



**CULTURAL RESOURCES OFFICE
 PRESERVATION BOARD
 REGULAR MEETING
 MONDAY SEPTEMBER 24, 2012 - 4:00 P.M.
 1520 MARKET ST. #2000
www.stlouis-mo.gov/cultural-resources**

Roll call.

Welcome to the new Chair of the Public Safety Committee, Alderman Schmid, and thanks for the service of Aldermen Carter and French.

Approval of the August 27, 2012 minutes.

Approval of the current agenda.

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

A.

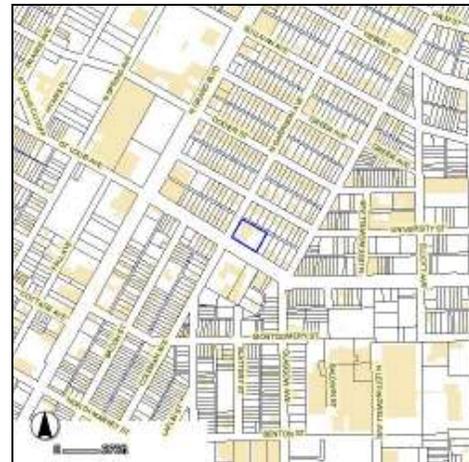
DATE: September 24, 2012
FROM: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: City Landmark Designation for the Eastern Star Missionary Baptist Church
ADDRESS: 3117 St. Louis Avenue
Jurisdiction: City Landmark Petition — Ward 3



EASTERN STAR MISSIONARY BAPTIST CHURCH

RECOMMENDATION:

That, after holding a public hearing, the Preservation Board approve the petition as submitted by the property owner and direct that a Landmark designation bill with a Landmark preservation plan be prepared for consideration by the Board of Aldermen.

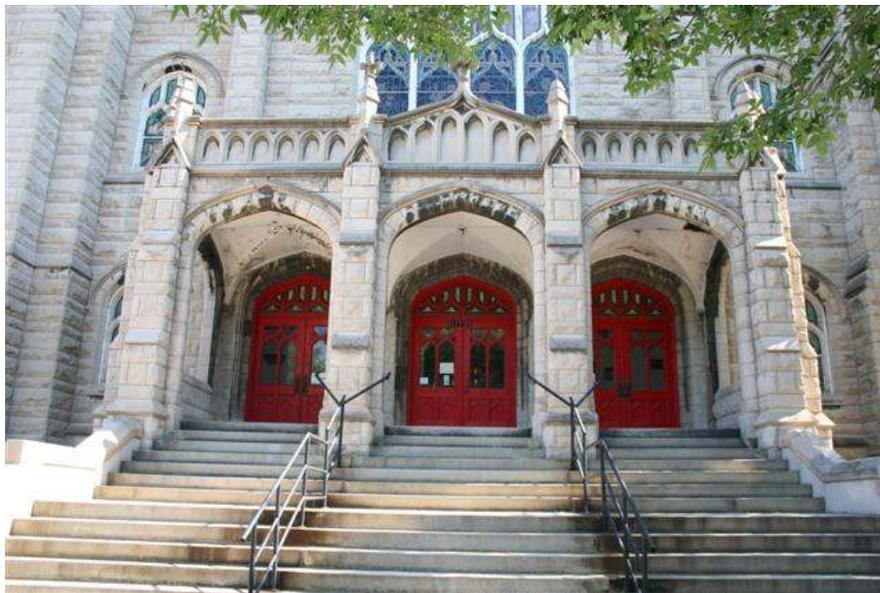


BACKGROUND:

In 2012, the Eastern Star congregation is celebrating the centennial of the church building and contacted the Cultural Resources Office Director with a request for consideration of City Landmark status for the property. Congregation member Patricia Smith has served as liaison between the church and the City.



LOOKING NORTHWEST



MAIN ENTRANCE



INTERIOR OF SANCTUARY

RELEVANT LEGISLATION:

Ordinance 64689

PART IVB - DESIGNATION OF LANDMARKS OR LANDMARK SITES

SECTION TWENTY-NINE. Generally - Landmark/Landmark Site Designation.

- A. Notwithstanding its present zoning district designation, any site or Improvement together with the immediately adjacent premises may be designated a Landmark and/or Landmark Site, by ordinance, provided that the Preservation Board finds that the site or Improvement meets one or more of the criteria set out in Section Sixteen.*
- B. A Site or Improvement may be submitted for designation as a Landmark and/or Landmark Site as provided in Sections Thirty through Thirty-Seven.*

SECTION THIRTY. Petition filing requirements - Landmark/Landmark Site Designation.

A petition shall be filed in the Office of the Preservation Board on such forms and in such manner as the Preservation Board may prescribe. Such petition may be initiated by the Owner or Owners of the site or Improvement proposed for designation, by the alderman within whose ward the site or Improvement is situated, or by the Cultural Resources Office on behalf of and at the request of the Preservation Board. The staff of the Cultural Resources Office shall cooperate with the petitioner in the preparation of the petition and shall, upon the petitioner's request, furnish data, reports, graphics and other information and assistance necessary for the preparation of such petition. Each such petition shall include, but not be limited to:

- A. *A general location map and legal description of the site or Improvement proposed for designation by metes and bounds or other legal description that readily identifies the site or Improvement;*
- B. *A statement documenting the historic, architectural, cultural, archeological or aesthetic significance of the site or Improvement together with an architectural survey map that evaluates the significance of each Improvement and/or topographic feature within the proposed site. The statement shall describe the current economic conditions and environs of the site or Improvement and shall describe the advantages to adjacent property Owners and to the City which may be anticipated as a consequence of designation;*
- C. *A plat at an appropriate scale indicating the existing uses of all Improvements and premises within the proposed site;*
- D. *A general plan for the site or Improvement indicating all planned or proposed (public or private) restoration, development and demolition within the site;*
- E. *Proposed Landmark standards to be applied to the site or Improvement, including, but not limited to, Design and Construction Standards for building facades, setbacks, height, scale, material, color and texture, trim, roof design and landscaping; standards for the design details of all fences, streets and drives, street furniture, signs and landscape materials; and standards for demolition of Exterior Architectural Features;*
- F. *A statement of amendment (if any) to the existing zoning classifications and boundaries necessary to conform to the proposed plan.*

A completed Landmark Petition has been filed with the Cultural Resources Office and is attached to the agenda.

SECTION THIRTY-ONE. Distribution and review of petition - Landmark/Landmark Site Designation.

- A. *Within five (5) days after a petition for designation of a Landmark or Landmark Site has been filed as above provided, the Preservation Board shall transmit copies of the petition together with all exhibits and documents appurtenant thereto to the Planning Commission and the Board of Public Service, and if the Owner or Owners of record of the site or Improvement are not the petitioner, also to the Owner or Owners of record.*
- B. *Within forty-five (45) days after such transmittal, the Planning Commission and the Board of Public Service shall review the petition and shall transmit to the Preservation Board such advice and recommendations as they deem appropriate as to: (i) the proposed designation's conformity with the Comprehensive Plan for the City and any applicable neighborhood and development plans; and (ii) the degree to which the proposed designation advances the physical development of the City. (Ordinance 64925)*

The Planning Commission considered the proposed Landmark designation at its September 2012 meeting. The Commission found the proposed City Landmark designation to be in conformity with the City's Strategic Land Use Plan and made the determination that the proposed designation will have a positive impact on the physical development of the City. The Board of Public Service has also communicated its support of the Landmark designation and Landmark plan.

SECTION THIRTY-TWO. Hearing on petition - Landmark/Landmark Site Designation.

The Preservation Board shall, prior to making its determination with respect to the petition, permit the Owner of record and any other interested party an opportunity to appear before the Preservation Board and be heard. In its discretion, the Preservation Board may hold a public hearing regarding the proposed designation.

This agenda item is scheduled for the purposes of holding the public hearing and making one of the decisions indicated below.

SECTION THIRTY-THREE. Determination - Landmark/Landmark Site Designation.

- A. After review and consideration of the petition, recommendations of the Board of Public Service and the Planning Commission, and comments received from the Owner(s) and other interested parties, the Preservation Board shall:*
- 1. Approve the petition as submitted; or*
 - 2. Approve the petition with such modifications or conditions as the Preservation Board shall deem appropriate; or*
 - 3. Disapprove the petition.*
- B. Such determination shall be in writing and shall be made within one hundred twenty (120) days after filing of the petition, or if a public hearing is held, then within sixty (60) days after such public hearing; provided that the Preservation Board may vote to extend such time period to permit additional studies or reports to be completed or for other good and proper cause. The Preservation Board shall promptly notify the petitioner, the mayor, the Planning Commission, the Board of Public Service, the clerk of the Board of Aldermen, and the Owner(s) of record of the Preservation Board's determination.*

SECTION THIRTY-FOUR. Preparation of designation bill upon approval of petition - Landmark/Landmark Site Designation.

In the event of approval of a petition for designation of a Landmark and/or Landmark Site, the Preservation Board shall cause to be prepared a Landmark or Landmark Site designation bill with a Landmark preservation plan for consideration by the Board of Aldermen. The designation bill shall include, but not be limited to, the elements of the petition as described in Section Thirty. The Landmark preservation plan shall contain Landmark standards for the regulation of construction and alteration of Exterior Architectural Features of or within the Landmark or Landmark Site and shall provide for

the preservation of the significant features or characteristics of the site or Improvement which are the basis for the Landmark designation. Within forty-five (45) days after the Preservation Board's approval of the petition, a copy of such designation bill together with the Landmark preservation plan and Landmark standards shall be transmitted to the clerk of the Board of Aldermen, to the Planning Commission, to the mayor, and to the Owner(s) of record.

LANDMARK OVERVIEW:

The Eastern Star Missionary Baptist Church is located on St. Louis Avenue, at the northeast corner of its intersection with N. Garrison Avenue. The building dominates the streetscape and can be seen from several blocks away. A sexton's residence is attached to the northeast corner of the church. A fenced parking lot is also located to the east of the church. Although the street façades of church are constructed mainly of coursed rock-faced ashlar limestone, the residence is constructed of the same brick used on the east side and rear of the church.

The church was erected by the English Evangelical Lutheran Grace Church, which was founded in 1889 by the German Lutheran Synod to serve English-speaking Lutherans who wanted to worship in that language. After enlarging its existing facility twice, Grace Church decided to build large and well, and the current church conveys those desires. The cornerstone was laid in June 1912, and the building was dedicated in October 1913. In 1953, the Grace Lutheran Church purchased land in north St. Louis County and began the construction of a complex at that location for its use.

The Eastern Star Missionary Baptist Church, established in 1918, flourished and this building is the fourth home of the congregation. The Eastern Star Missionary Baptist church has five sister congregations started by its members. The move to the St. Louis Avenue building coincided with the leadership of the Rev. Daniel Hughes, and the pastor and his congregation being active in Civil Rights and denomination activities.

The petition states that the site "Has significant character or value as part of the development, heritage or cultural characteristics of the City." The statement of significance reads:

"The Eastern Star Missionary Baptist Church, at 3117 St. Louis Avenue, is an outstanding example of the limestone "rock" churches that highlight many of the City's brick neighborhoods. It was the last and largest church building constructed by the English Evangelical Lutheran Grace congregation and has been the home of the Eastern Star Missionary Baptist Church for nearly 50 years. Both congregations have long histories in the City of St. Louis, and have contributed greatly to its religious and social history. This Landmark designation of the Gothic Revival style church honors the centennial of the church's construction."

The Landmark Plan is to continue to use the property as the home of the Eastern Star Missionary Baptist Church. The Preservation Plan is based on the Secretary of Interior's Standards and emphasizes the retention of the character-defining characteristics of the exterior and interior of the sanctuary of the church in an overall rehabilitation treatment approach.

CONTACT:

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

B.

DATE: September 24, 2012
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Preliminary Review to Construct an Addition at a Semi-Public Façade.
ADDRESS: 2321 Arsenal
JURISDICTION: Benton Park Local Historic District — Ward 9



2321 ARSENAL

OWNER:

Luvy Duvy's

APPLICANT/ARCHITECT:

Mike Killeen

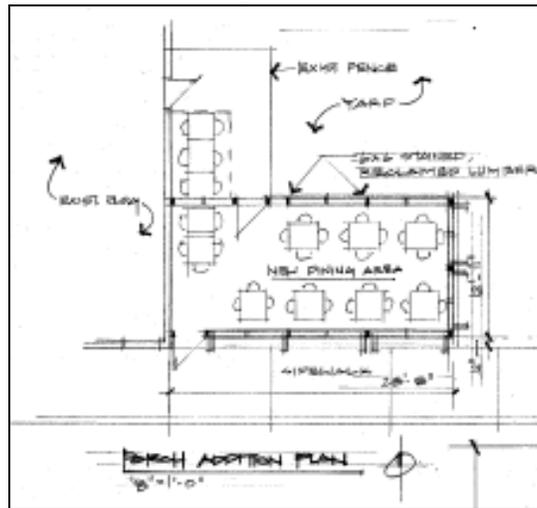
RECOMMENDATION:

That the Preservation Board withhold Preliminary Approval as the addition does not conform with the Benton Park Historic District Standards.



BACKGROUND:

The architect for the project approached Cultural Resources Office staff in August regarding the proposed addition. After it was determined that the proposed design was not compliant with the Benton Park Historic District Standards the project was scheduled to come to the September Preservation Board as a Preliminary review.



RELEVANT LEGISLATION:

Benton Park Historic District Standards

SECTION THREE. There are two basic concepts inherent in these Standards. They are embodied in the definitions of Public, Semi-Public, and Private facades and the requirement for Model Examples....

2. Making the submission of a Model Example a prerequisite to obtaining approval of plans to construct or reconstruct building elements or to construct new buildings has two important advantages. First, it ensures that building elements will be compatible with the building for which they are to be constructed and that new buildings will be appropriate in their architectural environment. Second, it enables those seeking such approval to clearly communicate their plans to the Commission.

The current proposal does is not based on a Model Example.

209 NEW ADDITIONS TO EXISTING BUILDINGS

1. *No new additions shall be made to the Public or Semi-Public Facades except that additions may be made to Semi-Public Facades occurring at the rear of buildings that predate 75 years of age.*

Does not comply: The proposed addition is at a Semi-Public Facade near the front building line.



RENDERING



PROPOSED SOUTH ELEVATION

COMMENTS:

The proposed addition is sited near the front building line along Arsenal Street and at a Semi-Public Façade; additions at this location are prohibited by the Standards. This property has a wide side yard on the east, but no rear yard where an addition could be placed. The presence of the neighboring residence very near the property line also seems to limit the location of any addition.

The Cultural Resources Office saw an earlier version of this project that was more closely derived from a Model Example; although located at the rear of a larger building, the example fronted the street and had a number of individual storefront bays. An addition based on that design seemed like one that could be approved as a one-time occurrence due to the constraints of the site. The project presented now — an open-air structure proposed to be constructed of reclaimed lumber — would have a rustic appearance not in keeping with the character of the existing building, or other nearby buildings in the historic district, where the use of finished materials and standard storefront elements prevail. Although fenestration patterns are consistent across the addition, the rendering indicates that the unfilled openings would have a much more casual feeling. The bulkhead and structure of the addition are not characteristic of a historic storefront.

COMMUNITY CONSULTATION:

The Cultural Resources Office has not received any comments from the 9th Ward Alderman concerning the project. The Benton Park Neighborhood has not officially commented on the proposal.



LOOKING WEST AT LOCATION OF ADDITION

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board approve an addition at the proposed location as an exception to the Standards due to the constraints on this property. The Cultural Resources Office also recommends that the Preservation Board withhold Preliminary Approval of the project at this time and direct the applicant to work with staff on a design based on a Model Example and compliant with the Benton Park Historic District Standards.

CONTACT:

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CITY OF ST. LOUIS
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CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

C.

DATE: September 24, 2012
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Appeal of Director's denial to Construct a Side Porch on a Semi-Public Facade
ADDRESS: 2613 South 13th
JURISDICTION: Soulard Certified Local Historic District — Ward 9



2613 SOUTH 13TH

OWNER/APPLICANT:
James Dougherty

RECOMMENDATION:
That the Preservation Board uphold the Cultural Resources Office Director's denial as the proposed side porch is not in compliance with the Soulard Local Historic District Standards.



BACKGROUND:

The Cultural Resources Office received a building permit application on July 23, 2012 for the construction of a two-story side deck with small first floor porch, stairs and a second-story full-length deck. As the proposal did not conform to the Soulard Historic District Standards, which require a Model Example, the permit was denied. The applicants appealed the decision. Staff has identified an appropriate Model Example and met with the contractor and owners on site in order to find a solution. The confined space of the side yard and the applicant's budget are additional factors that have prevented a resolution of the application.



LOOKING NORTH

RELEVANT LEGISLATION:

Excerpt from Ordinance #57078, the Soulard Historic District:

RESIDENTIAL APPEARANCE AND USE STANDARDS

ARTICLE 2: EXISTING BUILDINGS

206 APPENDAGES ON PUBLIC AND SEMI-PUBLIC FACADES

206.3 New Appendages to Semi-Public and Private Facades

New porches, stoops and steps at Semi-Public and Private Facades shall be based on a Model Example.

Decks are prohibited at Semi-Public Facades except when those occur at the rear of a building.

Decks, whether constructed at a Semi-Public Facade at the rear of a building or at a Private Facade, must not:

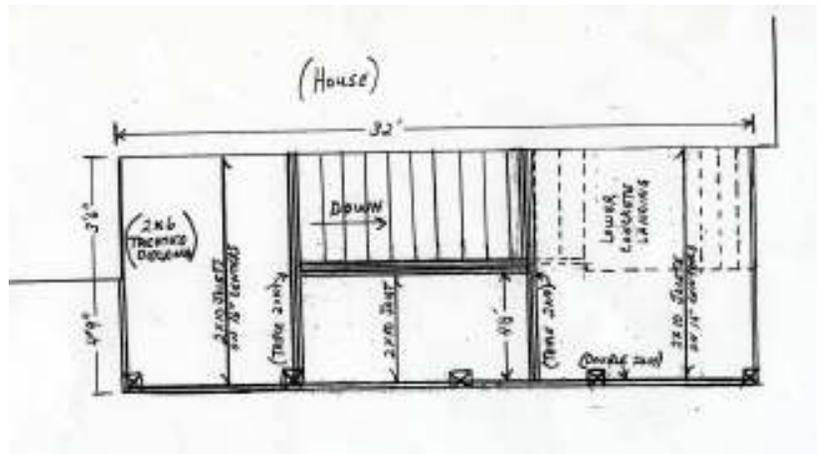
Obscure any architectural detail of the building such as windows, doors, or ornamental brick work; or

Be visually dominant because of mass, scale, or topology of the land.

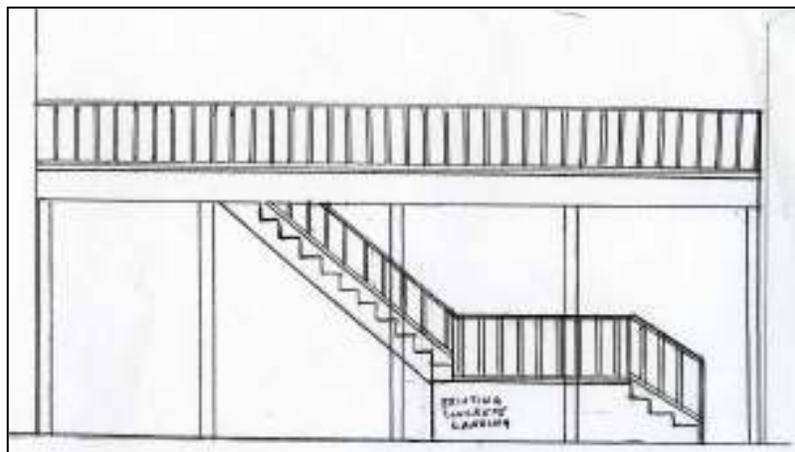
Does not comply. The proposed porch/deck extends the entire length of the Semi-Public Façade and is not based on a Model Example.



LOOKING WEST



PLAN VIEW



SOUTH ELEVATION OF PROPOSED DECK

COMMUNITY CONSULTATION:

The Cultural Resources Office has not received any comments from the 9th Ward Alderman concerning the project. The Soulard Restoration Group has not officially commented on the appeal.

COMMENTS:

The Cultural Resources Office denied the application to construct the side porch as it does not comply with the Soulard district standards. Although historic examples of side porches do exist within the Soulard Historic District they are usually covered by a shed roof and the first and second story porches are the same dimensions. A small porch did exist over the entry door at one time but it was a simple hood, likely not original to the building, and did not extend the entire length of the south façade.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the Director's denial as the proposed side porch does not comply with the Soulard Neighborhood Local Historic District standards.

CONTACT:

Bob Bettis Planning and Urban Design, Cultural Resources Office
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E-Mail: bettisb@stlouis-mo.gov



CITY OF ST. LOUIS
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CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

D.

DATE: September 24, 2012
FROM: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Appeal of Director's denial of demolition of a four-flat building
ADDRESS: 3006-08 Cherokee
JURISDICTION: Gravois-Jefferson Streetcar Suburb National Register District,
Preservation Review District — Ward 20



3006-08 CHEROKEE

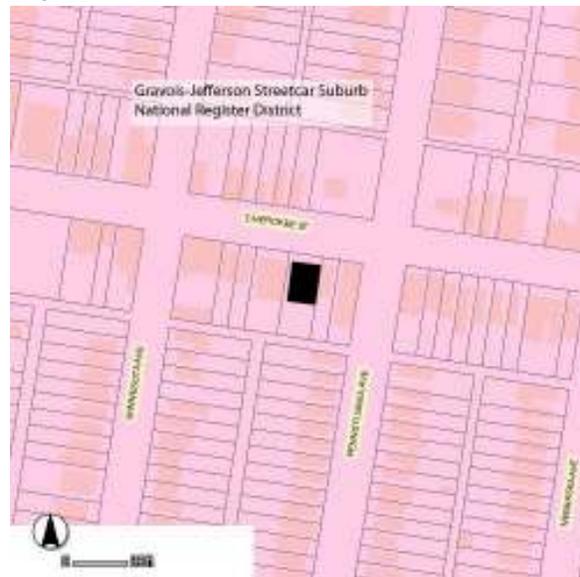
OWNER:

Wells Fargo

APPLICANT: Bellon Wrecking

RECOMMENDATION:

That the Preservation Board uphold the Cultural Resources Office Director's denial of the demolition of a Merit building in a National Register Historic District.



BACKGROUND:

Wells Fargo Bank has owned this property since 2010, acquiring it from a private owner. The property was condemned by the Building Division in May, 2012. The Cultural Resources Office denied the condemnation, indicating that repair was the preferred response to the condemnation. Wells Fargo Bank applied on August 3, 2012 for a demolition permit, which was denied by the Director of the Cultural Resources Office. The bank is appealing that denial based on the condition of the building and the desire to convey the property to HUD and meet the conveyance condition standards.

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

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 his Office.

The building at 3006-08 Cherokee is located in a National Register District and a Preservation Review District.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or 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 or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.*

Not applicable.

- B. *Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing 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.*



3006-08 CHEROKEE FAÇADE

As a contributing building in the Gravois-Jefferson Streetcar Suburb National Register District, 3006-08 Cherokee is a Merit building. W. G. C. Wahlers was the architect/builder of the four-family flat built in 1907. The building has a particularly nice corbelled cornice that rises to a gable at the center. The flats building is an excellent example of an important residential property type in the historic district, the flats that housed a high percentage of the working- and middle-class residents in the streetcar-served neighborhood that developed during the late nineteenth and early twentieth century in South St. Louis.

- 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, 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 subsections A, D, F and G, four, six and seven indicates demolition is appropriate.*

In terms of the ordinance definition, 3006-08 Cherokee is sound. The loss of the brick in the rear wall, less than one-quarter of the total, is still somewhat localized. As the floor joists run from side wall to side wall, the loss of brick represents a gap in an enclosing wall, rather than a loss of support of interior structural members. The stone foundation for the half of the rear wall where the brick has failed appears to be in stable condition, further evidence that the building is structurally stable.

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.



REAR OF 3006-08 CHEROKEE

D. 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.*

This residential building is located just west of the historic neighborhood commercial area on Cherokee that is being revitalized with new businesses and restaurants.

Cherokee between Nebraska and Minnesota has a predominantly residential character. The northwest corner of Nebraska and Cherokee, across from the property in question, is a commercial property, an automobile service business. There is no reason to think that the revitalization along the commercial portion of Cherokee will not extend into adjacent residential areas.



SOUTH SIDE OF CHEROKEE



NORTHWEST ON CHEROKEE



NORTHEAST ON CHEROKEE

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.*

3006-08 Cherokee is a typical four-flat building, many of which have been rehabilitated as two side-by-side townhouses. This approach to rehabilitation offers a more appealing size of living unit and reduces the cost of rehabilitation. As a contributing building in a National Register district, rehabilitation tax credits would be available for a major rehabilitation project.

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.*

Wells Fargo has an estimated cost for rehabilitation of the building with four units and without the use of rehabilitation tax credits. The owner has proposed demolition at the cost of \$5,000. The owner has not provided information about its inability to undertake a rehabilitation project.

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.



AERIAL PHOTOGRAPH SHOWING 3000 BLOCK OF CHEROKEE

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.*

Cherokee has been a street that connected neighborhoods since a horse-drawn street car was established on it during the 1880s. As an historic commercial streetcar corridor, Cherokee continues to retain sufficient integrity on both sides of South Jefferson Avenue to communicate what was once a continuous corridor with residential and commercial areas along its length. Cherokee remains a highly-visible street in the larger neighborhood, and one for which urban design is an important factor.

The 3000 blockfront on south side of Cherokee is entirely intact and all of the buildings are contributing resources in the historic district. It displays the typical pattern of mixed-use commercial blocks on the corners and residential buildings between them. A row of mature street trees adds to the desirability of the south side as a residential area. The loss of 3006-08 Cherokee would have a quite noticeable effect on this blockfront as it would interrupt the continuity, density, and rhythm of the block. This blockfront has an important role in the urban design of the residential portion of Cherokee as one with strong integrity and density.

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.*

Addressed above.

4. *The elimination of 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. *Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:*

1. *The applicant has demonstrated site control by ownership or an option contract;*

Yes.

2. *The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to*

appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;

No new construction is proposed.

3. *The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;*

Not applicable.

4. *The proposed use complies with current zoning requirements;*

The property is zoned "G," Local Commercial and Office, and has a Neighborhood Preservation Strategic Land Use Plan designation.

5. *The proposed new construction would commence within twelve (12) months from the application date.*

N/A.

G. *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 reuse 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.

H. *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.*

Not applicable.

COMMENTS:

Wells Fargo wishes to convey this property to HUD. As it would be difficult to meet the conveyance condition standards, the bank is proposing to demolish the building and convey a vacant property. This approach to the management of this property is not in alignment with the demolition criteria, which indicate that this property does not meet the criteria for demolition.

COMMUNITY CONSULTATION:

The Cultural Resources Office has received emails from several individuals in opposition to the demolition of this property.

CONCLUSION:

As 3006-08 Cherokee is a sound, Merit building in the Gravois-Jefferson Streetcar Suburb Historic District, its loss through demolition would not meet the criteria in Ordinance #64689.

CONTACT:

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