



**CULTURAL RESOURCES OFFICE  
 PRESERVATION BOARD  
 REGULAR MEETING  
 MONDAY DECEMBER 17, 2012 — 4:00 P.M.  
 1520 MARKET ST. #2000  
[www.stlouis-mo.gov/cultural-resources](http://www.stlouis-mo.gov/cultural-resources)**

Roll Call  
 Approval of the November 26, 2012 Board meeting minutes  
 Approval of Current Agenda

<b>PRELIMINARY REVIEWS</b>	<b>Jurisdiction</b>	<b>Project</b>	<b>Pg.</b>
A.	1947,1957,2009-11, and 2013 GRAVOIS, AVE. McKinley Heights HD and Preservation Review Dist. ....	Demolition.....	1

**NEW APPLICATION**

B.	5107-09 DELMAR BLVD. ....	Mount Cabanne NRD .....	Demolition.....	14
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**APPEALS OF DENIALS**

C.	2300-02 RUSSELL BLVD. ....	McKinley Heights HD.....	Windows.....	23
D.	1620-24 DOLMAN ST.....	Lafayette Square HD.....	Windows/Fixtures ....	28

**SPECIAL AGENDA ITEMS**

E.	Revised Standards for the Central West End Historic District .....	35
F.	Revised Standards for the 41XX-43XX Lindell Historic District .....	38

**AGENDA ITEMS DEFERRED FROM NOVEMBER 2012 MEETING**

**1218 S. JEFFERSON/2347 RUTGER STREET**

Deferment until the January 2013 meeting requested and approved.

**1824 KENNETT PLACE**

Appeal withdrawn.



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

**A.**

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**DATE:** December 17, 2012  
**STAFF:** Betsy Bradley, Director, Cultural Resources Office  
**SUBJECT:** Preliminary Review: demolition of five buildings, construction of one building and parking lot  
**ADDRESS:** 1947 Gravois, 1957 Gravois, 2009-11 Gravois, and 2013 Gravois  
**JURISDICTION:** McKinley Heights Local Historic District, McKinley Fox National Register District, Preservation Review District — Ward 7



**GRAVOIS STREETScape IN PROJECT AREA**

**OWNER:**

St. Louis Branch LLC

**OCCUPANT:**

Western Waterproofing

**APPLICANT:**

Vincent J. Dombek,  
 Wedemeyer Cernik Corrubia, Inc.

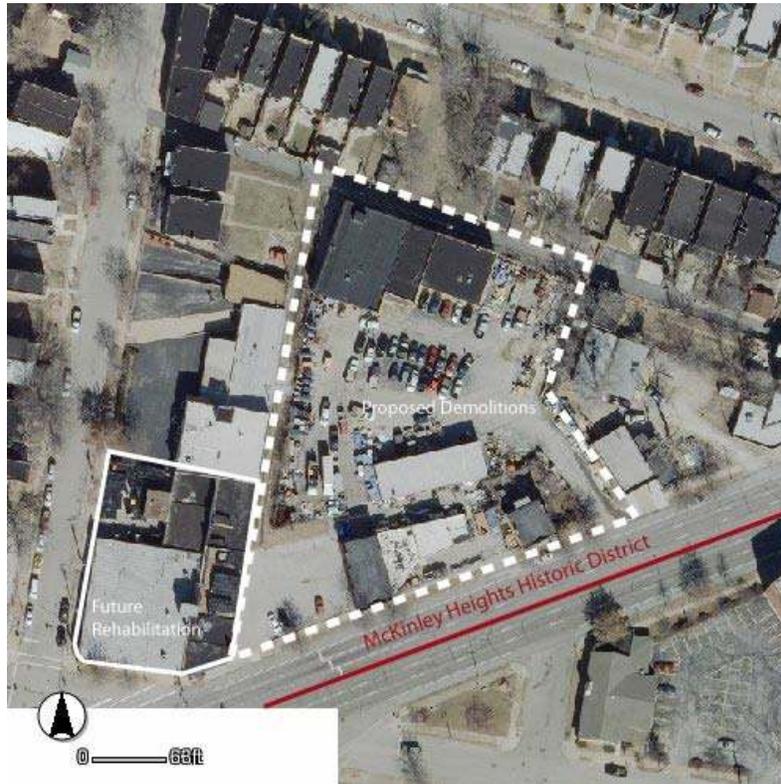
**RECOMMENDATION:** That the Preservation Board grant approval to proposed demolitions, new construction, and site plan with stipulations.



**BACKGROUND:**

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The St. Louis Division of Western Waterproofing has occupied the property at 1947 Gravois for over 45 years. It has expanded the rear building and constructed a new storage building on the property. After acquiring three small buildings adjacent to Gravois, it has adapted them for storage space. The firm states that it needs additional expanded premises and is developing a master plan for the site and the adjacent properties.



**AERIAL VIEW OF THE PROJECT AREA**

**RELEVANT LEGISLATION:**

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**McKINLEY HEIGHTS HISTORIC DISTRICT STANDARDS**

The McKinley Heights Historic District Standards distinguish between Residential Preservation Areas and Commercial Development Corridors and address these areas in different ways.

***McKINLEY HEIGHTS HISTORIC DISTRICT ORDINANCE #67901***

***ARTICLE ONE: DEFINITIONS***

***101.7 Commercial Development Corridor***

*Those areas within the Historic District which are defined by the City of St. Louis Strategic Land Use Plan, adopted January, 2005, as Neighborhood Commercial Area(NCA), Regional Commercial Area (RCA), or Opportunity Area (OA), and which, as a*

*consequence, are expected to be developed by regionally oriented commercial and/or industrial uses. Additions and repairs to existing buildings, site improvements and/or new construction in these areas are required to be constructed in accordance with the Design Standards for Commercial Development Corridors contained in this Ordinance.*

**The area included in this Preliminary Review is in a Neighborhood Commerce Strategic Land Use designation and therefore the McKinley Heights Commercial Development Corridor Standards pertain to this proposal. Of note in the above paragraph is the expectation for development and changes to properties through site improvements and new construction, both of which are part of this proposal.**

**ARTICLE 5. COMMERCIAL DEVELOPMENT CORRIDORS DESIGN STANDARDS.**

**502. EXISTING HISTORIC BUILDINGS**

*The Standards for Residential Development Areas (Article 2) apply to all existing historic buildings and sites whether the building is used for a residential or commercial use.*

**211 DEMOLITION**

*Buildings built prior to 1929 are considered historically significant to the character and integrity of the District. These buildings are irreplaceable assets, and as such, their demolition is strictly limited.*

**Five buildings, three of which are historic, are proposed for demolition. The following descriptions include their identification as contributing and non-contributing on the McKinley Fox National Register Historic District map (1984) as well as a more current evaluation of them in terms of City Ordinances #64689, #64832, and #67901.**



**NORTH BUILDING AT 1947 GRAVOIS**



**1995 BUILDING AT 1947 GRAVOIS**

**1947 Gravois is large parcel on which two buildings stand. The large building at the northern edge of the property appears to include two older structures that were once part of the Standard Bottling Company facility. They were built during the first years of the twentieth century and remained as two separate buildings through the mid-century. The current configuration of the buildings dates from circa 1960, when a central section was added and yellow brick veneer applied to**

unify the Gravois-facing façades. The National Register district nomination identifies this building as a contributing resource. This status is unexpected for a building with an appearance that post-dates 1931, the end date of the period of significance of the McKinley Fox district, as well as the 1929 cut-off date used by the local district standards to determine an historic resource. It does not have the historic integrity to be a contributing building in the National Register historic district and does not have any architectural significance related to the circa 1960 project, and therefore is not considered to be a Merit building.

The second building on the parcel with this address is a modern, standard-design shed with sheet metal walls built in 1995. As a contemporary structure, it is not in one of the categories to be carefully considered for demolition.



1957 GRAVOIS



2009-11 GRAVOIS



2013 GRAVOIS

1957 Gravois is a residential four-family flat constructed circa 1925. Its façade of blended shades of brick has a shaped parapet with a center gablet. The National Register district nomination identifies it as a Contributing building and it is considered to be a Merit property.

2009-11 Gravois is a circa 1900 three-part industrial building with a two-story center section and one-story wings. The brick building is painted. It is identified in the National Register nomination as a non-contributing building, although it could

justifiably be seen as a contributing resource, based upon its date of construction and its fair-to-good architectural integrity. As it was built prior to 1929, the local historic district judges it to be a historic building and therefore it is considered to be a Contributing building.

2013 Gravois is a two-story commercial block that has 1900 on its parapet to mark its construction date and a storefront facing Gravois. The National Register district nomination identifies it as a Contributing building and it is considered to be a Merit property.

The three buildings on Gravois are historic buildings in the McKinley Heights Historic District. None of them represents a particularly significant building type or architectural style, and all of them are similar to other buildings in the historic district.

*Ordinances No. 64689 and 64925 of the City of St. Louis are hereby adopted to govern demolition of buildings located within the McKinley Heights Historic District, except that the following § of such Ordinance shall, for purposes of this Code only, be deemed revised, amended, deleted as noted: (2)(i) is revised to state as follows:*

*§ (2) (3) is revised to state as follows:*

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

**The buildings proposed for demolition are considered to be Sound in terms of the ordinance definition; their potential for adaptive use by the owner, or resale, comprise part of the critical analysis.**

*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 that 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.*

**The two buildings that are adjoining at 2009-11 and 2013 Gravois are both proposed for demolition.**

*§ (7) (4) is revised to state as follows:*

*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 shall generally be approved.

**None of the buildings proposed for demolition would have to be reconstructed to be rehabilitated.**

*ii. Economic Hardship: The Office shall consider the economic hardship that 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.*

**The owner has not provided information on the feasibility of public or private financing, the effect of the use of historic tax credits, or other aspects of the economic situation for the rehabilitation of this property.**

*§ (7)(6) 15 amended to add the following: The proposed plan, although calling for demolition of one or more Structures, would result in the preservation of buildings that are (i) High Merit, Merit, or Contributing; and (ii) in need of substantial rehabilitation.*

**As part of the redevelopment of this site the applicant proposes to acquire and rehabilitate two buildings, adjoining structures at the corner where Shenandoah and McNair intersect. As the applicant does not have ownership control of these properties, they can be noted as part of the master plan. While historically, these two properties comprised one industrial facility, the western portion was rebuilt and refaced circa 1950 and is on a separate parcel.**



**2027-35 SHENANDOAH (LEFT) and 2025 GRAVOIS (RIGHT)**



2025 GRAVOIS, SOUTH PORTION



2025 GRAVOIS, CENTER AND NORTH PORTIONS

**2025 Gravois is the eastern portion of what was historically a U-shaped industrial building with several distinct interior portions. The Gravois façade of this admittedly altered building has historic integrity with its glazed white and green brick cladding. As this building pre-dates the 1929 date used to identify historic buildings in the district, it is considered to contribute to the district’s historic character.**



2027-35 SHENANDOAH

**2027-35 Shenandoah is the portion of the older industrial property that was rebuilt circa 1950. The building’s street façades present a coherent design from that period using porcelain enamel panels, now painted. This property was considered to be part of a non-contributing building in the National Register nomination and its current configuration post-dates the 1929 date used in the local historic district standards to identify historic buildings.**

**These two buildings’ scale and materials contribute to the historic streetscape. Their retention and rehabilitation, in contrast to demolition and new construction, would “hold” this corner as part of the district’s commercial corridor.**

***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 buildings under consideration are located in a Local Historic District, a National Register District and a Preservation Review District.**

**ST. LOUIS CITY ORDINANCE #64832**

**Note: Only those criteria not addressed above are presented below.**

*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.**

- 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 stretch of Gravois, particularly on the south side of the street, has the feeling of a commercial/industrial thoroughfare with underutilized buildings and properties. Some of this character is due to the widening of the street during the 1920s when the buildings on the south side were demolished. Consequently, the commercial corridor on Gravois has a less than ideal level of occupancy and maintenance, and reinvestment would be an improvement.**

**The buildings proposed for demolition adjacent to Gravois do not have a high potential for rehabilitation and reuse in their original uses. There is no residential use to provide context for the four-family building as this part of Gravois is not in residential use. Western Waterproofing has been using the**

**buildings for storage, and now finds that a purpose-built warehouse would better serve its needs.**

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

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

**Long thoroughfares, such as Gravois, have a varied and often less cohesive urban design than adjacent residential streets. This area had mixed use, with the Hartman Hide & Leather Co. on the south side of Gravois and the Lemp/Falstaff Brewery just beyond. The Standard Bottling Company was set back behind the row of buildings facing Gravois on the property in question. The buildings that front Gravois between Mississippi and McNair are the remnants of a more complete row of small buildings that once lined the street; the current less complete block face dates probably from the widening of Gravois and existed by 1950.**

**As one of the commercial street edges of the historic district, Gravois had a different character than the nearby residential streets, and continues to not have the strong continuity and rhythm that those types of streets have. The proposed demolition would certainly alter the block face, but not in the same manner that it would in a residential portion of the district. The buildings proposed for demolition do not have a significant or unique character.**

**Maintaining the commercial/industrial use of this property with buildings of an appropriate scale for the historic district is one way to address the urban design of this portion of Gravois and the historic district. As noted above, the McKinley Heights Local Historic District Standards anticipate development for properties on the Commercial Corridors, and allow appropriate changes to the urban fabric to accommodate it.**

- 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, for most of the area under consideration. The applicant owns the properties on which the buildings proposed for demolition stand and for which the new warehouse and parking lot are proposed, but not the buildings that are proposed for rehabilitation.

- 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;*

The proposed redevelopment of the site includes three major components: the construction of a warehouse, the construction of a parking lot adjacent to Gravois and the conversion of the two buildings at the corner of Gravois and McNair into an office.

The new warehouse would occupy the site of the building proposed for demolition at the north edge of the property and would have a somewhat larger footprint. As the design of the building would need to meet the standards for new construction, the material used for the Gravois-facing façade will be of particular importance. Masonry cladding would do much to make this building compatible within the historic district.



PROPOSED SITE PLAN

**The parking lot component of this project will be within Western Waterproofing's complex, directly adjoining the office and warehouse. The site plan depicts it with fencing and considerable landscaping in order that it be a well-designed addition to the commercial streetscape.**

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;*

**The Commercial Development Corridor New Construction standards are the appropriate measure for this criterion.**

### **McKinley Heights Historic District Ordinance #67901**

#### **ARTICLE 5: COMMERCIAL DEVELOPMENT CORRIDORS DESIGN STANDARDS**

##### **501 NEW CONSTRUCTION AND EXISTING NON-HISTORIC COMMERCIAL BUILDINGS**

*All new construction within the designated Commercial Development Corridor (the Corridor) must be reviewed and approved by the Preservation Board taking into account the following considerations:*

##### **501.4 Exterior Materials**

*All new building materials shall be compatible in type and texture with the dominant materials of adjacent buildings. While artificial masonry such as "Permastone" is not permitted, introduction of new materials for new construction will be considered. A submission of all building material samples shall be required prior to approval. Any additions must be compatible with both the existing building and the surrounding structures.*

**The applicant has stated in the material submitted with the Preliminary Review application that the new warehouse would be clad with a masonry material on the south side facing Gravois and with pre-finished metal panels on the remaining three sides.**

##### **504. PARKING**

*All off-street parking shall be located behind or to the side of commercial structures. Where visible from the street, screening with visually opaque landscaping or 5' minimum high masonry or concrete wall shall be necessary. Visually opaque landscaping is defined as a continuous hedgerow of bushes planted 36" on center within a planting strip at least 5 feet wide. The planting strips with hedgerow must also contain upper story shade trees planted every 25 feet along the planting strip. The trees must be at least 2 1/2" in caliper upon planting. All parking lots over 5,000 square feet in surface size must also be landscaped on the interior with tree planting wells, at least 15 square feet in size, so that at least 3% of the interior is landscaped with upper story shade trees at least 2 1/2 " caliper upon planting.*

**The site plan indicates that the parking will be beside the office building and in front of the warehouse. The proposed wall and**

landscaping will screen the parking and has been designed to meet these standards.

4. *The proposed use complies with current zoning requirements;*  
**The property is zoned G, Local Commercial and Office.**
5. *The proposed new construction would commence within twelve (12) months from the application date.*

**The applicant proposes to first convert the corner buildings into the company's office, then demolish the five buildings to construct the warehouse and parking lot. The project would start within 12 months.**

- 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.*

**The property owner has operated a business at this location for many years and has acquired the properties on Gravois and adaptively used them. This project is an expansion of an existing, conforming commercial/industrial use, and consists of commonly-controlled property. This criterion supports this expansion of a current use that conforms to zoning.**

- 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:**

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The McKinley Heights Historic District Standards differentiate commercial corridors from the residential portions of the district. As the property is located on Gravois, one of the corridors, and is a commercial development project, the redevelopment project has some degree of support from the district standards. Moreover, the long-term owner and occupant of the property is proposing the redevelopment and the commonly-controlled property criteria is applicable. The plan does include the demolition of five buildings, all of which are in use by Western Waterproofing, three of which are historic and Contributing or Merit buildings in the McKinley Heights historic district.

This review brings to the fore the consideration of how much change is appropriate to allow an existing business to remain in its long-term location. The project entails the demolition of historic buildings, but ones that are not particularly significant in their

own right. As location is always an important factor, these buildings are of types no longer much in demand on this portion of Gravois and therefore their reuse potential, other than as part of the current owner's facility, is not particularly high. The industrial building on the north side of the complex, set back from Gravois, does not contribute visually to the streetscape; neither its loss through demolition, nor the presence of the more visible proposed warehouse in the same location, would have a major effect on urban design.

**COMMUNITY CONSULTATION:**

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The property owner has consulted with the McKinley Heights Historic District Design Review Committee. Mark Reed has communicated to the Cultural Resources Office the group's support for the redevelopment of the property – as long as the new construction materials and design are appropriate for the neighborhood and that the existing structures at the corner are handled in a manner that is sensitive to their surroundings, appropriate in material and ornamentation, and that historic character be kept always in the forefront of design decisions. The Alderman has expressed support for the project that would keep Western Waterproofing at this location.

**CONCLUSION:**

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The large property in question is in a Commercial Corridor Development area of the McKinley Heights Historic District and is in the McKinley Fox National Register Historic District; the project includes demolition of buildings and new construction on property owned by St. Louis Branch LLC/Western Waterproofing, and the rehabilitation of two buildings into an office for the firm on adjacent property not yet purchased. The redeveloped Western Waterproofing business premises would be a positive contribution to a portion of Gravois that needs reinvestment, and the approval of the project would not be counter to the guidance in the McKinley Heights district standards and Ordinances #64689 and #64832.

Therefore, the Cultural Resources Office recommends approval of the project as presented in the Preliminary Review with the stipulation that the exterior portion of the proposed rehabilitation project be completed to meet the standards before demolition permits are approved, and that the designs of the rehabilitation and of the new warehouse meet the McKinley Heights local district standards.

**CONTACT:**

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

**B.**

**DATE:** December 17, 2012  
**STAFF:** Betsy Bradley, Director, Cultural Resources Office  
**SUBJECT:** Demolition of two-story commercial building  
**ADDRESS:** 5107-09 Delmar Boulevard  
**JURISDICTION:** Mount Cabanne-Raymond Place National Register District  
Ward 18



5107-09 DELMAR

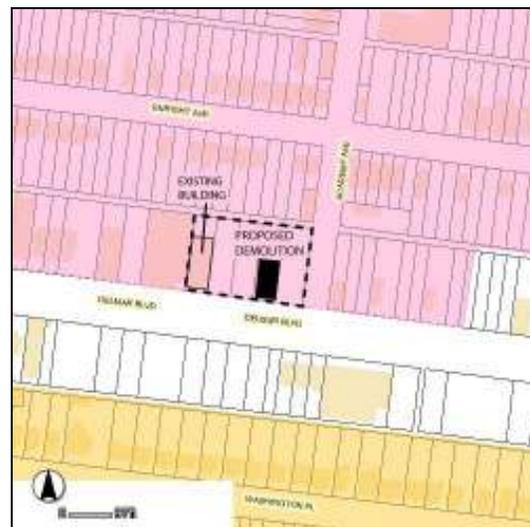
**APPLICANT:**

AALCO Wrecking

**OWNER:**

Interstate Blood Bank Inc.

**RECOMMENDATION:** That the Board approve the proposed demolition as the high quality of the proposed subsequent construction, and the proposed redevelopment of a local business's premises on commonly-controlled property satisfy the criteria for demolition approval.



**BACKGROUND:**

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Interstate Blood Bank Inc. (Interstate) has occupied the building at 5121 Delmar for over 35 years. It has acquired adjacent properties and completed plans for the construction of a new building at the corner of Delmar and Academy. Plans were well developed before the status of the property in the National Register Mount Cabanne-Raymond Place Historic District was known. As the Cultural Resources Office cannot approve the demolition of a Sound, Merit structure, the application is before the Preservation Board.

**RELEVANT LEGISLATION:**

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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 property under consideration is located in the Mount Cabanne-Raymond Place National Register Historic District which affords it demolition review under this ordinance.**

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.*

**The two-story brick commercial block, built in 1905, is considered to be a contributing building to the National Register district. The upper story exhibits a rather plain brick façade with a molding as bandcourse at the second-floor level and a corbelled brick and sheet-metal cornice above the windows. The two cast-iron framed storefronts of the building have been infilled. 5107-09 Delmar is characteristic of many such mixed-use buildings erected during the early twentieth century, and does not have any particular architectural significance.**



**DELMAR AND EAST FAÇADES**



**DELMAR AND WEST FAÇADES**

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.*

**The building is sound in terms of the Ordinance #64689 definition of “sound” to mean that visible portions of exterior walls and roofs appear**

capable of continuing to support their current loads for six months or more.

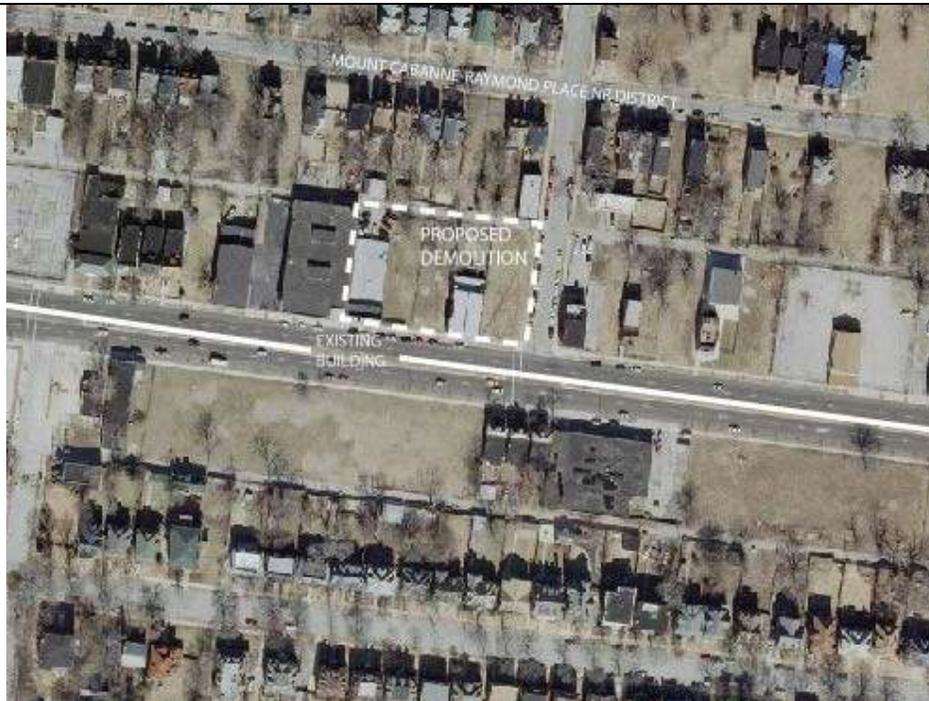
2. *Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or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

**Not applicable.**

**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.*

**The block face of the north side of Delmar in the Mount Cabanne-Raymond Place Historic District between Academy and Clarendon consists of a mixed complement of buildings among some vacant lots. 5107-09 Delmar stands between vacant lots just west of the Academy intersection. More high-style commercial buildings (one of which is vacant), large residences and, at the west end of the block, a telephone company building, comprise the block face on the north side of Delmar. Opposite 5107-09, on the south side of Delmar, is a group of vacant lots owned by LRA. The current condition of this portion of the neighborhood suggests that reinvestment is needed.**



**AERIAL OF CONTEXT OF PROPOSED DEMOLITION**

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.*

**This building has moderate reuse potential and has recently been occupied by a restaurant on the ground floor.**

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.*

**The applicant has not presented any evidence concerning the projected cost of rehabilitation of this building or made a claim of economic hardship for the rehabilitation of this property, as demolition and construction of a new building are proposed.**

*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.*
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.*
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 demolition of 5107-09 Delmar, which is flanked by two vacant lots to the west and one to the east, would affect the block front, which at the eastern end has already experienced considerable loss of buildings. It would add to, rather than initiate, a loss of integrity of the block face.**



**BLOCK FACE JUST WEST OF ACADEMY**



**SOUTH SIDE OF DELMAR OPPOSITE BUILDING PROPOSED FOR DEMOLITION**

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.**

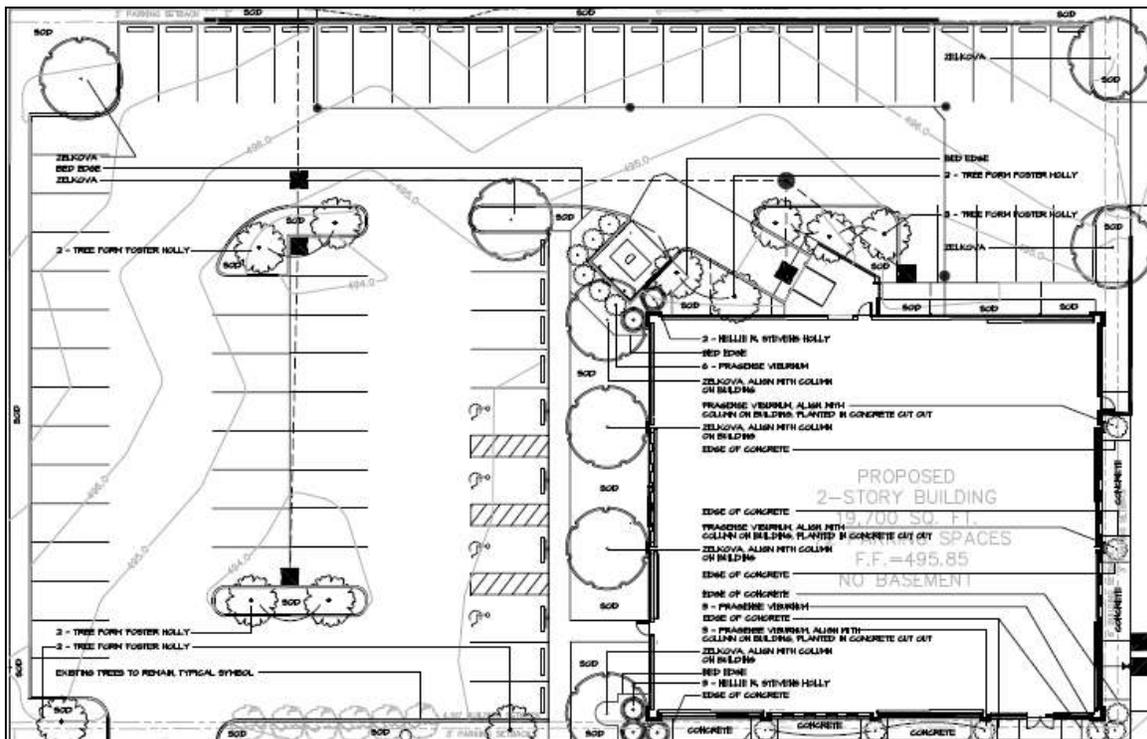
F. Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:

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

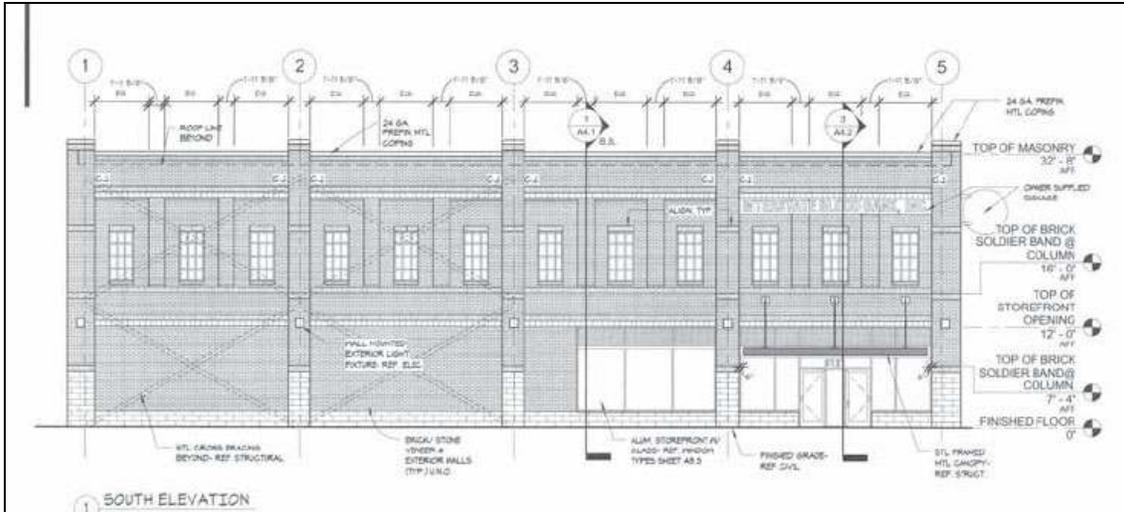
**Interstate Blood Bank Inc. owns the property.**

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;

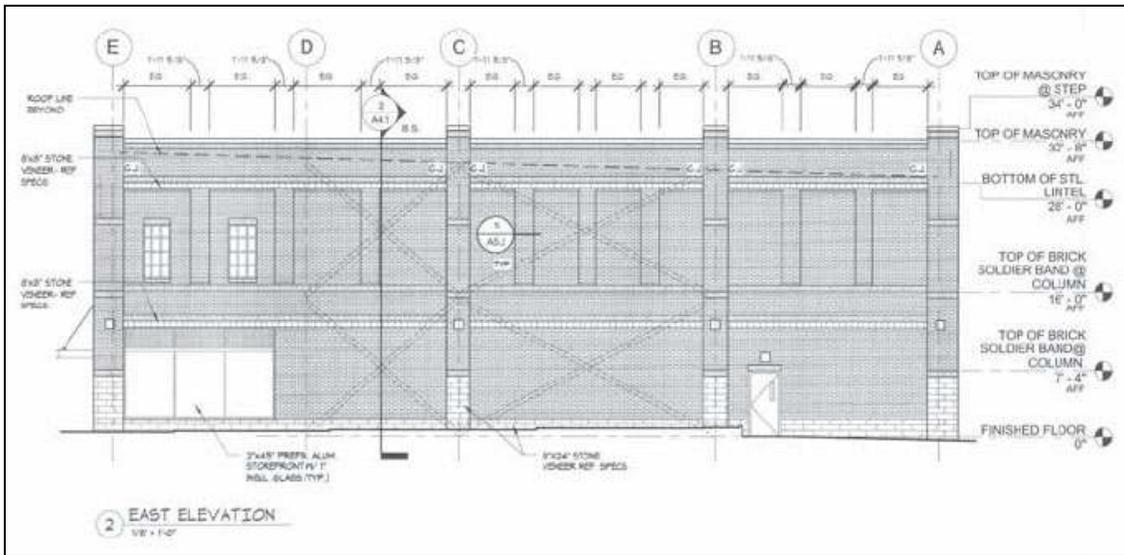
**Interstate proposes to construct a two-story brick-faced building designed specifically for its business.**



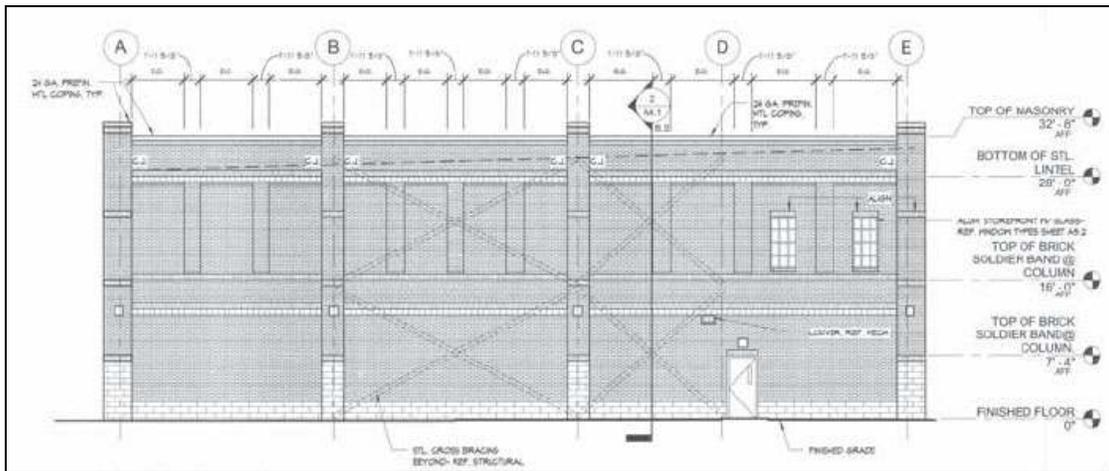
**PROPOSED SITE PLAN**



DELMAR FAÇADE



ACADEMY FAÇADE



WEST FAÇADE

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;*

**The proposed building would be sited adjacent to the Delmar and Academy sidewalks and parking would be located to the rear and side of the building. The two-story building would have brick cladding on all but the alley-facing wall. The facades would be articulated with piers into broad bays and with horizontal banding and a parapet. The entrance bay at the eastern bay of the Delmar façade, and the bay to the west, would be open in a manner similar to storefront bays, and in this way refer to the typical storefronts of traditional two-story commercial blocks. This extensive glazing would continue at the south bay of the Academy façade. Traditionally-proportioned windows would punctuate the second floor of the Delmar façade. For these reasons, the proposed construction would equal the contribution of the existing building to the block face and streetscape.**

**The building is an excellent example of compatible new design in a historic district. Its setback, scale, articulation, and overall architectural character are entirely compatible with the blockface and the historic district.**

4. *The proposed use complies with current zoning requirements;*  
**The parcel is zoned H, Area Commercial.**
5. *The proposed new construction would commence within twelve (12) months from the application date.*  
**Interstate has an approved building permit and would begin construction as soon as the demolition of 5107-09 can take place.**

- 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.*

**Interstate has assembled a group of parcels east of its existing premises, beginning with the purchase from LRA of the one lot in 2003 and two lots in 2009 and concluded with the purchase of 5107-09. It, therefore, owns its premises at 5121-23 Delmar and the four parcels to the east. As the proposed demolition and development of the new facility would expand the existing, adjacent commercial use, it meets this criterion for approval.**

**The redevelopment project also includes the demolition of Interstate's current premises at 5121-23 Delmar. That building is a non-contributing property in the**

**Mount Cabanne-Raymond Place historic district. For that reason, as well as this criterion, its demolition will be approved when application is made once the new building nears readiness for occupancy.**

*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:**

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5107-09 Delmar is a contributing building in the Mount Cabanne-Raymond Place National Register Historic District. It is not particularly significant architecturally, but could be appreciated as part of an intact historic streetscape. Unfortunately, it is not part of a coherent historic streetscape on the block face just west of Academy. The City Ordinances require the consideration of proposed subsequent construction and the expansion of an existing adjacent commercial use when a building proposed for demolition is sound. The exceptional compatibility of the proposed new construction with the buildings on Delmar and those in the National Register district, and therefore equaling the quality of the existing building, and the redevelopment of Interstate's facility on commonly-controlled property so that it can remain on Delmar, are compelling responses to the demolition review criteria.

**COMMUNITY CONSULTATION:**

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The Cultural Resources Office notes that the Academy-Sherman Park Neighborhood Association supports the project. Alderman Kennedy supported the sale of the lots to Interstate in 2009 and continues to support the project.

**RECOMMENDATION:**

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That the Board approve the proposed demolition as the high quality of the proposed subsequent construction, and the proposed redevelopment of a local business's premises on commonly-controlled property satisfy the criteria for demolition approval.

**CONTACT:**

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

**C.**

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**DATE:** December 17, 2012  
**STAFF:** Bob Bettis, Cultural Resources Office  
**SUBJECT:** Appeal of the Director's denial to retain vinyl windows on a Public Facade  
**ADDRESS:** 2300-02 Russell  
**JURISDICTION:** McKinley Heights Certified Local Historic District — Ward 7



2300-02 RUSSELL

**OWNER/APPLICANT:**  
Lensei Ann Hoang

**RECOMMENDATION:**  
That the Preservation Board uphold the Director's denial as the windows do not meet the McKinley Heights Historic District Standards.



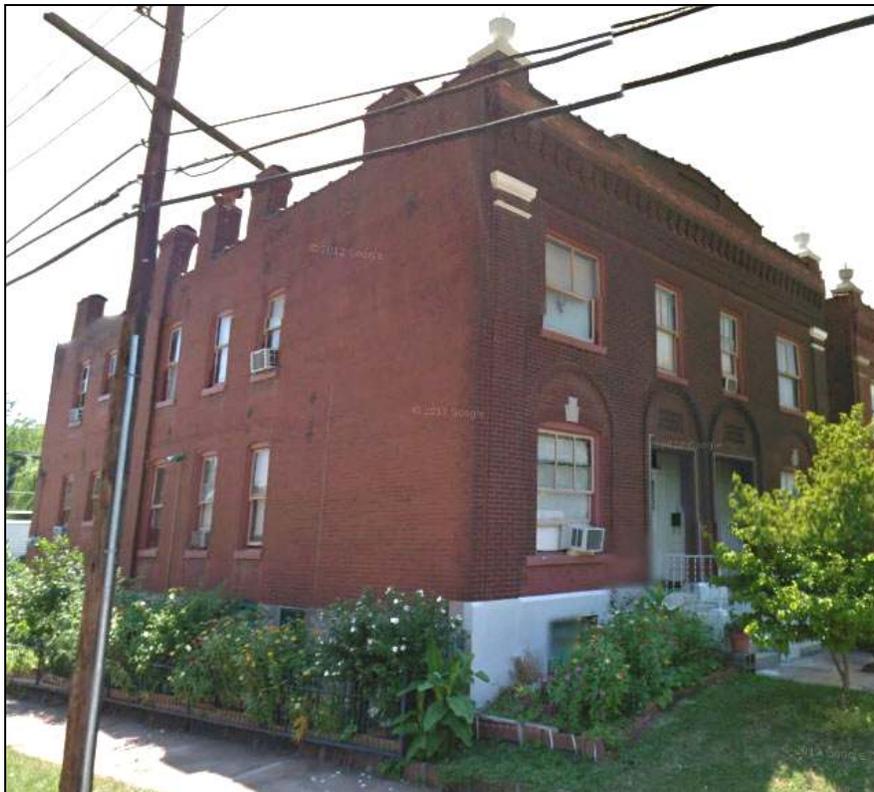
**BACKGROUND:**

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On September 30, 2012, the Cultural Resources Office received a complaint reporting that windows were being installed without a permit at 2300 Russell. On inspection, it was noted that the six (6) front windows had been replaced with new vinyl windows and a violation was issued. The owner applied for a permit for the windows already installed and the permit was denied. The owner has appealed the decision, and the matter is being brought before the Preservation Board. The owner requested that the item be deferred one month to allow time for compiling evidence for an economic hardship variance.

The owner stated in her appeal letter that she asked the contractor, Penny Window, to install historic replacement windows and that she told them that she was in an historic district. The contractor, however, maintains that it is the owner's responsibility to apply for any required permits. In addition to the use of non-historic vinyl windows, two ganged windows with a narrow mullion between were set in an opening originally filled with a single wide double-hung window. The exterior brickmold, eyebrow and sill were wrapped with coil stock, obscuring historic details and profiles. The owner requested that the agenda item be deferred so that she could assemble evidence of economic hardship in terms of replacing the windows again.

Historic windows removed from the building, the windows that remain in the adjacent building, and Google photographs document the original configuration of the windows.



**2300-02 RUSSELL PRIOR TO WINDOW REPLACEMENT**



VINYL WINDOW AT 2300-02 RUSSELL



BUILDING NEXT DOOR SHOWING HISTORIC APPEARANCE OF THE WINDOW

**RELEVANT LEGISLATION:**

Excerpt from McKinley Heights Historic District Ordinance #67901:

**203 WINDOWS**

*(Comment: Windows of historic buildings are a very important part of a building's historic character.)*

*203.1 Windows at Public Facades:*

*1) Windows in Public Facades shall be one of the following:*

- a. The existing window repaired and retained*
- b. Replacement window, duplicating the original, which meets the following requirements;*
  - i. Replacement windows or sashes shall be made of wood or finished aluminum,*
  - ii. The profiles of muntins, sashes, frames, and moldings shall match the original elements in dimension and configuration.*
  - iii. The number, arrangement and proportion of lights shall match the original or be based on a Model Example.*
  - iv. The method of opening shall be the same as the original*

**Does not comply. The windows are vinyl and do not match the original windows in the profiles of the muntins, sash, frames and moldings. In the wider openings, the installation of a pair of windows separated by a mullion introduces a new configuration that alters the number, arrangement, and proportion of lights. The three-over-one muntin**

pattern of the upper sash, a distinctive detail, has not been replicated. The sash are single-hung instead of the double-hung sash and therefore are more flat in appearance and do not present the depth of a double-hung window. The eyebrows, brickmold and sills have been wrapped in aluminum coil stock, concealing the profiles and moldings and further simplifying and flattening the openings' appearance.



VINYL WINDOWS AT 2300 RUSSELL



HISTORIC WINDOWS NEXT DOOR

**COMMENTS:**

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The Cultural Resources Office Director denied the application for the windows as the already installed sash and coil wrapping do not comply with the McKinley Heights Historic District Standards. The windows do not meet the standards in these ways:

- Vinyl is not an approved material;
- The jambs are much wider than those original to the building;
- The lift rail dimension is very narrow;
- The muntin pattern of the upper sash has not been replicated;
- The total glass area of the window has been reduced;
- The brickmold and eyebrow have been obscured by aluminum wrapping, creating a flattened appearance; and
- Although single-hung windows are allowed, they must be fabricated so that they retain the look of a double-hung window, which these do not.

For these reasons, the vinyl windows do are not appropriate for this historic building as they alter one of the character-defining features, the façade windows.

**COMMUNITY CONSULTATION:**

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The staff has not been contacted by the neighborhood group, or the Alderwoman regarding the project.

**CONCLUSION:**

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Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the front windows as they do not comply with the McKinley Heights Historic District standards.

**CONTACT:**

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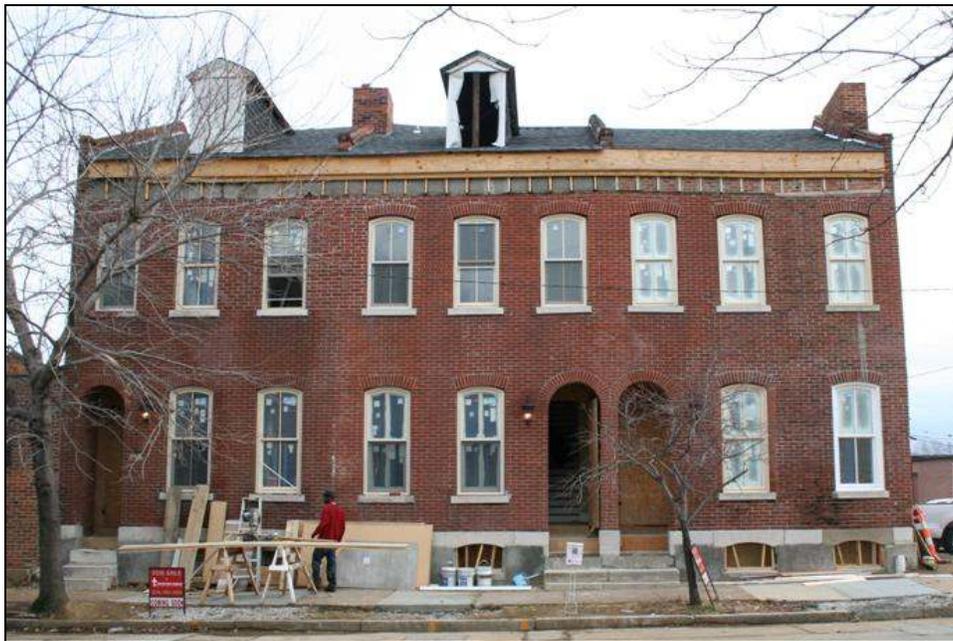


CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**D.**

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**DATE:** December 17, 2012  
**STAFF:** Bob Bettis, Cultural Resources Office  
**SUBJECT:** Appeal of the Director's denial to retain non-compliant windows and exterior light fixtures on a Public Facade  
**ADDRESS:** 1620-24 Dolman St.  
**JURISDICTION:** Lafayette Square Certified Local Historic District — Ward 7



1620-24 DOLMAN ST.

**OWNER/APPLICANT:**  
Deryl Brown

**RECOMMENDATION:**  
That the Preservation Board uphold the Director's denial as the windows and light fixtures do not meet the Lafayette Square Historic District Standards.



**BACKGROUND:**

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In October, the Cultural Resources Office received a complaint reporting that windows were being installed at 1620 Dolman. On inspection, it was noted that several windows on the front facade had been installed without a permit. The windows are too small for the opening and had stock brickmolds. The owner contacted staff to discuss ways to rectify the violation. The first step was to install the proper brickmold on one window so the appearance could be evaluated. The assessment of this change indicated that the new windows still did not meet the standards. After staff met with the owner and representatives from the window company and window supplier, it was determined that nothing could be done with the current windows to make them compliant. The owner has appealed the Director's denial, and the matter is before the Preservation Board.

The owner installed three light fixtures without a permit in late November. The owner states that he did not know a permit is needed for exterior lighting installation in a local historic district. He wishes to keep the lights and applied for a permit, which was denied. The owner is appealing the decision.



**INSTALLED NON-COMPLIANT WINDOWS  
WITH CORRECT BRICKMOLD**



**SIMILAR HISTORIC WINDOW**



INSTALLED NON-COMPLIANT WINDOWS  
WITHOUT CORRECT BRICKMOLD



HISTORIC WINDOW FOR COMPARISON

**RELEVANT LEGISLATION:**

Excerpt from Lafayette Square Historic District Ordinance #69112:

**203.1 WINDOWS AT PRIMARY PUBLIC FAÇADES**

*A] Windows at the primary public façades shall be one of the following:*

- 1) The existing window repaired and retained.*
- 2) A replacement window that duplicates the original or an HME that meets the following requirements:*
  - (a) All components are made of wood, including basement windows on the primary public façade.*
  - (b) The profiles of jambs, brickmolds, mullions, muntins, sashes, frames and moldings shall replicate the original elements in dimension, configuration and position in the opening. If the original brickmold style is unknown, the replacement shall have an ogee form, such as the "Thorton" molding.*
  - (c) Multiple sills and jamb liners are not acceptable.*
  - (d) Replacement sill and jamb set within existing sills and jambs are not acceptable.*
  - (e) The number of lights, their arrangement, size and proportion shall match the original.*

(f) *The method of opening shall be the same as the original.*

**Does not comply.** The installed windows do not match the dimensions of the original windows. The windows are too small and the proposed compromise suggested by the owner to simply add additional molding would not disguise the additional jamb width, which has decreased the glazed area of each sash by 2 inches in width. The radii of arched tops do not fit correctly in the segmentally-arched openings because of the narrow size of the replacement windows.



**INSTALLED NON-COMPLIANT WINDOWS WITHOUT CORRECT BRICKMOLD; WHEN COMPLIANT BRICK MOLD APPLIED THE JAMBS APPEAR SUBSTANTIALLY THICKER THAN ORIGINAL WINDOWS**



**HISTORIC WINDOWS SHOWING RELATIVE DIMENSIONS OF BRICKMOLD**

### **207.5 EXTERIOR LIGHTING AT PUBLIC FAÇADES**

*COMMENT: LIGHT FIXTURES SHOULD BE USED TO ACCENT AND HIGHLIGHT HISTORIC STRUCTURES AND TO PROVIDE SAFETY AND SECURITY. EXTERIOR LIGHTING FIXTURES ARE GENERALLY NOT AN ORIGINAL ELEMENT OF HISTORIC BUILDINGS AND THUS SHOULD BE AS SIMPLE AND UNOBTRUSIVE AS POSSIBLE. ONLY ONE (1) EXTERIOR WALL MOUNTED LIGHTING FIXTURE SHALL BE PERMITTED ON EACH FAÇADE*

OF A BUILDING, EXCEPT THAT ONE WALL MOUNTED FIXTURE IS ALLOWED AT EACH ENTRANCE DOORWAY ON A FACADE.

A] EXTERIOR WALL MOUNTED LIGHTING FIXTURES SHALL BE ONE OF THE FOLLOWING, AND SHALL BE MOUNTED NO HIGHER THAN THE TOP OF THE ENTRANCE DOOR:

- 1) BASED ON AN HME.
- 2) A SIMPLE METAL CANISTER WITH A DOWNWARD PROJECTING LIGHT. THE FIXTURE SHALL BE PAINTED OR ANODIZED ALUMINUM, TO MATCH THE ADJACENT WALL COLOR.
- 3) METAL BRACKET WITH A CLEAR GLASS GLOBE WITH A CLEAR BULB. THE METAL BRACKET SHALL BE PAINTED OR ANODIZED ALUMINUM TO MATCH THE ADJACENT WALL COLOR, WEATHERED COPPER OR OILED BRONZE. GLOBES SHALL BE FITTED TO THE METAL BASE AND BE WITHOUT ORNAMENTAL DESIGN.

**Does not comply. The installed exterior light fixtures are not one of the three types allowed by the standards. Moreover, the highly decorative appearance of the fixtures is counter to the standards that state that light fixtures added to locations where there were none historically should be “as simple and unobtrusive as possible.”**



INSTALLED NON-COMPLIANT LIGHT FIXTURES



**COMMENTS:**

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The Cultural Resources Office Director denied the application for the windows as the previously-installed sash do not comply with the Lafayette Square Historic District Standards. The windows do not meet the standards in these ways:

- the replacement windows were sized incorrectly and installed without review by the Cultural Resources Office.
- the attempt to fit these windows into the masonry openings results in their jambs and heads being a much greater in dimension than those original to the building;
- the total glass area of the window has been notably reduced as at the upper story there would be a combined reduction of 18 inches in the width of the glazed area;
- the profiles of the jambs and brickmolds do not match the original; and
- the radii of the arched tops of the windows do not follow those of the masonry arches.

For these reasons, the installed windows are not appropriate for this historic building as they alter one of its primary character-defining features.

The exterior light fixtures do not comply with the options provided under the district Standards for new light fixtures and are counter to the intent of the Standards, which provide very clear guidance for the installation of modern conveniences and other features that were not historically present. New light fixtures installed where none existed historically should not give the building a false historic appearance that it never had.

In both cases, the non-compliant work was due to the fact that the owner did not follow ordinance requirements, both in obtaining a permit from the Cultural Resources Office before commencing work and in following the requirements in the standards. There are no conditions particular to this property that make it difficult to meet the standards.

**COMMUNITY CONSULTATION:**

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The applicant presented his window project to the Lafayette Square Restoration Committee in November. The chair of that group advises the Cultural Resources Office that the committee decided to not comment on the windows or lighting as the developer had not presented the entire project for consideration and it didn't want to participate in a piecemeal review. The chair's letter did report that the group felt that the numerous windows and the cornice were the defining elements of these houses. The Alderwoman has not contacted staff regarding the project.

**CONCLUSION:**

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Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the front windows and exterior light fixtures as they do not comply with the Lafayette Square Historic District standards.

**CONTACT:**

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**E. SPECIAL AGENDA ITEM**

**DATE:** December 17, 2012  
**STAFF:** Betsy Bradley, Director, Cultural Resources Office  
**SUBJECT:** Revised Standards for the Central West End Historic District  
**WARDS:** 17, 18, 26 and 28

**PROPOSAL:**

The Central West End Historic District Standards, adopted in 1974, have served well, but are relatively brief and general. The Central West End Association Planning and Development Committee has been drafting revised standards for some time. The Director of the Cultural Resources Office has been working with the committee for the last several months to finalize the draft revised standards. One of the last considerations was how to have the revised standards address the fact that the Central West End Form Based Zoning District overlaps with the historic district. The revised standards are now ready for the Preservation Board to review.

The proposed revised standards are in an accompanying PDF and are available of the Cultural Resources Office website.

**RECOMMENDATION:**

That the Preservation Board should direct the staff to prepare a report that recommends to the Planning Commission and Board of Aldermen the adoption of the revised Central West End Historic District Standards.

**RELEVANT LEGISLATION:**

*City of St. Louis Ordinance 64689*

*SECTION TWENTY-EIGHT. Revision of historic district standards.*

*Not less frequently than every five years after enactment of an Historic District designation ordinance, the Preservation Board shall review and, if appropriate, recommend to the Planning Commission and Board of Aldermen revisions of the Historic District standards included in the ordinance for the regulation of construction and alteration of Exterior Architectural Features within the particular Historic District, but such revised standards shall not become effective until and unless approved by the Planning Commission and by ordinance. Such recommended revisions shall take into account changes in circumstances or conditions of or affecting the Historic District, the intent of this ordinance, and the significant features and characteristics of the district that were the basis of the original Historic District designation. The Preservation Board shall have the authority to adopt supplemental guidelines to explain, illustrate and implement the Historic District standards, provided that such guidelines shall be consistent with the Historic District designation ordinance, the Historic District plan and Historic District standards for such district.*

## **SUMMARY OF CHANGES:**

The revised standards under consideration would replace the standards adopted in 1974. The revised Central West End Historic District Standards is a 32-page document that clearly conveys the neighborhood philosophy for building stewardship and provides more detailed guidance on many matters. The standards are much more detailed and this greater specificity will help property owners understand what is expected and allows the Cultural Resources Office to review and approve applications with clear guidance from the historic district residents and with the authority of the Standards adopted by City Ordinance.

The revised standards have two main sections: one addressing residential and institutional buildings and the other, commercial buildings. The standards have sections for existing buildings and for new construction for both categories of buildings. The standards provide a primary objective for the oversight: to maintain the distinctive character, quality of construction and individual architectural integrity of buildings within the District. The standards are grounded in the guiding principle that original or historically significant materials and architectural features of the buildings within the District shall be maintained and repaired whenever possible, rather than be replaced.

Specific changes in the standards include:

- The addition of a definitions section, or glossary;
- A statement that the standards cover work for which only a Cultural Resources Office building permit is required, in other words for all exterior changes (beyond maintenance), whether a Building Division permit is required or not;
- A statement that a Cultural Resources Office only permit is not needed for art installed on private property;
- Directions for the repair and proper maintenance treatment of masonry materials that are so important to the character of buildings in the district;
- A discussion of windows that encourages the retention of historic and original window sash and trim and has clear direction for both Special Windows and Standard Windows in various locations on the building;
- Requirement for photographic proof of deterioration before the replacement of original and historic components;
- Requirements to maintain the earth terraces that unite the district's landscaping and standards for retaining walls;
- Allowance for new pedestrian curb cuts, but not new vehicular curb cuts and driveways;
- Requirement that all mechanical equipment, including solar panels, be not visible from the public portions of the district;
- Standards for decks and accessory buildings;
- Guidance on the height of high-rise new construction;
- Incorporation of the height requirements in the Central West End Form-Based Code area (the blockfronts facing Lindell on the south side between Newstead

and Kingshighway and the blockfronts on the north side of Lindell between Boyle and Kingshighway);

- A section on storefronts for commercial buildings;
- Criteria for demolition; and
- Lighting Guidelines developed by the International Dark Sky Association to reduce light pollution.

In terms of the proposed Form Based Zoning that would overlap the Central West End Historic District, the historic district standards accommodate the counterpart standards in the currently proposed Form Based Zoning. The Form Based Zoning document acknowledges that there are Historic District Standards that apply as well. The goal is to keep the documents equal in status and referencing each other, and to avoid conflicting standards in the small portion of the historic district that is in the Form Based Zoning area.

**CONTACT:**

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**F. SPECIAL AGENDA ITEM**

**DATE:** December 17, 2012  
**STAFF:** Betsy Bradley, Director, Cultural Resources Office  
**SUBJECT:** Revised Standards for the 41XX-43XX Lindell Historic District  
**WARD:** 17

**PROPOSAL:**

The 41XX-43XX Lindell Historic District extends for two blocks on the south side of Lindell Boulevard between Sarah and Newstead. This area of Lindell represents the various periods of development of the prominent thoroughfare as there are numerous architectural styles and building types represented.

City Ordinance #59442, which established the district in 1985, states that the Central West End Historic District Standards are incorporated and are to be used for this district as well. The development of the Central West End Form Based Zoning District, which includes the entirety of this small historic district, highlighted the fact that it was time to provide the district with its own standards. The Central West End standards that had been used for the district are the basis of the proposed revised standards. The Cultural Resources Office has been working with the Park Central Development Corporation on the revision of the standards.

The proposed revised standards are in an accompanying PDF and are available of the Cultural Resources Office website.



**THE 41XX-43XX LINDELL HISTORIC DISTRICT**

**RECOMMENDATION:**

The Preservation Board should direct the staff to prepare a report that recommends to the Planning Commission and Board of Aldermen the adoption of this revised set of Standards for the 41XX-43XX Lindell Historic District.

**RELEVANT LEGISLATION:**

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*City of St. Louis Ordinance 64689*

*SECTION TWENTY-EIGHT. Revision of historic district standards.*

*Not less frequently than every five years after enactment of an Historic District designation ordinance, the Preservation Board shall review and, if appropriate, recommend to the Planning Commission and Board of Aldermen revisions of the Historic District standards included in the ordinance for the regulation of construction and alteration of Exterior Architectural Features within the particular Historic District, but such revised standards shall not become effective until and unless approved by the Planning Commission and by ordinance. Such recommended revisions shall take into account changes in circumstances or conditions of or affecting the Historic District, the intent of this ordinance, and the significant features and characteristics of the district that were the basis of the original Historic District designation. The Preservation Board shall have the authority to adopt supplemental guidelines to explain, illustrate and implement the Historic District standards, provided that such guidelines shall be consistent with the Historic District designation ordinance, the Historic District plan and Historic District standards for such district.*

**SUMMARY OF CHANGES:**

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Two sections provide standards that will maintain the character of the existing residential and commercial buildings by providing requirements for additions, exterior changes, signs for commercial properties, and some site work, such as paving and walls, and other items.

The standards for new construction will be the Regulating Plan, Building Envelope Standards and Building Development Standards of the Central West End Form Based Zoning District for the review of all new construction within the district. Consequently, maximum and minimum height of new buildings will be determined by these standards, as well as the frontage type, exterior buildings materials, the location of parking and other site development components.

**CONTACT:**

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