

**CITY OF ST. LOUIS
CULTURAL RESOURCES OFFICE
PRESERVATION BOARD MINUTES
December 28, 2020**

Board Members Present

Richard Callow – Chairman
David Richardson
Tiffany Hamilton
Randy Vines
Anthony Robinson
Alderman Jack Coatar

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. 2020.1616 2019 RUSSELL BOULEVARD / MCKINLEY HEIGHTS HISTORIC DISTRICT

Owners: David J. Libonn & Maren E Leonard

Applicant: Greg Necker

RESIDENTIAL PLAN:

Appeal to retain roofing installed without a permit.

PROCEEDINGS:

On February 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 a denial of a building permit application to retain roofing installed without a permit at 2019 Russell Boulevard in the McKinley Heights Local Historic District. Board members Richard Callow (Chair), Randy Vines, Alderman Jack Coatar, Tiffany Hamilton, Anthony Robinson, 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 #66098, which sets forth the standards for the McKinley Heights Local Historic District. Ms. Gagen 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. Gagen stated that the installed shingles did not comply with the McKinley Heights Historic District ordinance.

David Libonn, owner, spoke on his own behalf, stating that the roof was installed with the assumption that the contractor had pulled a permit, as was required in their contract. Mr. Libonn also stated that they had put a lot of money into the building, and that changing the roof at this point would be a financial hardship.

FINDINGS OF FACT:

The Board finds that:

- 2019 Russell Boulevard is located in the McKinley Heights Local Historic District.
- The current shingles were installed without a permit.
- The shake-style shingles do not comply with the McKinley Heights Local Historic District.
- Replacing the current roofing with shingles that comply with the standards would be a financial hardship for the owners.

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 overturned the Director's denial of the roofing, as its replacement would constitute a financial hardship for the owners. Alderman Jack Coatar made the motion, which was seconded by Board Member Tiffany Hamilton. The motion passed 4-1, with Board Member Anthony Robinson in opposition, and Board Chairman Richard Callow abstaining.

PRELIMINARY REVIEW

B. 2021.0190 2800 SHENANDOAH AVENUE / FOX PARK HISTORIC DISTRICT

Owners: V2 Properties

Applicant/Architect: Revel Architects/Jay Reeves

COMMERCIAL PLAN:

Construct patio cover with operable screens.

PROCEEDINGS:

On February 22, 2021, the Preservation Board of the City of St. Louis met, pursuant to Ordinance #64689 of the City Code, to

consider a preliminary review request to construct a patio cover at the front façade of Little Fox Restaurant at 2800 Shenandoah Avenue, in the Fox Park Historic District. The application was submitted by the project architect, Jay Reeves.

Board members Richard Callow (Chair), David Richardson; Anthony Robinson; 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 examined the sections of City Ordinance #66098, the Fox Park Historic District, that sets forth the standards for additions in the district. After describing the project, she testified that it was not in compliance with the Standards as no additions could be made to a Public Façade. She recommended that the Board withhold preliminary approval as the proposal did not comply with the historic district standards.

Jay Reeves, Architect of the project, testified on his own behalf. He further described the proposed structure, how it would function and appear when installed; and how it could be removed if later necessary. Mr. Reeves then outlined how infeasible other attempts by the business owners had been to provide exterior dining and how the structure would enable the owners to continue to serve their customers.

Mowgli Rivard, property owner, testified on her own behalf. She detailed the history of the business and the hardships COVID had created for them. She noted the extreme difficulty of heating the exterior seating and its cost and how the new structure would allow them to continue to do business.

Rocco Danna, representing the Fox Park Neighborhood Association, testified that the neighborhood was in support of the project. He felt it was a quality produce and that its simple design of the structure was appropriate.

FINDINGS OF FACT:

The Preservation Board finds that:

- 2800 Shenandoah Avenue is located in the Fox Park Local Historic District.
- The Fox Park Standards do not allow additions to Public Facades.
- While the addition is large, it will be visually open and can be removed without permanent damage to the historic fabric of the building.

- The owners have made a creditable case for an Economic Hardship variance from the 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 decided as to the substance and credibility of the evidence and exhibits.

The Preservation Board granted Preliminary Approval to the project as presented, with the stipulation that final design and exterior materials be reviewed and approved by the Cultural Resources Office. The motion was made by David Richardson and seconded by Alderman Coatar. The motion passed unanimously.

Director Krasnoff presented a Director's Report.

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