



**CULTURAL RESOURCES
 OFFICE PRESERVATION BOARD
 REGULAR MEETING**
 1015 LOCUST ST. #1200
 MONDAY APRIL 25, 2011 4:00 P.M.
<http://stlouis-mo.gov/cultural-resources>

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CITY OF ST. LOUIS
**PLANNING & URBAN
 DESIGN AGENCY**
 Cultural Resources Department

A.

DATE: April 25, 2011
STAFF: Jan Cameron, Cultural Resources Office
SUBJECT: Preliminary Review to construct a one- and two-story commercial building;
 project includes demolition of three contributing buildings
ADDRESS: 2101 S. Jefferson Avenue
JURISDICTION: Fox Park Certified Local Historic District — Ward 7

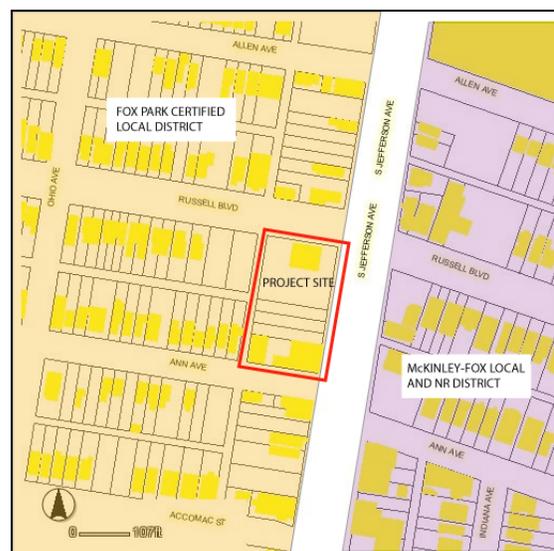


PROJECT SITE FROM SOUTHEAST AT JEFFERSON

Applicant:
 Southside Day Nursery

Owner:
 LRA

Recommendation:
 That the Preservation Board approve the Preliminary Application subject to review of final construction documents and exterior materials by the Cultural Resources Office staff.





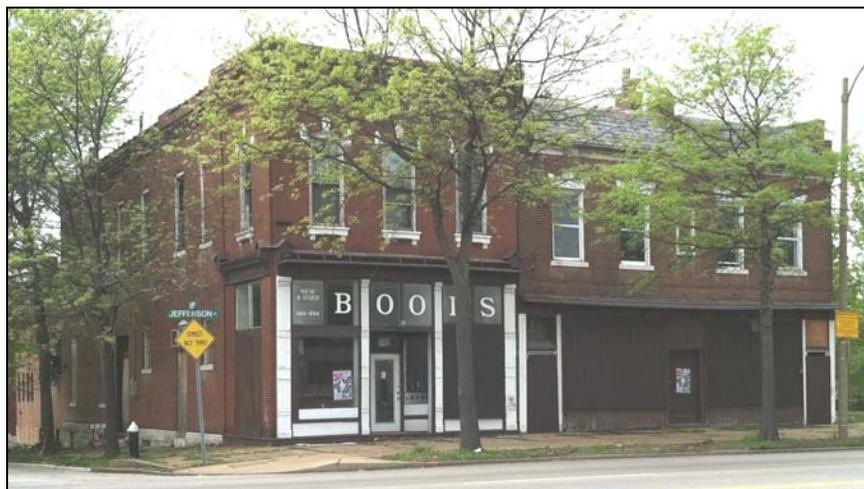
2101 S. JEFFERSON AVENUE TO BE DEMOLISHED

BACKGROUND:

On January 19, 2011, the Cultural Resources Office received a referral from the Community Development Administration for the construction of a new facility for South Side Day Care Center. The plans included demolition of a non-contributing building and three historic buildings. The property is located within the boundaries of the Fox Park Certified Local District, on a prominent site at the intersection of South Jefferson and Russell Boulevard. Acquisition of the property had been completed with Neighborhood Stabilization Funds and therefore the Cultural Resources Office initiated a Section 106 Historic Preservation review of the project. While the review was underway, the staff also scheduled the project for review by the Preservation Board.

SITE AND SURROUNDING AREA:

2101 S. Jefferson was constructed in 1994 as a fast-food restaurant. There have been several subsequent occupants, including a bank, but the building is now vacant. 2123 S. Jefferson is a 2-story commercial/residential building in fair condition, constructed in 1906; 2125-27 S. Jefferson was constructed in 1885 as a bakery. Both buildings are vacant and 2125-27 has sustained a serious collapse at the rear and at the side elevation facing Ann Avenue.



2125-27 S JEFFERSON ON THE LEFT AND 2123 JEFFERSON ON THE RIGHT, BOTH PROPOSED FOR DEMOLITION

2805 Ann Avenue is a four-family building, constructed in c. 1900, located at the southwest corner of the project site. It is in good condition, recently occupied but now vacant.



2605 ANN AVENUE, ALSO PROPOSED FOR DEMOLITION

Opposite the site on S. Jefferson is the western boundary of the McKinley-Fox National and Local Historic District. North and south along Jefferson is a mix of early 20th century commercial/residential storefronts and single-family houses. West along Russell, the majority of buildings are residential and in excellent condition.

Most properties in the area are well-maintained and all are contributing resources to their respective historic districts. Jefferson is a heavily-traveled major north-south corridor; Russell is a residential street with a landscaped boulevard and many architecturally significant houses.



CONTEXT SOUTH ALONG JEFFERSON WITH 2123 AND 2125-27 AT RIGHT



CONTEXT NORTH ALONG JEFFERSON



CONTEXT OPPOSITE ALONG RUSSELL BOULEVARD



CONTEXT WEST ALONG RUSSELL

RELEVANT LEGISLATION:

ST. LOUIS CITY ORDINANCE 66098:

211 Demolition

Comment: Buildings which were built before 1929 are considered historically significant to the character and integrity of the Fox Park Historic District. These buildings are an irreplaceable asset, and as such, their demolition is strictly limited.

Ordinance No. 61366 [superseded by 64689] of the City of St. Louis is hereby adopted to govern demolitions of buildings located within the Fox Park Historic District, except that the following Sections of such Ordinance shall, for purposes of this Code only, be deemed revised, amended, or deleted as noted...

Note: the Fox Park Historic District Standards incorporate Ordinance #64689, Preservation Review Districts, with some revisions. The following excerpts from that Ordinance include those revisions underscored.

ST. LOUIS CITY ORDINANCE 64689:

PART X - DEMOLITION REVIEWS

...Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.

There is no Redevelopment Plan approved by ordinance for this site.

B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.

2123 and 2125-27 S Jefferson are both good examples of commercial buildings from the late 19th through the early 20th century; 2605 Ann is a representative four-family building with modest exterior detail. All are considered Qualifying buildings under the definition of Ordinance 64689.

C. Condition: The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, and the threat to the public health, safety, and welfare resulting therefrom cannot be eliminated with reasonable preventative measures, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation, or restoration required to obtain a viable structure.

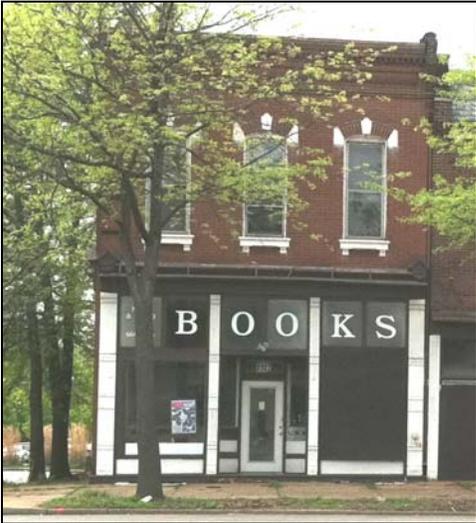
1. Sound Structures with apparent potential for adaptive reuse, reuse, and/or resale shall generally not be approved for demolition unless application of Criteria 1, 4, 6, and 7 indicates demolition is appropriate.

Comment: Reasonable preventative measures as referenced herein, include, but are not limited to, the erection of temporary supports, and the erection of temporary barriers or barricades to protect pedestrians from falling debris. The reasonableness of such preventative measures shall be determined by reference to the Architectural Quality of the Structure as set forth in Section Seven (2), and the Urban Design factors set forth in Section Seven (5) (e.g. more extensive preventative measures will be deemed reasonable for a High Merit Structure than for a Merit Structure). Nothing contained herein shall be construed as relieving owners of buildings of their responsibility to undertake permanent measures to make such buildings safe.

2125-27 S. Jefferson is not Sound under the definition of the Ordinance. The other two buildings are considered to be Sound, with no serious structural failure. They are deteriorated and suffer from a lack of maintenance.

The potential for the reuse of 2123 S. Jefferson as a commercial venture appears possible, but unlikely given the loss of the corner structure to which it

is attached, and its location along Jefferson. Reuse of 2605 Ann Avenue seems more possible, as it was recently occupied and is in good structural condition.



2125-27 S JEFFERSON



2. Structurally attached or groups of buildings: The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

Not Applicable.



2123 S JEFFERSON, ALSO PROPOSED FOR DEMOLITION

D. *Neighborhood Effect and Reuse Potential.*

1. *Rehabilitation Potential: If the Applicant offers substantial evidence that the Structure, in its entirety, is in such a condition that the only feasible rehabilitation thereof would be equivalent to total reconstruction, the application for demolition generally shall be approved.*

No such evidence has been offered by the applicant, although it appears that the condition of 2125-27 S. Jefferson fulfills this requirement. The other two buildings are sound and their rehabilitation is possible.

2. *Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

Prior to its collapse, 2125-27 S. Jefferson was under consideration to be rehabilitated by the Community Development Administration. With its loss, the viability of the adjacent buildings for reuse is more questionable, as their historic context would be further compromised.

2. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

No information concerning Economic Hardship has been provided by the owner or applicant. The proposed new construction, however, cannot proceed without the demolition of these three buildings.

E. *Urban Design. The Office shall evaluate the following urban design factors:*

1. *The effect of a proposed partial demolition on attached or row buildings.*

Not Applicable.

2. *The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.*

The block face in this area is not good; demolition of the two commercial buildings will have a small affect upon the streetscape and quality of the area.

3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

These buildings represent the original historic development along Jefferson and to some extent at Ann Avenue. They cannot individually be considered unique or significant, and the Jefferson block face has been greatly compromised.

2123 S. Jefferson is a vernacular building with Classical detailing; its windows are crowned with terra cotta jack arches. However, its storefront has been blocked down and its parapet reconstructed.

2125-27 S. Jefferson is another vernacular building, but with Italianate influence: its second story windows are ornamented with stone spandrels and keystones and bracketed lugsills. Its cast-iron storefront is intact.

4. The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

Not Applicable.

ST. LOUIS CITY ORDINANCE 66098:

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

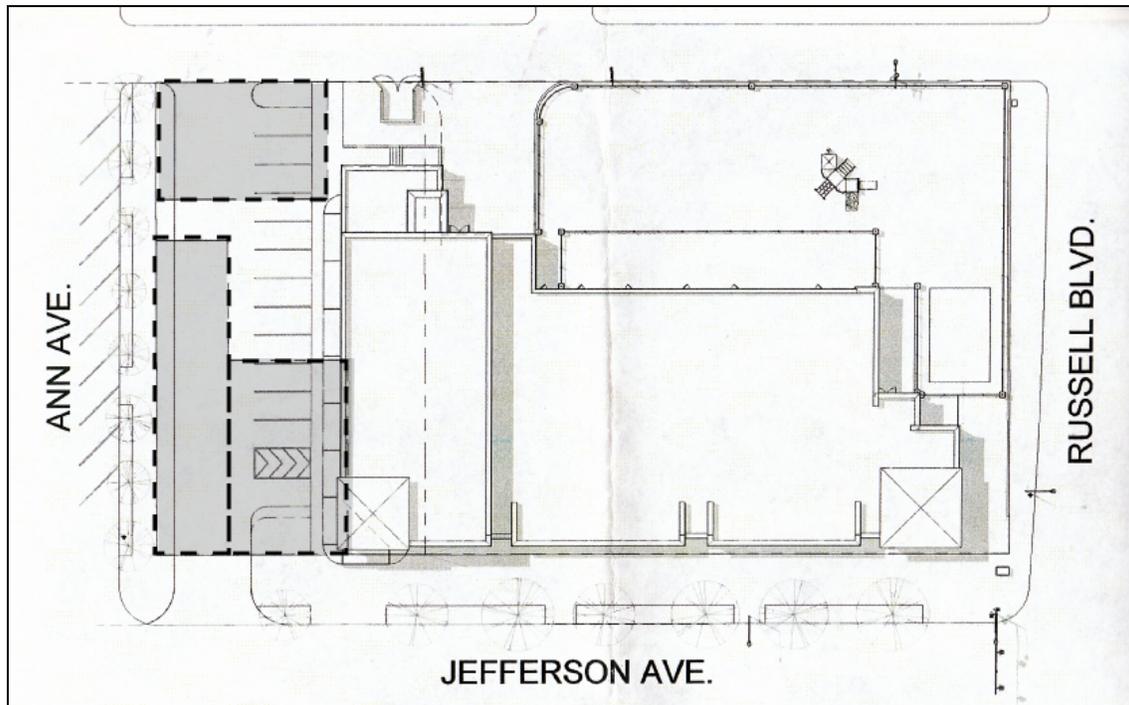
301.1 Site

A site plan shall describe the following:

Alignment

New buildings shall have their Public Façade parallel to the Public Facade of the adjacent buildings. If a new building is to be located between two existing buildings with different alignments to the street or in the event that there are no adjacent buildings, the building alignment shall be the same as that which is more dominant within that block on the same side of the street. If a new building is to be located on a block which is completely empty, then the alignment shall be that which is most dominant within the adjacent blocks or across the street.

Complies. The main entry will be located at the southeast corner, facing S. Jefferson.



**SITE PLAN OF PROPOSED DEVELOPMENT
(EXISTING HISTORIC BUILDINGS SHOWN SHADED)**

Setback

New buildings shall have the same setback as adjacent buildings. If a new building is to be located between two existing buildings with different setbacks to the street, or in the event that there are no adjacent buildings, then the building setback shall be the same as that which is more dominant within that block on the same side of the street. If a new building is to be located on a block which is completely empty, then the setback which is most dominant within adjacent blocks or across the street shall be used. Setback may be based on a Model Example.

Partly complies. The building is set slightly back from the existing building line on S. Jefferson, but will maintain, and to a great extent, restore, the original block face. Parking will be to the south of the building.



JEFFERSON ELEVATION



301.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

Does not comply. The proposed building is considerably larger in mass than adjacent buildings. The design incorporates recessed areas and setbacks to mitigate this effect.

301.3 Scale

Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e. g., the size of a door relative to a window). A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings. If a new building is to be located between two existing buildings with different scales, or in the event that there are no adjacent buildings, then the building scale shall be that which is more dominant within that block on the same side of the street.

If the new building is on a block which is completely empty, then the building scale shall be similar to that of buildings in adjacent blocks.

Comment: Building height shall be measured at the center of a building from the ground to the parapet or cornice on a flat roof building; to the crown molding on a building with a mansard; to the roof ridge on a building with a sloping roof.

When several buildings, or a long building containing several units, are constructed on a sloping street, the building(s) shall step down the slope in order to maintain the prescribed height. The step shall occur at a natural break between units or firewalls.

Partly complies. The building will have one-story and two-story sections, although their heights will not duplicate those of adjacent historic buildings.

301.4 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

Does not comply. Proportions of the building and its details do not conform to historic precedents, although they do reference them. For example, the large square window openings with grid-like muntins are reminiscent of storefronts in the area; parapets and cornices, although much taller and simply detailed, recall elements of district buildings.

301.5 Ratio of Solid to Void

The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules. The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade. The height of a window in the Public Facade shall be between twice and three times the width. The ratio of solid to void may be based on a Model Example.

Partly complies. The percentage of solid wall to void is higher than 25%; however, it is not unusual for larger commercial or industrial buildings to have more wall surface than a residential structure. Single window openings at the first and second stories are similar in proportion, although not detail, to historic window openings.



SOUTH ELEVATION FACING ANN AVENUE



301.6 Facade Material and Material Color

Finish materials shall be one of the following:

For walls:

Kiln-fired brick (2-1/3" by 8" by 3-5/8")

Comment: Brick within the Fox Park Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Fox Park Historic District is red or orange with only minor variations in coloration.

Stone common to the Fox Park Historic District.

Scored stucco and sandstone.

4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

Complies. Three sides of the building will be brick; the rear (west) elevation, which faces the District, will be a cementitious siding painted to match the brick color.



ELEVATION AT RUSSELL

For foundations:

Stone, new or reused, which matches that used in the Fox Park Historic District;

Cast-in-place concrete with a stone veneer; or

Cast-in-place concrete, painted.

Complies. The foundation will be painted concrete.

Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

Complies.

Glazing shall be clear, uncolored glass or based on a Model Example.

Complies.

302 Private Facade of New Construction

Materials at private Facades of new construction shall be one of those listed in 301.6(1)(1) except that wood or vinyl siding need not be based on a Model Example.

Complies.



JEFFERSON STREET ELEVATION



RUSSELL STREET ELEVATION

COMMUNITY CONSULTATION:

As of this writing, the Cultural Resources Office has received no comments from any neighborhood group. The Ward Alderman is in strong support of the project.

COMMENTS:

The staff feels that the design of the proposed building, while not completely satisfying the Fox Park standards for new construction, will not have a negative effect on the surrounding historic districts and is a vast improvement on the site's current condition. The loss of three historic buildings is regrettable, but the more architecturally significant structure of the three, 2125-27 S. Jefferson, has deteriorated to the point that rehabilitation is infeasible. Once gone, the remaining building at 2123 S. Jefferson would be isolated and without context. 2605 Ann is separated by an alley from the other residential buildings along Ann and with the loss of 2125-27, would also be disconnected from its historic context.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board grant preliminary approval to the proposed demolitions, and also grant preliminary approval to the building design, subject to review of final construction documents and exterior materials by the Cultural Resources Office staff.

CONTACT:

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B.

DATE: April 25, 2011
STAFF: Bob Bettis, Cultural Resources Office
SUBJECT: Preliminary Review to install glass block in basement windows
ADDRESS: 2221 Lynch Avenue
JURISDICTION: Benton Park Local Historic District — Ward 9



2221 LYNCH

OWNER/APPLICANT:
Tara Zaffe & Peter Roque

RECOMMENDATION:
That the Preservation Board deny the preliminary application as the glass block windows do not meet the Benton Park Historic District Standards.



BACKGROUND:

In March of 2011, the owner applied for a Preliminary Review to install glass block windows in the basement on the public and semi-public facades. The owners are having water infiltrating into the basement and state that they have attempted several approaches to the problem, but nothing has stopped the leaking through the windows. The owners are approaching the Preservation Board in order to secure a variance to install the windows since the Cultural Resources office cannot approve glass block on the public façade.



CONTEXT SOUTH OF BUILDING

SITE AND SURROUNDING AREA:

2221 LYNCH is a two-story, single-family residential building constructed in 2007. It is located on the north side of the street between Indiana to the west and Missouri to the east in the Benton Park Local Historic District. Surrounding buildings are residential and are contributing resources to the historic district.



WEST



CONTEXT

EAST

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District:

203.1 Windows At Public Facades

The following glass types are prohibited in Public Facades:

1. Tinted glass;
2. Reflective glass
3. Glass block; and
4. Plastic (Plexiglas) except Lexan or an equivalent.

Does not comply: The proposed replacement windows are glass block. The entire existing window frame would be removed to incorporate the glass block system.

COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderman or any neighborhood group regarding the project.



BASEMENT WINDOWS FROM LYNCH

COMMENTS:

The building design was approved by the Cultural Resources Office in 2007. The proposed window change would alter the appearance of the public façade.



DETAIL OF BASEMENT WINDOW

The owners have stated that they have tried several different solutions to rectify the water infiltration problem. The basement and the existing windows have been sealed. In addition, the ground around the foundation has been re-graded, but nothing has solved the problem. The owners believe the only solution is to seal off the entire opening with glass block.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board deny the Preliminary Application as the proposed work would not meet the Benton Park Historic District Standards.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
 DESIGN AGENCY**
 Cultural Resources Department

C.

DATE: April 25, 2011
FROM: Jan Cameron, Cultural Resources Office
SUBJECT: Preliminary Review: revised design for new single-family construction on two vacant lots
ADDRESS: 4136 Flad Avenue
JURISDICTION: Shaw Historic District — Ward 8
PREVIOUSLY HEARD: February 28, 2011



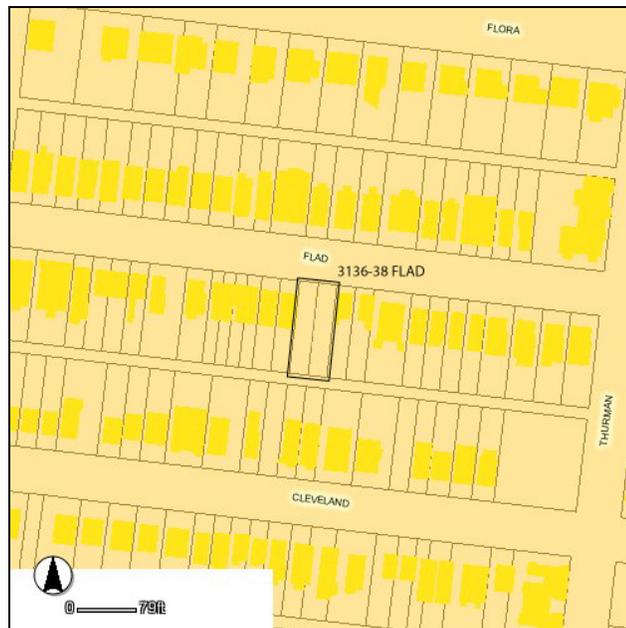
4136-38 FLAD

Owner:
 LRA

Developer:
 EcoUrban Homes

Architect:
 Paul Hohmann/E+U Architecture

Staff Recommendation:
 That preliminary approval be granted to the revised design, subject to review of final construction documents and exterior materials by the Cultural Resources Office staff.



BACKGROUND:

The Cultural Resources Office received a preliminary application for the construction of a two-story single-family house on February 3, 2011.

The staff had reviewed an earlier proposal from the Community Development Agency to construct a similar single-family house on the lot at 4136 Flad; at the time, the Building Division was in the process of taking the house at 4138 as an Emergency Condemnation: its structure had been severely compromised and it was in danger of collapse.

The current project proposes to join the two separate parcels and construct a single house. The Preservation Board first reviewed the project at its meeting of February 28, 2011. The Board voted to withhold preliminary approval and requested the architect to work with the Staff to resolve several elements of the design. The project has been revised and the applicant is requesting Board approval of the revisions.

SITE AND SURROUNDING AREA:

4136-38 Flad are the only vacant parcels on this block. Properties range from 2 or 2½ -story single-families to larger 4-family flats, with 2-families predominating. Directly adjacent to the site on the east are two 1-½ story houses with front gambrel roofs. All were constructed in the early part of the 20th century and display various elements of the Craftsman or Revival architectural styles. All are well-maintained and contributing resources to the historic district.



PROPERTIES ADJACENT TO THE WEST



PROPERTIES ADJACENT TO THE EAST



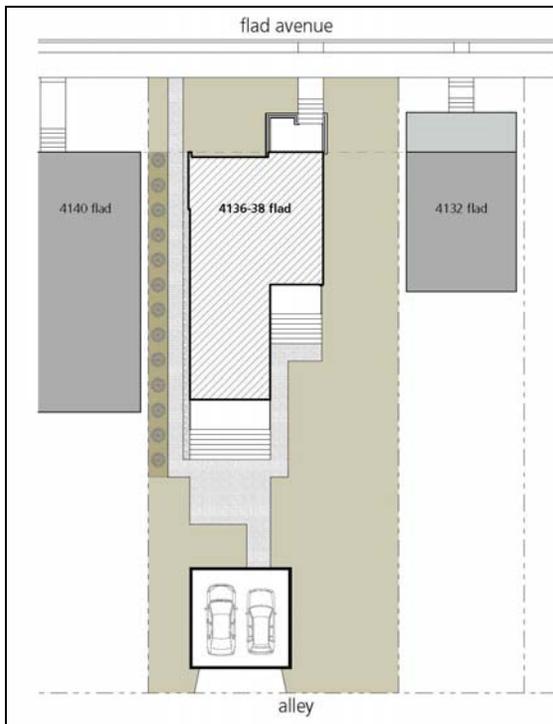
CONTEXT DIRECTLY OPPOSITE SITE



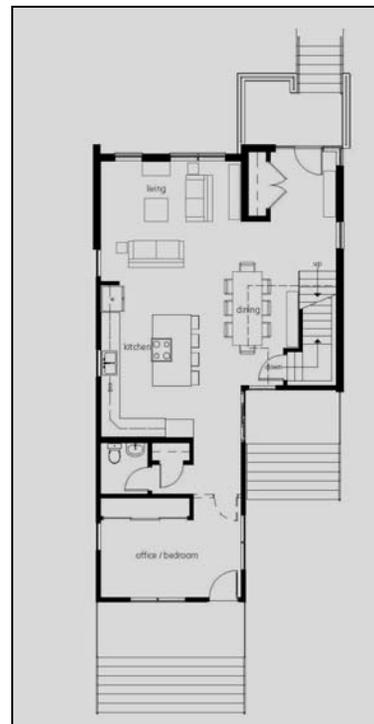
CONTEXT OPPOSITE WEST



CONTEXT OPPOSITE EAST



SITE PLAN



FIRST FLOOR PLAN

RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, the Shaw Neighborhood Local Historic District:

Residential Appearance and Use Standards

1. *Use:*

A building or premises shall be utilized only for the uses permitted in the zoning district within which the building or premises is located. Buildings should not be converted from single-family to multi-family. Two-family structures should not be converted to more than two units. Four family buildings should not be converted to more than six units with no units having less than six hundred net rentable square feet.

Not applicable. The proposal is for a new detached single-family house.

2. *Structures:*

New construction or alterations to existing structures: All designs for new construction or major alterations to the front of the buildings that require a building permit must be approved by the Heritage and Urban Design Commission, as well as by the existing approving agencies, as required by City Ordinances. Standards that do not require building permits serve as guidelines within the district. Restrictions set forth below apply only to fronts and other portions of the building visible from the street and on corner properties (excluding garages), those sides exposed to the street. See Section 2(M).

A. *Height:*

New buildings or altered existing buildings, including all appurtenances, must be constructed within 15% of the average height of existing residential buildings on the block. Wherever feasible, floor to floor heights should approximate the existing building in the block. When feasible, new residential structures shall have their first floor elevation approximately the same distance above the front-grade as the existing buildings in the block.

Complies. The building will be within 15% of the average height of buildings on the block; floor heights appear similar to adjacent buildings.



**STREET ELEVATION SHOWING THE ORIGINAL DESIGN IN CONTEXT WITH EXISTING FABRIC.
HEIGHT AND WIDTH OF BUILDING HAS NOT CHANGED.**

B. *Location:*

Location and spacing of new buildings should be consistent with existing patterns on the block. Width of new buildings should be consistent with existing buildings. New buildings should be positioned to conform to the existing uniform setback.

Partly complies. The building adheres to the front building line and the projecting entry bay is no deeper than historic porch examples. However, the widths of the side yards, most particularly the eastern one, remain larger than is characteristic of the block. And while there are a number of different property

types with varying widths on the street, the proposed design is still wider than single or two-family buildings and narrower than four-family flats.



ORIGINAL PROPOSAL



REVISED PROPOSAL

C. Exterior Materials:

Materials on the fronts and other portions of new or renovated buildings visible from the street and on corner properties, those sides of the building exposed to the street (excluding garages) are to be compatible with the predominant original building materials: wood, brick, stone. Aluminum steel, any type of siding, and artificial masonry such as Permastone or z-brick, are not allowed. Stucco material is not allowed except where the stucco was the original building material.

Complies. The front elevation and the exposed east elevation will be brick. The building will still display two different brick colors, but they will be closer in value and tone than originally proposed.

The front railings will be of wrought-iron or similar material, which is consistent with historic masonry porches.



WEST ELEVATION

D. Details:

Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible. Architectural details on new buildings shall be compatible with existing details in terms of design and scale. Doors, dormers, windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures.

Complies. Openings on the front elevation have been revised to be closer in proportion to historic windows and openings are now regularly spaced in bays, as is typical of historic construction.

A metal “cornice” has been added to the front parapet to reference the shaped parapets characteristic of historic buildings on the street. Cast stone belt courses have also been included on the revised front elevation.

Both new or replacement windows and door frames shall be limited to wood or color finished aluminum. Glass blocks are not permitted. Raw or unfinished aluminum

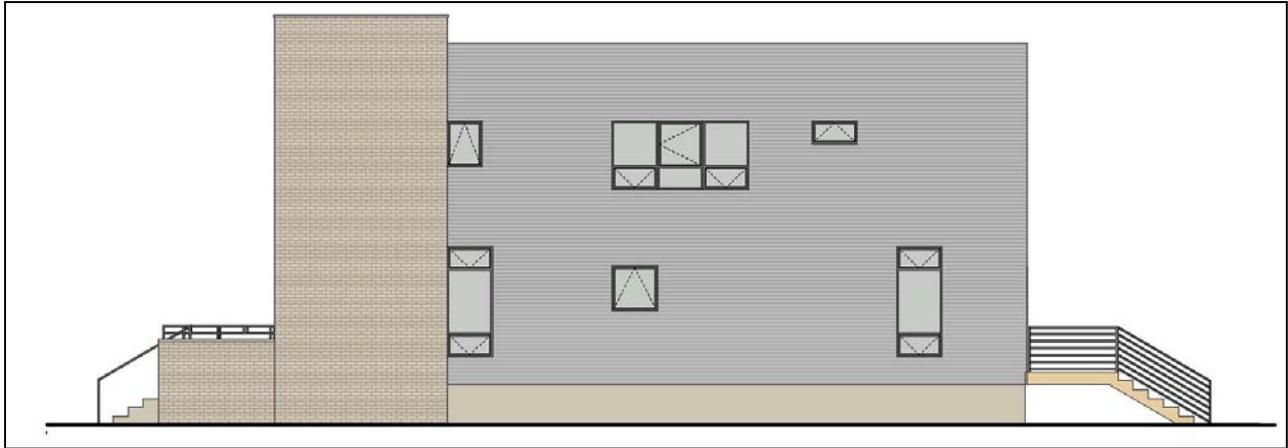


EXAMPLES OF ARTICULATED FACADES ON THE BLOCK

is not acceptable for storm doors and windows. Iron bars or other types of protective devices covering doors or windows (excluding basement windows) are not permitted. Gutters should be made of color-finished aluminum, sheet metal or other non-corrosive material. Gutters should not be made of raw or unfinished aluminum or steel. Mortar must be of a color compatible with the original mortar of the building. Aluminum or

metal awnings visible from the street are not permitted. Canvas or canvas type awnings are permitted. Previously unpainted masonry shall not be painted.

Complies. Window material will comply with this standard and no glass block is proposed. Railings will be of metal.



EAST ELEVATION

E. Roof Shapes:

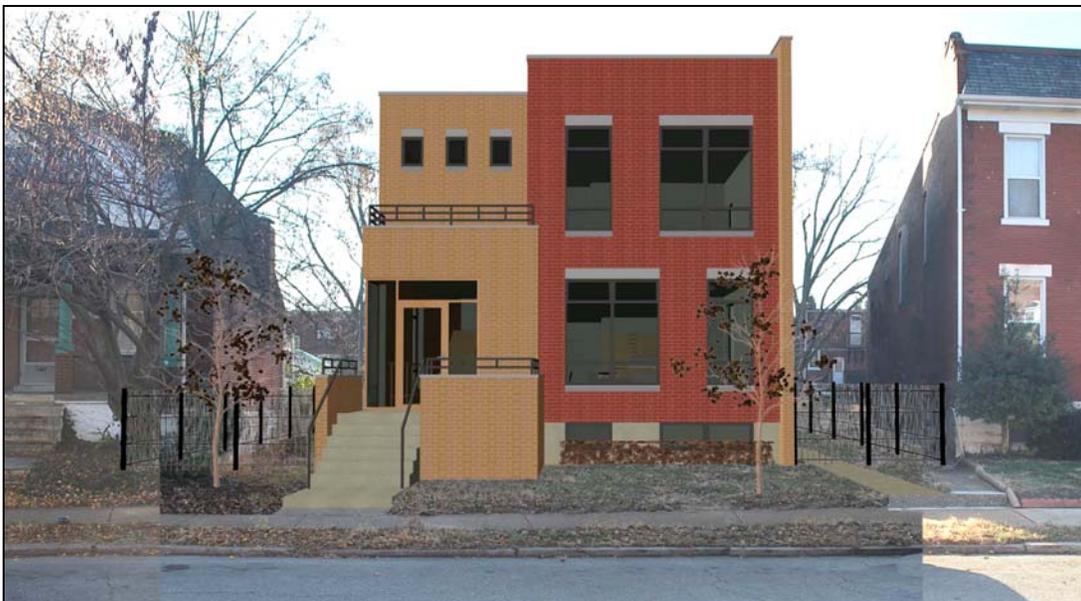
When there is a strong or dominant roof shape in a block, proposed new construction or alterations shall be compatible with existing buildings.

Complies. The majority of buildings on the block have flat roofs.

F. Roof Materials:

Roof materials should be of slate, tile, copper, or asphalt shingles where the roof is visible from the street (brightly colored asphalt shingles are not acceptable). Design of skylights or solar panels, satellite receiving units, where prominently visible from the street should be compatible with existing building design.

Not applicable.



RENDERING WITH THE ORIGINAL DESIGN IN CONTEXT WITH ADJACENT PROPERTIES

G. Walls, Fences, and Enclosures:

Yard dividers, walls, enclosures, or fences in front of building line are not permitted. Fences or walls on or behind the building line, when prominently visible from the street, should be of wood, stone, brick, brick-faced concrete, ornamental iron or dark painted chain link. All side fences shall be limited to six feet in height.

Complies. The fencing indicated on the rendering is wrought iron or a similar material and placed at the building line of the street.

H. Landscaping:

The installation of street trees is encouraged. In front of new buildings, street trees may be required. Front lawn hedges shall not exceed four feet in height along public sidewalks. If there is a predominance of particular types or qualities of landscaping materials, any new plantings should be compatible considering mass and continuity.

To be determined. A landscaping plan has not been submitted yet.

I. Paving and Ground Cover Material:

Where there is a predominant use of a particular ground cover (such as grass) or paving material, any new or added material should be compatible with the streetscape. Loose rock and asphalt are not acceptable for public walkways (sidewalks) nor for ground cover bordering public walkways (sidewalks).

To be determined.

J. Street Furniture and Utilities:

Street furniture for new or existing residential structures should be compatible with the character of the neighborhood. Where possible, all new utility lines shall be underground.

To be determined.

K. Off-street parking should be provided for new or renovated properties when feasible at an amount of one parking space per unit. Parking to be provided in rear of property when possible. If parking is visible from street, it must be screened with appropriate material as described in section 2G.

Appears to comply. The site plan indicates a two-car garage directly behind the house with entry from the alley.

L. No permanent advertising or signage may be affixed to building or placed in yard of residential properties.

Not applicable.

M. The standards found in Section 2C and 2D are not applicable to garages or outbuildings to be constructed or renovated behind the rear edge of the main building and not visible from the street. The general overall appearance of the building must be visually compatible with the surrounding structures.

No design has been submitted for the proposed 2-car garage at the rear of the property.

COMMUNITY CONSULTATION:

The Cultural Resources Office has not received any comments on the project from any neighborhood group. We have received a letter from the Alderman, requesting the Board's review of the proposal.

COMMENTS:

The Shaw District Standards allow the construction of contemporary infill design and the staff feels that the design of the proposed building is not incompatible with the existing fabric.

The revisions have addressed the majority of the staff's concerns and we recommend that the Preservation Board grant preliminary approval to the revised design.

CONCLUSION:

The Cultural Resources Office staff recommends that the Preservation Board grant preliminary approval, subject to review of final construction documents and exterior materials by the staff.

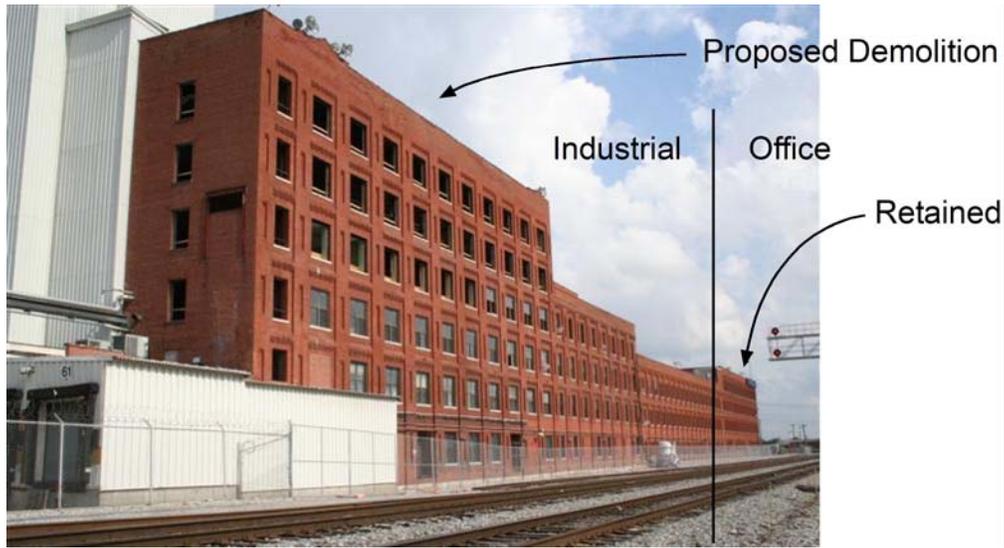
CONTACT:

Jan Cameron	Planning and Urban Design, Cultural Resources Office
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E-Mail:	CameronJ@stlouiscity.com



D.

DATE: April 25, 2011
STAFF: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Application to demolish 16 connected buildings in an industrial complex
ADDRESS: 169 East Grand Avenue
JURISDICTION: Preservation Review District — Ward 2



169 E GRAND AVENUE

OWNER:
 PROCTOR & GAMBLE MANUFACTURING CO.

APPLICANT:
 Ahrens Contracting.

RECOMMENDATION:
 That the Preservation Board approve the applications for demolition.



BACKGROUND:

The Proctor and Gamble (P&G) Company has owned this property since the 1920s. The group of 16 connected buildings proposed for demolition was last used for the manufacturing of Comet and has been vacant for several years. P&G filed demolition permit applications in early April to demolish the buildings they consider to be obsolete in order to have that portion of the property “shovel-ready” for new construction. P&G proposes to retain Building 1 in place. CRO approved the permit for Building 5B, a small modern building that is hampering the asbestos removal operation underway.

SITE AND SURROUNDING AREA:

The P&G property on the north side of E. Grand is located adjacent to the railroad line laid along N. 2nd Street. The P&G parcel extends to Hall Street on the east and north to Prairie Avenue. The east side of the parcel is lined with modern one-story industrial buildings currently in use.

P&G owns another large parcel south of E. Grand. The properties between the P&G property and I-70 are in varied industrial and commercial uses. The Metropolitan St. Louis Sewer District facility is located east of the P&G property.



P&G PROPERTY ALONG HALL



PROPERTY TO WEST

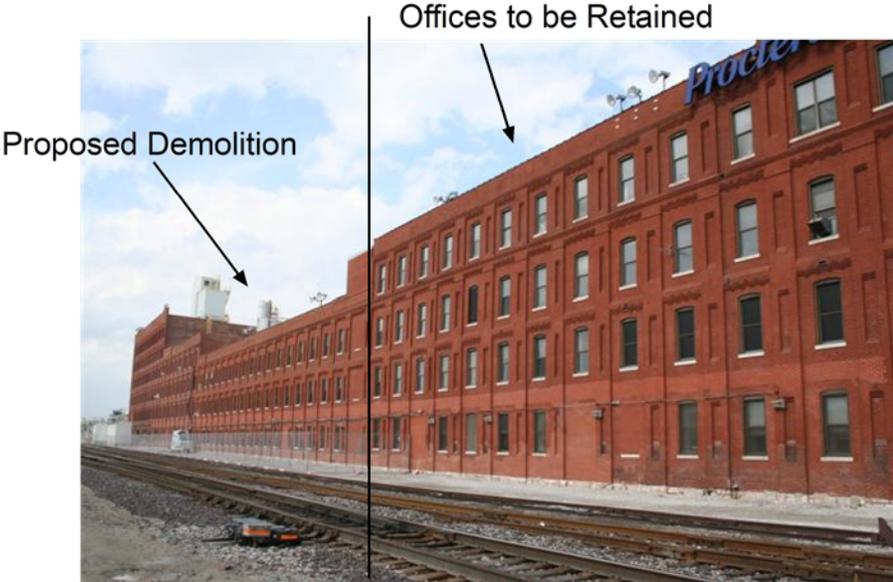


P&G PROPERTY SOUTH OF GRAND



The buildings on the P&G property to be demolished includes a highly-visible row of red brick industrial lofts erected during the late 19th and early 20th centuries by William Waltke & Co. as a

soap factory. The Waltke Co. developed Lava Soap at this facility during the 1890s, and also formulated the Oxydol brand of laundry soap. It continued to expand the factory prior to the P&G acquisition of the company, its facility, and its product brands circa 1927.



THE ROW ALONG THE RAIL LINE ON N. 2ND STREET



THE EAST SIDE OF THE COMPLEX



BUILDING 1, OFFICE, TO REMAIN STANDING

RELEVANT LEGISLATION:

TITLE 24

CHAPTER 24.40

DEMOLITION REVIEWS

24.40.010 APPLICATION.

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by this Office. (Ord. 64689 § 58, 1999.)...

169 E. Grand Avenue is in Ward 2, a Preservation Review District.

24.40.040 DEMOLITION PERMIT--PRESERVATION BOARD DECISION.

All demolition permit applications pursuant to Sections 24.40.010 to 24.40.060 shall be made by the Preservation Board, which shall either approve or disapprove of all such applications. The Preservation Board may by a duly adopted order or regulation consistent with this chapter, authorize the Cultural Resources Office to make reviews of demolition permit applications. Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

F. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.

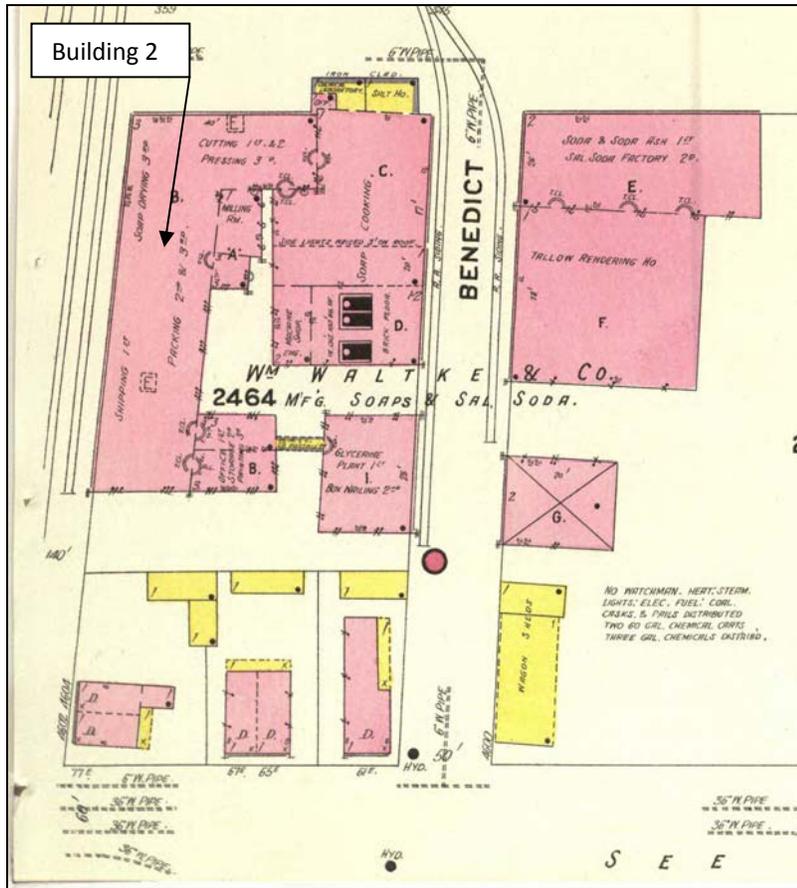
There is no official Redevelopment Plan approved by ordinance for this site, though the St. Louis Development Corporation has been working with P&G to create a favorable economic framework for the company to remain at and improve its property flanking E. Grand.

G. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.

The complex of three- to five-story red brick industrial lofts, built by Wm. Waltke & Co., are historic industrial buildings of note. Building 2 appears to be part of the oldest portion of the complex; this building and adjacent components to the east appear on the 1903 Sanborn Map. Contractors Erdbruegger & Buemer erected several additions to the Waltke Co. plant between 1903 and 1917 and a large addition of 1924 completed the early 20th century building program. While changes have been made to the historic grouping, particularly along its east side, the unbroken row of brick loft buildings adjacent to the railroad line has strong historical integrity.

Buildings 1, 2, 3 and 4 are considered High Merit structures that form the historic core of an industrial property with local historical and architectural significance. The Waltke firm was a prominent soap manufacturing firm with products that achieved wide distribution. The red brick loft buildings epitomize brick industrial buildings with their lively pattern of paneled pilasters, corbel tables at each floor level, closely set windows, and parapets. They are excellent examples of the engineering aesthetic that relied on the functional articulation of brick.

Buildings 12, 15 and 19 are Merit structures that contribute to the historic industrial complex. The additional buildings are modern and auxiliary buildings that are non-contributing.



1903 SANBORN MAP OF THE WM. WALTKE & CO. PLANT

H. Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.

1. Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.

The buildings at 169 E. Grand Avenue proposed for demolition are considered “sound” under the definition of the Ordinance, although they suffer from some deterioration due to age. P&G reports concerns about their seismic stability.

2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

These buildings adjoin each other and since they are all proposed for demolition, except Building 1, this factor presumably has been addressed by P&G.

I. *Neighborhood Effect and Reuse Potential.*

1. *Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.*

The majority of buildings in the immediate vicinity are owned and operated by P&G as its manufacturing plant.

2. *Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

The property is located in an area that is primarily industrial and is expected to remain so. The potential continuing use of the buildings proposed for demolition, given their location, is as components of an industrial plant; its land use zoning is unrestricted.

P & G has investigated the cost of rehabilitating the complex and found it to be prohibitively expensive. Because the former Wm. Waltke & Co. complex is considered eligible for listing in the National Register of Historic Places (NRHP) the use of federal and state rehabilitation tax credits is a possibility if the entire historic portion of the group of buildings would remain standing and be rehabilitated. Building 1 on its own would not be eligible for listing in the NRHP and therefore the use of tax credits would not be possible.

P&G hopes to redevelop the site with new industrial building(s).

3. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

No information concerning Economic Hardship has been provided by the owner/applicant.

J. *Urban Design. The Office shall evaluate the following urban design factors:*

1. *The effect of a proposed partial demolition on attached or row buildings.*

Not applicable.

2. *The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.*

The loss of the buildings would eliminate most of a block face of industrial buildings facing N. 2nd Street. The remaining Building 1 would hold the corner of E. Grand Avenue and N. 2nd Street and be a reminder of earlier industrial use.

3. *Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.*

The character of the properties in the vicinity of the P&G plant is quite varied and this consideration is not particularly applicable.

4. The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

Not Applicable.

F. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate re-use proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

Not Applicable.

G. Accessory Structures. Accessory Structures (garages, sheds, etc.) and ancillary Structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory Structures internal to commercial or industrial sites will, in most cases, be approved unless that Structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted. (Ord. 64689 § 61, 1999.)

Not Applicable.

COMMENTS:

The Cultural Resources Office is bringing this demolition request to the board because it considers several of the buildings to be demolished to be High Merit ones. The ordinance states that the demolition of sound High Merit Structures shall not be approved by the office. The property owner has expressed the need to clear the site so that it is “shovel ready” for any proposed new development considered for the St. Louis plant. The location of these industrial buildings makes the redevelopment for non-industrial use very unlikely and the current owner has rejected rehabilitation for its use as impractical and too expensive. Yet the buildings are particularly handsome examples of industrial buildings that are similar to those that have been rehabilitated successfully.

COMMUNITY CONSULTATION:

At this time the staff has received no comments concerning the demolitions from the neighborhood or the Alderman.

CONCLUSION:

The Cultural Resources Office has addressed the evaluative criteria for consideration of the demolition of High Merit and Merit structures. Yet it recognizes that P&G will be retaining one of the buildings and that the potential reuse of the industrial buildings proposed for demolition is quite limited. These industrial buildings are just in the wrong place for reuse and it seems

that the public good is served by their demolition and the continued presence of a modern manufacturing operation.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

E.

DATE: April 25, 2011
STAFF: Andrea Gagen, Cultural Resources Office
SUBJECT: Appeal of a staff denial to retain existing painted masonry
ADDRESS: 3935 Russell Blvd.
JURISDICTION: Shaw Neighborhood Local Historic District — Ward 8
PREVIOUSLY HEARD: February 28, 2011



3935 RUSSELL

OWNER:
Dale E. Bowen

APPLICANT:
Brent Parker

RECOMMENDATION:
That the Preservation Board deny the painting of the masonry as it does not meet the Shaw Historic District Standards.



BACKGROUND:

In December 2010, the Cultural Resources Office received a complaint regarding painting and tuckpointing without a permit at 3935 Russell. After a site visit, a violation letter was issued to the owner. The applicant subsequently made an application for a permit for the work that was completed. The work included roofing, a new driveway and sidewalks, fencing, painting and tuckpointing. The house, which had not been previously painted, was coated with Behr Oil-Latex Redwood Stain No. 9, a general purpose stain meant for wood patio furniture, fences, siding & planters. The staff asked that the stain on the building be removed using an appropriate coating remover. The applicant indicated that the owner did not want to spend the money to remove the stain and that they wished to go before the Preservation Board. The application was denied and the owner appealed the decision. At the February 28, 2011 meeting of the Preservation Board, the Board approved all aspects of the project other than the retention of the brick stain and deferred the decision about the removal of the stain until a test patch could be performed.

SITE AND SURROUNDING AREA:

3935 Russell is located on the north side of the block between 39th Street and Lawrence, within the boundaries of the Shaw Historic District. The area is primarily residential in nature.

RELEVANT LEGISLATION:

Excerpt from Ordinance #59400:

Residential Appearance and Use Standards

2. Structures:

D. Details:

Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible. Architectural details on new buildings shall be compatible with existing details in terms of design and scale. Doors, dormers, windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures. Both new or replacement windows and door frames shall be limited to wood or color finished aluminum. Glass blocks are not permitted. Raw or unfinished aluminum is not acceptable for storm doors and windows. Iron bars or other types of protective devices covering doors or windows (excluding basement windows) are not permitted. Gutters should be made of color-finished aluminum, sheet metal or other non-corrosive material. Gutters should not be made of raw or unfinished aluminum or steel. Mortar must be of a color compatible with the original mortar of the building. Aluminum or metal awnings visible from the street are not permitted. Canvas or canvas type awnings are permitted. Previously unpainted masonry shall not be painted.

Does not comply. The masonry was previously unpainted.

COMMENTS:

The painting of the masonry completed at 3935 Russell does not meet the Shaw Historic District Standards. The previously unpainted residence was coated with an oil-latex stain product meant for wood structures. The work was completed without a permit.

The applicant has not yet submitted the results of a test to remove the stain applied to the brick.



BUILDING BEFORE STAIN WAS APPLIED



DETAIL OF STAIN & TUCKPOINTING



AREA OF TUCKPOINTING WITH WHAT APPEARS TO BE CAULK

COMMUNITY CONSULTATION:

The staff has not been contacted by the Alderman or any neighborhood group regarding the project.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board deny the painting of the masonry as it does not meet the Shaw Historic District Standards.

CONTACT:

Andrea Gagen Planning and Urban Design, Cultural Resources Office
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E-Mail: gagena@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

F.

DATE: April 25, 2011
FROM: Jan Cameron, Preservation Planner, Cultural Resources Office
SUBJECT: Nomination to the National Register for the Central Carondelet Historic District
(Boundary Increase IV)
ADDRESS: Roughly bounded by Bates, South Broadway, Delor and Interstate 55
WARD: 11



CRAFTSMAN FLATS ALONG EICHELBERGER IN PROPOSED DISTRICT EXTENSION

OWNERS:

Various

PREPARER:

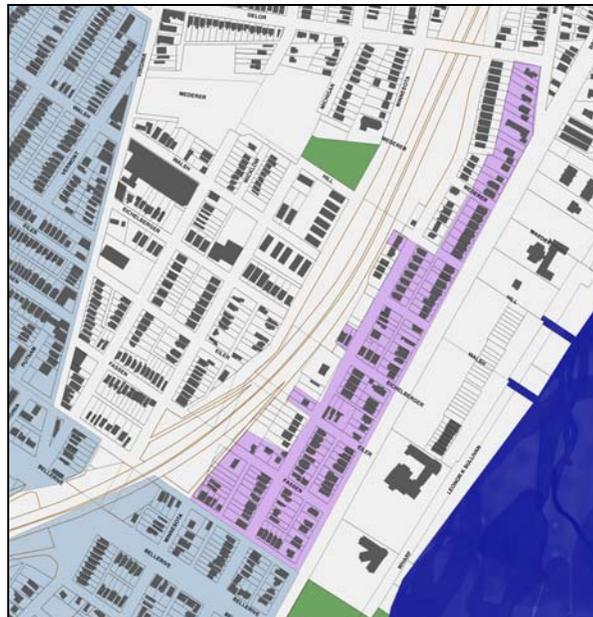
Landmarks Association of St. Louis

PURPOSE:

To review a district boundary increase nomination to the National Register of Historic Places.

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office stating that the Increase meets the requirements of National Register Criterion A for Community Planning & Development.



PROPOSAL:

To nominate the Central Carondelet Historic District (Boundary Increase IV) to the National Register of Historic Places.

BACKGROUND:

On, March 18, 2011, the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination.

SITE AND SURROUNDING AREA:

The District is roughly bounded by Bates St. on the south, South Broadway on the east, Interstate 55 on the west and Delor St. to the south. The proposed district includes the remainder of the northern section of the original town of Carondelet.



BUILDINGS ON S. BROADWAY



SINGLE-FAMILY AT 5329 S. BROADWAY



HOUSES ON PENNSYLVANIA

REASONS FOR APPLICATION:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



HOUSES ON BATES STREET



S. BROADWAY



PENNSYLVANIA

COMMUNITY CONSULTATION:

As of this date, the Cultural Resources Office has received no comment concerning the nomination from local organizations, community groups or the Alderman.

COMMENTS:

The Central Carondelet Historic District (Boundary Increase IV) is eligible under Criterion A for Community Planning and Development. The increase includes the northern part of the original 1832 survey of the town of Carondelet and completes the National Register designation of the original town.

The district increase includes 115 contributing resources and 56 non-contributing resources, of which nearly 60% are outbuildings. The period of significance is from 1890 to 1942 extends from the date of the first extant building constructed in the boundary increase area, to a date when construction in the area dropped off dramatically. The area is directly to the north of the Central Carondelet Historic District and its two previous boundary increases, and was formed by the same forces that created those neighborhoods. The area represents patterns of development that reveal the evolution of Carondelet from an independent town to an urban St. Louis neighborhood.

CONCLUSION:

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office stating that the District meets the Criteria for the National Register.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

G.

DATE: April 25, 2011
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office
SUBJECT: Nomination to the National Register for the Mark Twain Elementary School
ADDRESS: 5316 Ruskin Avenue
WARD: 1



OWNERS:

St. Louis Board of Education

PREPARER:

Landmarks Association of St. Louis

PURPOSE:

To review a single-site nomination to the National Register of Historic Places.

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office stating that the school meets the requirements of National Register Criterion C.



PROPOSAL:

To nominate the Mark Twain Elementary School to the National Register of Historic Places.

BACKGROUND:

On April 18, 2011 the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office for the Preservation Board to review a National Register nomination.

SITE AND SURROUNDING AREA:

Located in primarily residential area north of Kingshighway and west of West Florissant, Mark Twain school occupies the west half of the block with the school facing north. Asphalt playgrounds are located on each side and at the rear of the building. A small grassy lawn is located at the front of the building.



MOSAIC DETAILS ON FACADE

REASON FOR APPLICATION:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

COMMUNITY CONSULTATION:

As of this date, the Cultural Resources Office has received no comment concerning the nomination from local organizations, community groups or the Alderman.



ENTRY DETAIL



REAR ELEVATION

COMMENTS:

The Mark Twain Elementary School is eligible under Criterion C for Architecture. The building, constructed in 1911, was designed by William B. Ittner, renowned school architect. The preliminary plans for the building were approved in 1910 making the building eligible for consideration under the Multiple Property Document, *The St. Louis Public Schools of William B. Ittner* under the sub-context "Refining of the 'Open Plan' in St. Louis Public Schools, 1902-1910."

CONCLUSION:

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office stating that the Building clearly meets the Criteria for the National Register.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

H.

DATE: April 25, 2011
STAFF: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Nomination to the National Register for the Western Electric
Southwestern Bell Telephone Distribution House
ADDRESS: 4250 Duncan Avenue
WARD: 17



OWNERS:
Southwestern Bell LP and others

PREPARER:
MacRostie Historic Advisors

PURPOSE:
To review a single property nomination to the National Register of Historic Places.

RECOMMENDATION:
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office stating that the building meets the requirements of National Register Criteria A and C.



PROPOSAL:

To nominate the Western Electric-Southwestern Bell Telephone Distribution House to the National Register of Historic Places.

BACKGROUND:

On March 18, 2011 the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office for the Preservation Board to review a National Register nomination.

SITE AND SURROUNDING AREA:

Located near the intersection of Duncan Avenue and S. Boyle Street, the Western Electric-Southwestern Bell Telephone Distribution House is one of the larger facilities in the Duncan and Forest Park Avenue industrial corridor in the Central West End. This property is one of three in this vicinity proposed for listing in the NRHP at this time.



WEST ELEVATION

REASONS FOR APPLICATION:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

COMMUNITY CONSULTATION:

As of this date, the Cultural Resources Office has received no comment concerning the nomination from local organizations, community groups or the Alderman.



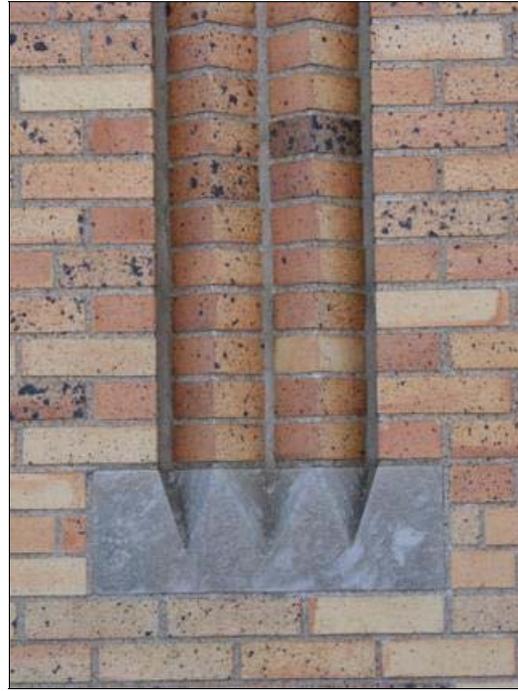
EAST ELEVATION

COMMENTS:

Western Electric-Southwestern Bell Telephone Distribution House is an industrial facility with one- and three-story wings constructed in 1947. It was designed by the Austin Company, a prominent engineering and architectural firm headquartered in Cleveland. With its brick and steel-sash enclosing walls, the reinforced-concrete building epitomizes the post-war Art Moderne style and has architectural significance under Criterion C. In its role as the main supply facility and repair center for Southwestern Bell's eastern Missouri operations, the property demonstrates the extensive growth in the telephone industry after World War II. As a critical component of Southwestern Bell's operations, the property has significance under Criterion A in the area of communications.



ENTRANCE



PIER DETAIL

CONCLUSION:

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office stating that the Western Electric-Southwestern Bell Telephone Distribution House clearly meets the Criteria for the National Register.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
 DESIGN AGENCY**
 CULTURAL RESOURCES OFFICE
 FRANCIS G. SLAY, Mayor

I.

DATE: April 25, 2011
STAFF: Bob Bettis, Cultural Resources Office
SUBJECT: Nomination to the National Register for the Penrose Addition to Bremen
 Historic District A.K.A. William A. Lange Subdivision
ADDRESS: 4101-4235 N. Florissant Ave., 4128-4150 Glasgow Ave., 2141-2325 Angelica
 Street, 4111-4220 N. 22nd Street.
WARD: 3



OWNERS:

Various

PREPARER:

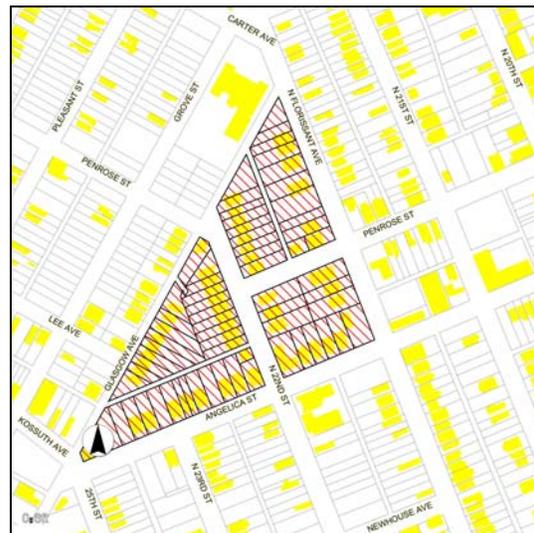
Landmarks Association of St. Louis

PURPOSE:

To review a district nomination to the
 National Register of Historic Places.

RECOMMENDATION:

The Preservation Board should direct the staff
 to prepare a report for the State Historic
 Preservation Office stating that the district
 meets the requirements of National Register
 Criterion C for Architecture.



PROPOSAL:

To nominate the Penrose Addition to Bremen/William A. Lange Subdivision to the National Register of Historic Places.

BACKGROUND:

On March 18, 2011 the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination.

SITE AND SURROUNDING AREA:

The proposed Penrose Addition to Bremen/William A. Land Subdivision is located in the Hyde Park neighborhood. The triangular shaped district will be bounded by Angelica St. on the south, N. Florissant on the east, and Glasgow Ave. on the west. The district consists of 65 buildings that include 27 single-family houses; two two-family residences; 19 four-family residences; two multi-family residences; and two commercial buildings. While the area has sustained some instances of demolition, it retains its historic character and feeling.



HOUSES ON ANGELICA

REASONS FOR APPLICATION:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



HOUSES ON ANGELICA

COMMUNITY CONSULTATION:

As of this date, the Cultural Resources Office has received no comment concerning the nomination from local organizations, community groups, or the Alderman.



HOUSE ON N. 22ND

COMMENTS:

The district illustrates a cohesive, primarily residential working-class suburban neighborhood situated within the boundary of St. Louis City. The Penrose Addition to Bremen/William A. Lange Subdivision Historic District meets Criterion C: Architecture for its intact collection of late-nineteenth and early-to-mid-twentieth-century houses. Most of the buildings were designed by architects Gerhard Becker, Otto Kubatsky, and the firm of Nolte & Nauman. The district has a local significance due to the large number of buildings designed by these St. Louis based architects. The district, with properties initially developed with both houses and garages, is an excellent example of the city's evolving suburban landscape.

CONCLUSION:

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office stating that the district clearly meets the Criteria for the National Register.



HOUSES ON N. FLORISSANT

CONTACT:

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Telephone: 314-622-3400 x 277
Fax: 314-259-3406
E-Mail: bettisb@stlouiscity.com



J.

DATE: April 25, 2011
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office
SUBJECT: Nomination to the National Register for the St. Louis Place Historic District
ADDRESS: Various, mainly on Rauschenbach Ave. and St. Louis Ave.
WARD: 5



OWNERS:

various

PREPARER:

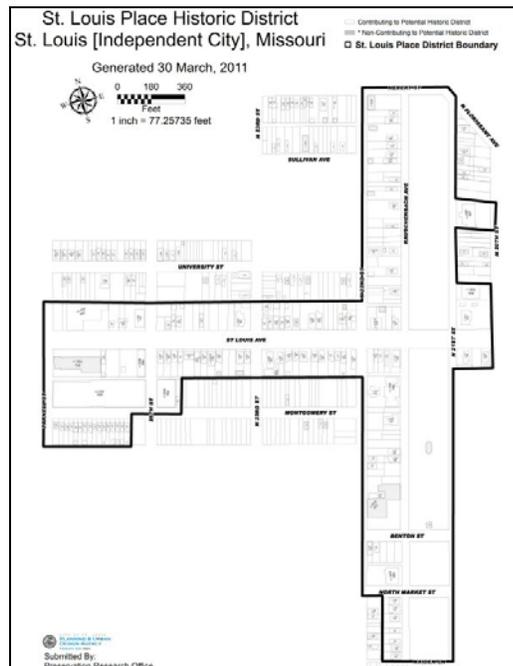
Preservation Research Office

PURPOSE:

To review a district nomination to the National Register of Historic Places.

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office stating that the district meets the requirements of Criterion A for Community Planning & Development and Ethnic Heritage/European.



PROPOSAL:

To nominate the St. Louis Place Historic District to the National Register of Historic Places.

BACKGROUND:

On April 18, 2011 the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination.

SITE AND SURROUNDING AREA:

Located in the St. Louis Place neighborhood, the area is centered around St. Louis Place Park and St. Louis Avenue. The St. Louis Place neighborhood is located on the near north side of St. Louis. The Clemens House/Columbia Brewery District and its expansion are located to the south and east of the proposed district.



BUILDINGS ON THE WEST SIDE OF ST. LOUIS PLACE PARK

REASONS FOR APPLICATION:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



BUILDINGS ALONG ST. LOUIS AVENUE

COMMUNITY CONSULTATION:

As of this date, the Cultural Resources Office has received no comment concerning the nomination from local organizations, community groups or the Alderman.

COMMENTS:

The St. Louis Place Historic District meets Criterion A of the National Register of Historic Places in the areas of Community Planning and Development and Ethnic Heritage/European. The area was part of the Union Addition platted in 1850, when much of the area lay outside the city limits. The addition contained the strip of green space, now known as St. Louis Place Park. The area was predominately settled by Irish and German immigrants, some of whom had attained greater wealth and status than most of their fellow immigrants.

CONCLUSION:

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office stating that the District meets the Criteria for the National Register.

CONTACT:

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