



**CULTURAL RESOURCES OFFICE  
 PRESERVATION BOARD  
 REGULAR MEETING  
 MONDAY DECEMBER 15, 2014 — 4:00 P.M.  
 1520 MARKET ST. #2000  
 ST. LOUIS, MISSOURI 63103  
[www.stlouis-mo.gov/cultural-resources](http://www.stlouis-mo.gov/cultural-resources)**

Roll call - Approval of the December 1, 2014 minutes - Approval of the Agenda.

<b>PRELIMINARY REVIEW</b>	<b>Jurisdiction</b>	<b>Project</b>	<b>Pg.</b>
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<b>NEW APPLICATIONS</b>			
B. 4055 FLORA PLACE.....	Shaw HD.....	Retaining walls built without a permit .	10
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CITY OF ST. LOUIS  
**PLANNING & URBAN  
 DESIGN AGENCY**  
 CULTURAL RESOURCES OFFICE  
 FRANCIS G. SLAY, Mayor

**A.**

DATE: December 15, 2014  
 ADDRESS: 1219 Dolman Street  
 ITEM: Preliminary Review: New construction, single-family house  
 JURISDICTION: Lafayette Square Certified Local Historic District — Ward 6  
 STAFF: Jan Cameron, Cultural Resources Office



1219 DOLMAN

**OWNER:**

Michael Quinn

**APPLICANT:**

Diversified Real Estate Group

John Muller

**RECOMMENDATION:**

That the Preservation Board grant preliminary approval to this proposal for new construction as the application meets the Lafayette Square Historic District Standards.



## THE PROPOSAL:

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The vacant parcel at 1219 Dolman was previously subdivided for an earlier proposal that was never constructed. The current application is for a single-family house, similar in scale, materials and design to other houses that have been constructed on Dolman in the last several years. Like many other new properties, the house will be sited on a wide lot with a substantial side yard on the north.

## RELEVANT LEGISLATION:

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Excerpt from Lafayette Square Historic District Ordinance #69112:

### ARTICLE 3: NEW CONSTRUCTION AND ADDITIONS TO HISTORIC BUILDINGS

#### 303 NEW RESIDENTIAL CONSTRUCTION BASED ON AN HISTORIC MODEL XAMPLE

##### 303.1 Historic Model Example

In order to be consistent with the historic character of the district, each new residential building shall be based on an Historic Model Example (HME). This is understood to be one specific historic building and the design for a new building cannot draw upon elements from several buildings. The HME selected should be located in close proximity to the site of the new construction and represent a common property type. The property owner shall obtain concurrence from the Cultural Resources Office that the HME is appropriate for the site.

**The applicant is proposing to use the same HME previously used in the review of proposals for new construction in Lafayette Square and the Cultural Resources Office has approved it as an appropriate HME for this project.**

##### 303.2 Site Planning

###### A] Alignment and Setback

- 1) New construction and additions shall have primary façades parallel to such façades of adjacent buildings and have the same setback from the street curb.
- 2) In the event that new construction or addition is to be located between two existing buildings with different alignments to the street or with different setbacks, or in the event that there are no adjacent buildings, then the building alignment and setback that is more prevalent within the block front, or an adjacent block front, shall be used.
- 3) New residential buildings in an area with no existing historic buildings shall have a common alignment based on the historic pattern of that block front or an adjacent block front.
- 4) The existing grades of a site may not be altered beyond minor grading to affect water runoff.
- 5) The setback requirements are not intended to disallow construction of alley or carriage house type new construction.
- 6) Ancillary buildings shall be placed to be the least visible from public streets.
- 7) There shall be a sidewalk along all public streets. The sidewalk shall align with adjacent sidewalks in terms of distance from the curb. New and refurbished public sidewalks must

be a minimum of 4 feet wide where possible and have a cross slope that provides an accessible route.

- 8) No new curb cuts for vehicles shall be allowed. Abandoned curb cuts will not be reutilized. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed.

**The site plan meets the standards for alignment and setback.**

### 303.3 Massing and Scale

- A) The massing of new construction shall be based on that of the HME selected to be comparable to that of the adjacent buildings or to the common overall building mass within the block front. This massing is typically relatively tall, narrow, and deep.

**The massing will be tall, narrow and deep, as appropriate for a single-family house in the Square, and two stories in height, as are most of the new houses on Dolman Street.**

- B) The HME and new building shall have a foundation raised above grade as a means to maintain compatibility in overall height with adjacent historic buildings.

**The foundation will be raised to reflect the height of that of the HME.**

- C) The HME and new building shall appear to be the same number of stories as other buildings within the block front. Interior floor levels of new construction shall appear to be at levels similar to those of adjacent buildings.

**Complies.**

- D) The height of the HME and new construction shall be within two feet above or below that the average height within the block. 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 façade cornice on a Mansard roofed building, or to the roof eave on a building with a sloping roof.

**The height of the new house will replicate that of the HME.**

- E) The floor-to-ceiling height of the first floor of HME and new construction shall be a minimum ten feet, and the second floor floor-to-ceiling height shall be a minimum of nine feet.

**The design complies with these requirements.**

### 303.4 Proportions and Solid to Void Ratio

- A) The proportions of the HME and new construction shall be comparable to those of the HME and adjacent buildings. The proportional heights and widths of windows and doors must match those of the HME, which should be 1:2 or 1:3, the height being at least twice the width, on the primary façades.

- B) The total area of windows and doors in the primary facade of new construction shall be within 10 percent of that of the HME.

- C) The proportions of smaller elements, including cornices and their constituent components, of the HME will be replicated in the new construction.

**Complies with all requirements.**

### 303.5 Exterior Materials and Color

- A] Exposed foundations must be scored or cast to simulate load-bearing masonry mortar joints, or be faced with stone laid in a load-bearing pattern.

**Complies.**

- B] As in the HME, there shall be a differentiation in all façades near the level of the first floor that defines the foundation as a base. The wall materials and /or the detailing at the base shall be distinct from that of the rest of that façade.

**Complies.**

- C] The exterior wall materials of HMEs are a combination of stone and brick or all brick. Typically the primary façade material is different from the single material used for the side and rear walls.

**All exterior walls of the proposed house will be brick above the concrete foundation.**

- D] The materials of the primary façade of new construction shall replicate the stone or brick of the HME.

- 1) A stone façade shall use the stone of the HME. It shall have smoothly dressed stone cut into blocks with the same proportion as that of the HME, be laid with the same pattern, and have the same dimension of mortar joints. The stone façade shall have the same depth of return on the secondary façades as the HME.

**The HME has a brick front; details will be duplicated in the new construction.**

- 2) The use of scored stucco and cementitious materials to replicate the stone of the façade of the HME is permitted. As for stone façades, the return at the secondary façades shall replicate that of the HME.

- (a) Brick shall replicate that of the HME as a pressed face brick with a smooth finish and a dark red color with only minor variations in color. Brick shall have these dimensions, 2 2/3" x 8" x 4", or be based on an HME. No brick façade will display re-used brick of varying colors and shades.

- (b) Brick will be laid as in the HME, generally in a running bond, and its mortar joints will replicate, by type of façade, that of the HME in color, or be dark red or gray.

- (c) Ornamental brick, stone or replica stone lintels, cornices, sills and decorative bands or panels shall be based on the HME. Window sills on brick primary façades shall be stone or pre-cast replica stone, based on the HME.

**Brick will be used on side and rear walls. Window heads and sills will replicate those of the HME.**

- E] The HME shall determine the choice of the material used on the secondary and rear façades of a new residential building. Typically, common brick side and rear walls were combined with a face brick or stone street façade. Materials permitted for use on secondary and rear façades, therefore, shall be brick of suitable color, texture, and bond, and be pointed with mortar appropriate in color, texture and joint profile.

**All exterior walls will be brick.**

F] Siding of vinyl, aluminum, fiber cement, or wood of any type, style, or color is prohibited on any façade because of the requirement for an HME for new residential construction.

**None of these materials are proposed.**

G] The materials identified above may be combined with modern construction techniques in the following ways:

- 1) The appearance of stone on a raised foundation may be created using stone veneer, parging with joint lines to replicate a load-bearing masonry pattern, or poured concrete that has the pattern of load-bearing masonry.
- 2) Brick, stone, and stucco scored to appear as stone may be installed as a veneer on exterior walls.

**The proposed house will be wood-framed with brick installed as a veneer.**

### 303.6 Windows

A] Windows in the HME and their sash will be the model for windows in new residential construction. The size and location of window openings in the HME will be replicated on the primary façade.

**Windows of the front and south elevations will match those of the HME.**

B] The profiles of the window framing elements – i.e. frames, sills, heads, jambs, and brick molds – will match the dimensions and positions of those in the HME.

C] Window Sash

- 1) Window sash shall match that of the HME in terms of operation, configuration (number of lights), and dimensions of all elements. The method of a window's operation may be modified on the interior in a way that does not change the exterior appearance and provides for accessibility.

D] Materials

- 1) Wood windows manufactured to match the characteristics of the HME are preferred on the primary façade. Any window sash that must be replaced in non-historic residential buildings constructed under these standards, or previous ones, shall meet these standards.
- 2) Factory-painted, metal clad wood and composite or fiberglass windows are acceptable for the primary façade if they meet the above requirements and are acceptable for secondary and rear façades.
- 3) Vinyl sash is prohibited.
- 4) All glazing will be non-reflective glass.
- 5) Windows may have double-glazed, low-solar-gain, Low-E glazing sash; tinted Low-E glazing is not permitted.

**The windows to be used on the façades will have arched heads: semi-circular on the first story, and segmental on the second, following the HME. The windows will be approved by the CRO as to materials, dimensions and profiles similar to those of the HME, and have the correct brick mold.**

F] Windows in secondary and rear façades that do not face the street should have the proportions and size based on the HME. The operation of the window sash and material is not regulated, other than not being vinyl.

**Some variance from a strict replication of side fenestration of the HME has been accepted on most of the approved infill buildings on Dolman Street, limited primarily to the rear half of the building. This design proposes paired windows at the rear and a smaller bathroom window on the south elevation.**

G] Bathroom windows in private secondary and rear façades may have frosted glass. Historical examples include glue chip and machine textured glass.

H] Storm Windows and screens, as on historic buildings, are allowed on the interior of primary public façade windows and on the exterior and interior of other façade windows. Other stipulations in Sections 203.1(D) and 203.2(D) apply here as well.

**The windows will comply with material standards.**

### 303.7 Doors

A] Doors on the primary and secondary street façades must be based on the HME and meet these requirements:

- 1) Be a minimum of 7 feet in height.
- 2) If the front entry door of the HME is set back from the façade, new construction must replicate this condition and replicate any panel reveals of the HME.
- 3) All entry doors on street façades must have a transom, transom bar and transom sash, based on the HME.
- 4) Slight modifications to the entrance design of the HME may be acceptable to provide 32-inch-wide openings, flush thresholds, and the use of swing clear hinges.

**Complies.**

B] Clear and non-reflective glazing shall be used in street façade doors and transom sash.

**Complies.**

C] Accessibility to residential buildings is encouraged and can be obtained through the selection of an HME, entrance design, the placement of actual floor levels, and other design choices.

**Not applicable.**

### 303.8 Cornices

A] The design of a primary façade cornice and all its elements shall be based on the HME. In the event that the measurements of the HME are not readily attainable, the following will be used:

- 1) Crown molding, if used must be a minimum of five and one quarter inches (5 ¼") in height.
- 2) Dentil molding, if used must be a minimum of four inches (4") in height.
- 3) Decorative panels or other moldings may be used between brackets or corbels only to replicate the selected HME.

B] The space between brackets or corbels, and their height and proportions, shall replicate that of the HME.

**The cornice of the HME will be replicated in scale and design and profile, including a return on the sides.**

### 303.9 Roofs

A] The form of the roof must replicate the HME.

B] Visible roof planes shall be uninterrupted with openings such as individual skylights, vents, pipes, mechanical units, solar panels, etc.

C] Roofing Materials

1) Visible roofing material shall be limited to the following:

- (a) Slate,
- (b) Synthetic slate where slate is used on the HME,
- (c) Asphalt or fiberglass shingles, standard three tab design of 23 pounds per square minimum construction,
- (d) Standing seam, copper or refinished sheet metal roofing only as gutters and ridges; all metal roofs are not allowed,
- (e) Plate or structural glass on an appendage.

2) Visible roofing material not permitted includes the following:

- (a) Wood shingles, or composition shingles resembling wood shingles or shakes
- (b) Roll roofing or roofing felts
- (c) Metal roofing
- (d) Vinyl or other polymeric roofing

D] Gutters and Downspouts

1) Gutters on the primary public façade must be incorporated into a cornice design based on an HME to the extent that the gutter is not visible as a separate element. No gutters can be placed across the primary public façade as individual elements. Gutters and downspouts shall be of one of the following materials:

- (a) Copper; painted or allowed to oxidize.
- (b) Galvanized metal, painted.
- (c) Aluminum; finished as a non-reflective factory-finish

**Complies with all requirements.**

### PRELIMINARY FINDINGS AND CONCLUSION:

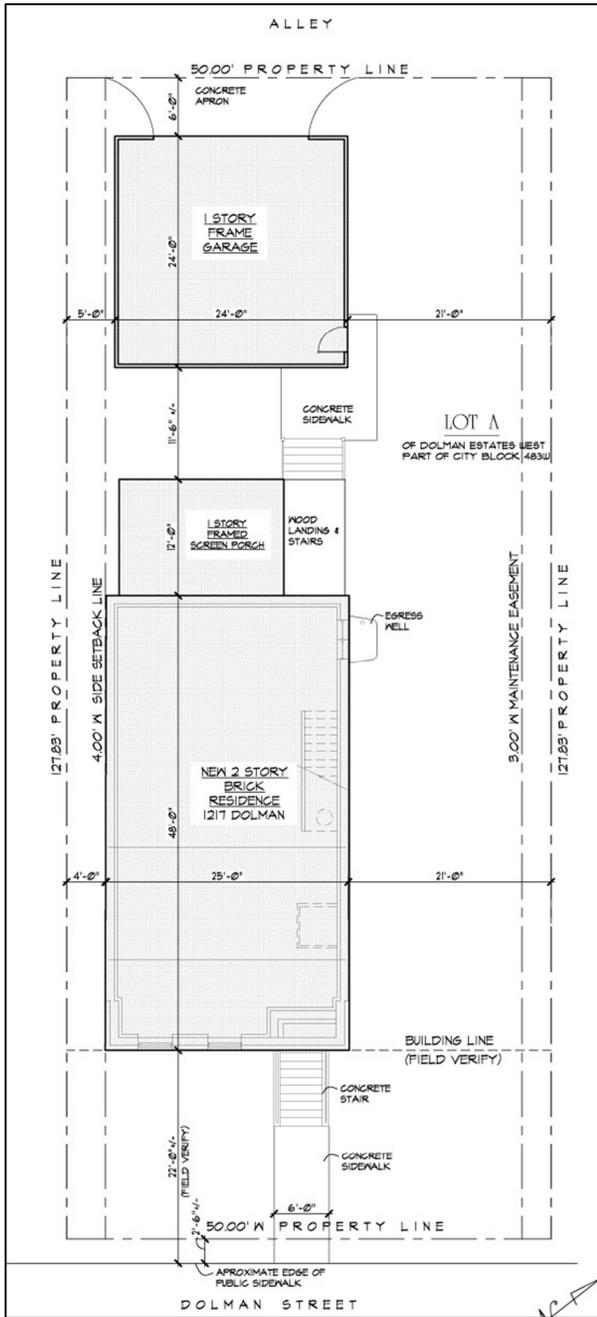
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The Cultural Resources Office consideration of the criteria for new residential construction in the Lafayette Square Historic District Standards led to these preliminary findings:

- The proposed site for construction, 1219 Dolman Street, is located in the Lafayette Square Local Historic District.
- The applicants have proposed a Historic Model Example for the new house which has been approved by the Cultural Resources Office.

- The preliminary plans submitted follow the HME in nearly every detail, with a slight variance from the fenestration pattern of the HME on the side elevations.
- The finished project will include fencing and garage to be built behind the house.

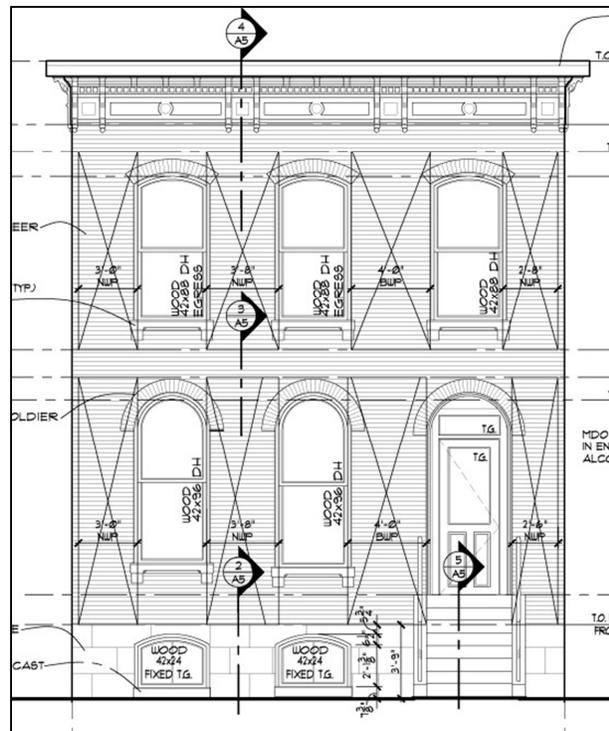
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the proposed new construction, with the stipulation that final plans and exterior materials are reviewed and approved by the Cultural Resources Office.



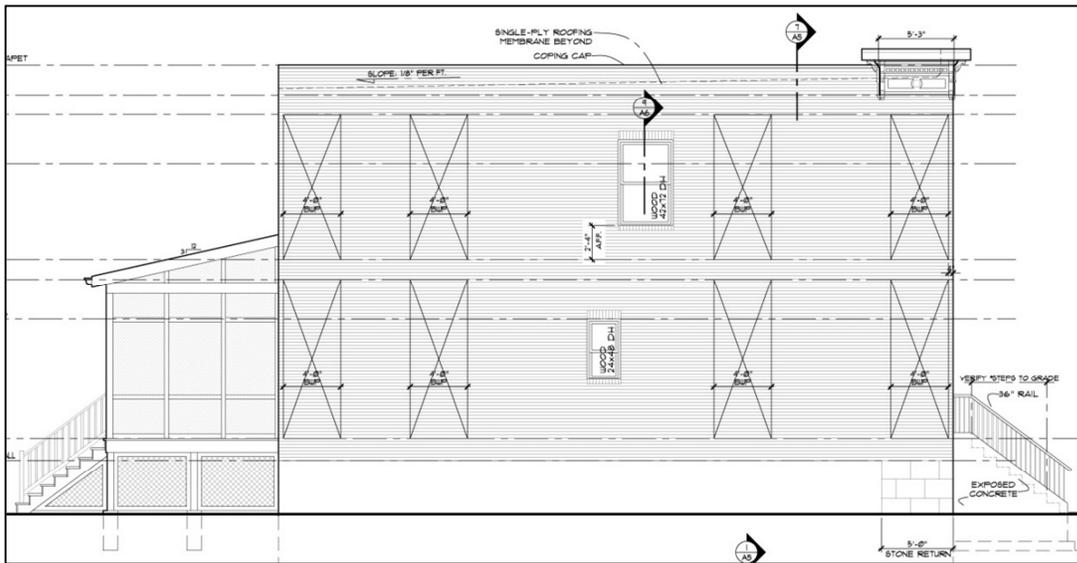
**SITE PLAN**



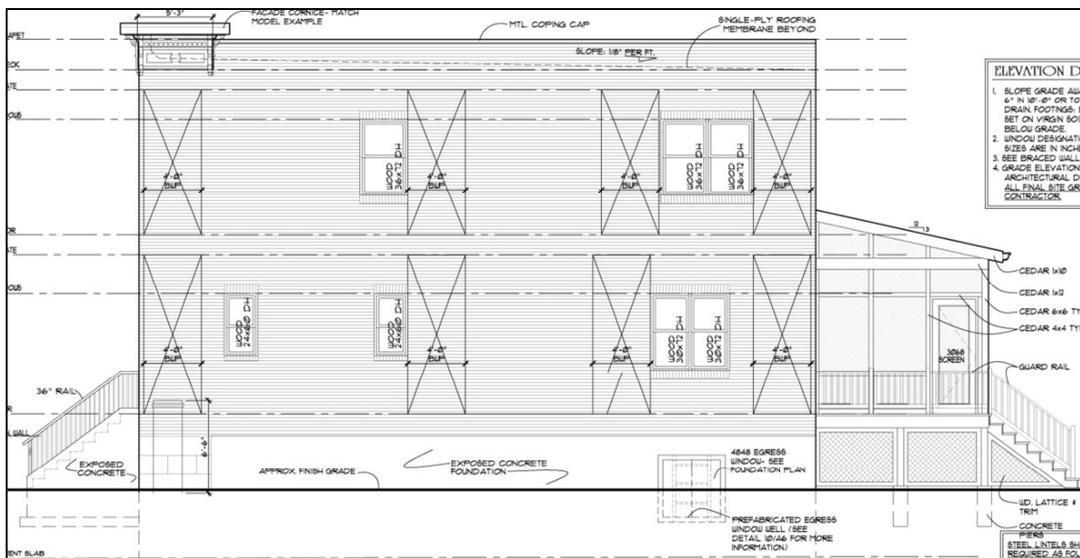
**HISTORIC MODEL EXAMPLE**



**FRONT ELEVATION**



**SOUTH ELEVATION**



**NORTH ELEVATION**



**B.**

DATE: December 15, 2014  
 ADDRESS: 4055 Flora Place  
 ITEM: New Application to retain landscape retaining walls  
 JURISDICTION: Shaw Neighborhood Local Historic District — Ward 8  
 STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



4055 FLORA PL.

**OWNER:**  
 Julia Auch & James L. Weidlich

**APPLICANT:**  
 Julia Auch

**RECOMMENDATION:**  
 That the Preservation Board uphold the Director’s denial, as the retaining walls do not comply with the Shaw Historic District Standards.



## THE CURRENT WORK:

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The applicant has a building permit application to retain concrete block retaining walls in front of the building at 4055 Flora Place. The applicant started the lower retaining wall without a permit and when a Stop Work Order was placed, came in to apply for a permit. The application was denied as the retaining walls did not meet the Shaw historic district standards. The owner appealed the denial. Representatives of the Shaw Neighborhood Improvement Association had indicated to the staff that they had contacted the owner, who had agreed to remove the walls or lower them to a curbing height. However, it appears the owner was not in fact willing to change her plans, and completed most of the walls at a height above that of a curb. The owner submitted a new application which was denied. The owner is appealing the decision.

## RELEVANT LEGISLATION:

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

### **Residential Appearance and Use Standards**

#### 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.

**Does not comply. The retaining walls are located in front of the building line. The walls are highly visible from the street and are concrete block, which is not an approved material under the standards.**

## PRELIMINARY FINDINGS AND CONCLUSION:

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The Cultural Resources Office consideration of the Shaw Neighborhood District standards and the specific criteria for walls on a visible facade led to these preliminary findings.

- 4055 Flora Place is located in the Shaw Neighborhood Local Historic District.
- The retaining wall was initially started without a permit. During the construction process, the owner was informed that a permit was needed and made an application for the permit but completed most of the proposed walls without approval by the Cultural Resources Office
- Additional work was completed at a later date, resulting in the current configuration.
- The retaining walls are in front of the building line on Flora Place
- The walls are highly visible and constructed of decorative concrete blocks, which are not an acceptable material under the historic district standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application as it does not comply with the Shaw Neighborhood Local Historic District standards.



**RETAINING WALLS ALONG SIDEWALK AND DRIVEWAY**



**DETAIL OF "HORSESHOE" RETAINING WALL AROUND TREE**



**C.**

DATE: December 15, 2014  
ADDRESS: 462 N. Taylor Avenue  
ITEM: New Application: Erect two pylon signs  
JURISDICTION: Central West End Historic District — Ward 28  
STAFF: Jan Cameron, Cultural Resources Office



**462 N. TAYLOR — SIGN TO BE PLACED AT CORNER OF EXISTING WALL**

**OWNER/APPLICANT:**

Wolfgram & Associates, Kurt Wolfgram

**STAFF RECOMMENDATION:**

That the permit not be approved as pylon signs are prohibited in the historic district and that each establishment is permitted to have one sign; that the sign proposed to be installed inches from the façade of the building be considered for approval, and if that approval is granted, that it be subject to review of final details and materials by the Cultural Resources Office.



## THE PROJECT

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The applicant intends to promote 462 N. Taylor Avenue building, an office building, as a place for artists' studios and other artistic venues, and has renamed it the Taylor Arts Building. He proposes to erect two stainless steel pylon signs with interior LED lighting, which are intended to promote the new use and add visual interest to this area of the district.

## RELEVANT LEGISLATION:

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Excerpt from Ordinance #69423, the Central West End Historic District Standards:

### IV. COMMERCIAL BUILDING DESIGN STANDARDS

#### Repairs and Rehabilitation in Historic Commercial Buildings

##### F. Signs

Signs on commercial buildings shall be in accordance with applicable provisions of the zoning ordinance.

**Does not comply. The proposal is for two pylon signs and will require a zoning variance for height as well as an encroachment permit.**

Signs are further restricted below:

The following are not allowed:

1. Non-appurtenant advertising signs.
2. Pylon signs.  
**Does not comply. Both signs are considered pylon signs.**
3. Wall signs above the second floor window sill level.
4. Roof-top signs.
5. Projecting signs that obstruct the view of adjacent signs, obstruct windows or other architectural elements, or extend above the second floor window will level.
6. Signs with flashing or moving elements.

Only one projecting sign is permitted for each establishment, unless it occupies a corner storefront; in this case, two signs are permitted, one on each façade.

**Does not comply. The building is not a corner building and therefore should be limited to a single sign.**

## PRELIMINARY FINDINGS AND CONCLUSION:

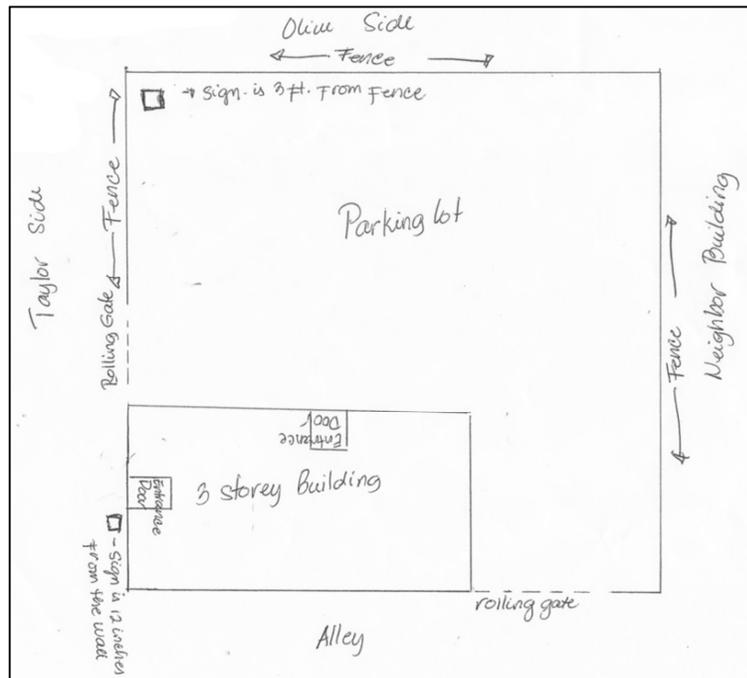
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The Cultural Resources Office's consideration of the criteria for signs for existing commercial buildings in the Central West End Historic District Standards led to these findings:

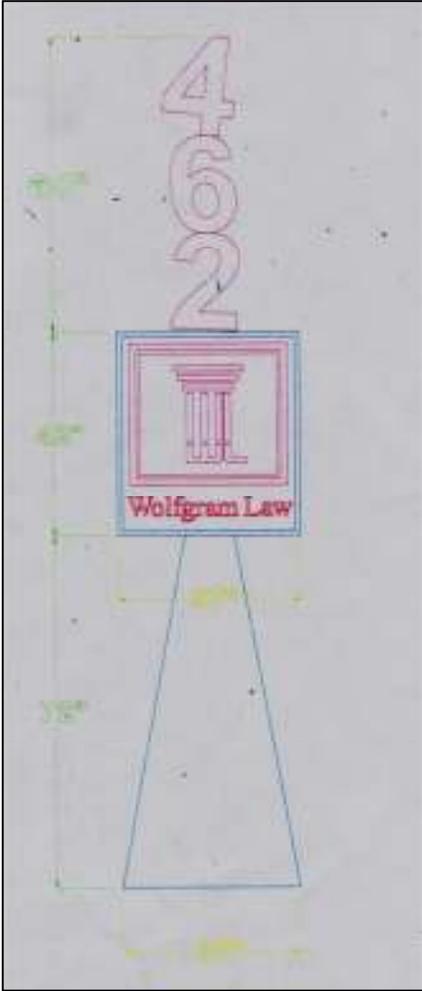
- The sign design is intended to reflect the building's Art Deco detailing and to highlight the Taylor Arts Building new function as an artists' space.

- The 6'4" sign proposed at the main building entry will be freestanding, but placed within inches of the building façade. This condition helps it to be seen as an attached sign, but avoids impacts to the masonry through its installation.
- The standards do not allow pylon signs of any description.
- The proposal does not meet the criteria for being a corner storefront for which two signs are permitted, one on each façade as the building is not at the corner and the sign in the parking lot will not be on the building.
- The CWE standards do not address the materials or the design of commercial signs.
- The smaller sign complies with the standards for signs in the Central West End historic district with the exception that it is a pylon sign.
- The larger sign, also a pylon sign, violates height limitations in the zoning. While it is appurtenant to the property, the standards indicate that signs would be on commercial buildings.
- The approval of a sign proposed to be within inches of the façade of the building could be justified as it would have the close relationship of an attached sign, but be supported by a base rather than attachments through the masonry.

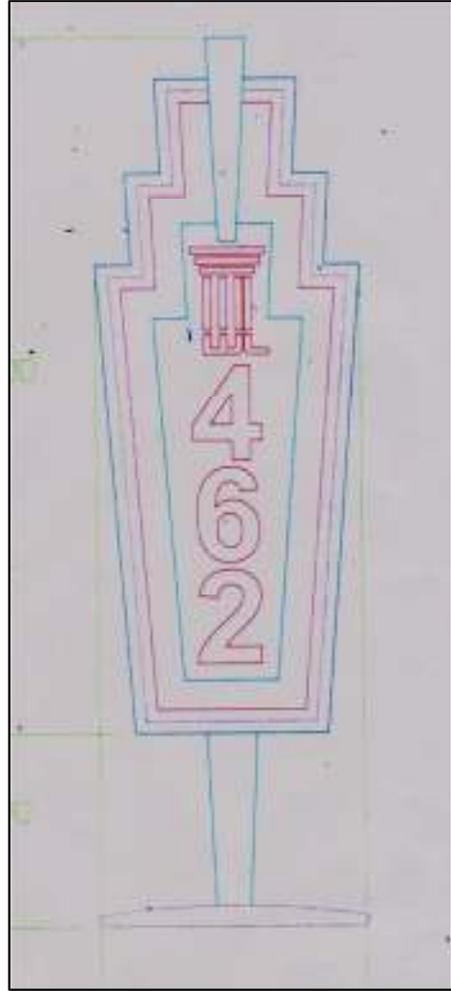
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board permit not approve the sign application as proposed as pylon signs are prohibited in the historic district and that each establishment is permitted to have one sign; that sign proposed to be installed inches from the façade of the building be considered for approval, and if that approval is granted, that it be subject to review of final details and materials by the Cultural Resources Office.



**SITE PLAN SHOWING APPROXIMATE LOCATION OF SIGNS**



14'-6" PYLON SIGN PROPOSED FOR CORNER OF PARKING LOT



6'-4" TALL PYLON SIGN PROPOSED ADJACENT TO MAIN ENTRY



FRONT ELEVATION — SIGN TO BE PLACED TO THE RIGHT OF ENTRY



**D.**

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DATE: December 15, 2014  
ADDRESS: 2748 Accomac Street  
ITEM: Appeal of Director's Denial to retain noncompliant front door assembly  
JURISDICTION: Fox Park Local Historic District — Ward 6  
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



2748 ACCOMAC ST.

**OWNER/APPLICANT**

Shamonie Latham

**RECOMMENDATION:**

That the Preservation Board uphold the Director's Denial, as the installed front door and sidelights do not comply with the Fox Park District Standards.



**RELEVANT LEGISLATION:**

Excerpt from Ordinance #66098, the Fox Park Historic District:

**204 Doors**

*Comment: Doors, like windows, are an integral part of a building's street facade. Primary entrance doors are one of the strongest first impressions of a building. Door types found in the Fox Park Historic District are limited to a few different types. Doors of earlier Federal style buildings are solid, simple in construction and without ornament except for four or six panels. Victorian doors are much more ornate, often with elaborate carvings, recessed panels or other architectural detailing and typically have a glazed area in the upper half to three quarters of the door (See Figure I). Glass in a Victorian door is typically etched, beveled or leaded. Stormer doors often accompany Victorian doors and are of similar design though without any glazed area. As used herein the term "doors" includes stormer doors (see Section 101.21).*

Doors shall be one of the following:

- The original wood door restored;
- A new wood door which replicates the original;
- A finished metal door of a style which replicates the original; or
- Based on a Model Example.

The following types of doors are prohibited:

- Flush, hollow-core doors with or without applied moldings,
- Flush doors of any material.

Doors shall have one of the following finishes:

- Paint
- When hardwood, a natural finish.

Hardware

- New hardware shall be of a style, type and material appropriate to the door.

Placement

- Setting doors forward or back from their original line of placement is prohibited.

**Does not comply. The owner replaced the compliant paired front entry doors and transoms with a contemporary single centered door with flanking side-lights and single transom without a building permit. The new installation has decorative glass on the door, transom and sidelights that is inappropriate for the style of the house and detracts from the overall appearance of the building. The new doors are not based on a Model Example.**

**204.2 Transoms**

Existing transoms shall be maintained as part of the entry at all Facades.

**Does not comply. The existing transom configuration was paired. The owner replaced them and installed a single large window that spanned the length of the entryway.**

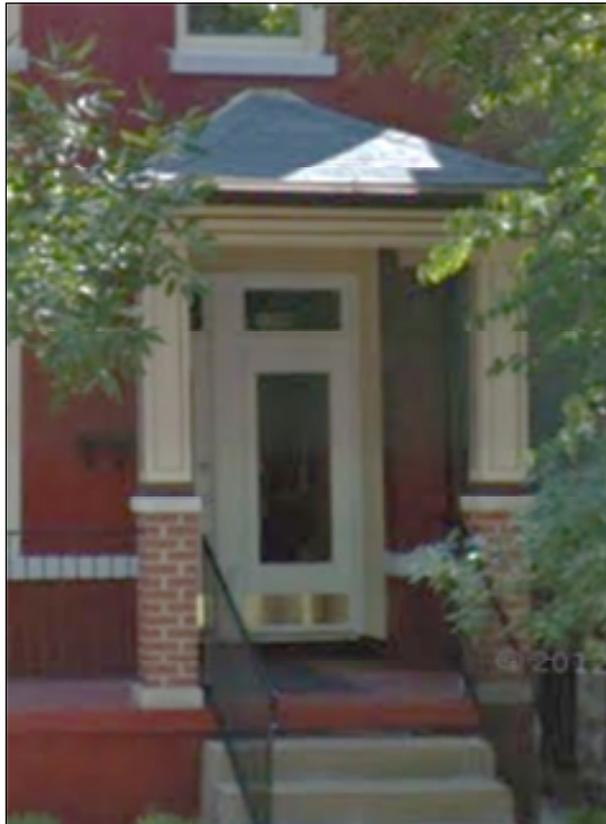
**PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resources Office consideration of the Fox Park District standards and the specific criteria for roof replacement led to these preliminary findings.

- 2748 Accomac Street is located in the Fox Park Local Historic District.
- The front door, sidelights and transom were installed without a permit from the Cultural Resources Office.
- The original door configuration was paired with a center mullion and paired transom. The new single door is centered in the opening with flanking sidelights below a single transom. The door is contemporary in design and the glass is patterned and the assembly does not meet the Fox Park Standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application as it does not comply with the Fox Park Local Historic District standards.



**DOORS PRIOR TO CHANGE – FROM GOOGLE EARTH**