulevard, Unit 204, in the Central West End 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.

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, ord. 56768, the Central West End Local Historic District Ordinance, the agenda, the PowerPoint, her presentation, the appeal letter from the owner, and a letter from the Pierre Chouteau Condominium Association. She then gave a brief presentation outlining the existing conditions of the outdoor area of Unit 204 and the awning proposal. Ms. Moore explained that the outdoor area in question was not built to be accessible and that a previous owner had converted a window into a door, without a permit, in order to access the outdoor area. She also explained that the black canvas awning was proposed to extend over the entire outdoor area. Ms. Moore explained to the Board that the Standards allow awnings but only over individual openings. She gave the Cultural Resources Office's recommendation that the appeal be denied as the proposed awning did not comply with the Standards.

Commissioner Richardson asked Ms. Moore if the Preservation Board approved the railing on the outdoor area.

Ms. Moore responded that the railing was approved at a staff level and not by the Preservation Board.

Wayland Sims, owner, spoke on his own behalf. He explained that the larger awning was needed to keep the precipitation from the air conditioning units off the outdoor area. The water from the air conditioning units from the upper floors of the building would create slick conditions and standing water on the outdoor area. He explained that a smaller awning over the door opening would be useless because it would not solve the problem.

FINDINGS OF FACTS:

The Preservation Board finds that:

- The site of the proposed awning, 4440 Lindell Boulevard, is located in the Central West End Local Historic District.

- The Central West End standards for Awnings allow smaller awnings over openings.
- The smaller awning would not solve the water problem.

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 Director's Denial to construct an awning. The motion was made by Commissioner Weber and seconded by Commissioner Killeen. The motion passed unanimously with seven votes in favor of the motion.

By Order of the Preservation Board

- F. 5026 WESTMINSTER PLACE**
Removed from the Agenda

SPECIAL AGENDA ITEM

- G. Lutheran Hospital & School of Nursing**
Nomination to the National Register of Historic Places

Commissioner Killeen made the motion to approve this nomination as written and motion was seconded by Commissioners Weber and Hamilton. The motion passed with Commissioner Richardson recusing himself.

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