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

CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY - MAY 18, 2015 — 4:00 P.M.
1520 MARKET ST. #2000
ST. LOUIS, MO. 63103
www.stlouis-mo.gov/cultural-resources

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

A.

DATE:	May 18, 2015
ADDRESS:	5539-51 Pershing Avenue
ITEM:	Preliminary Review to construct a 5-story apartment building.
JURISDICTION:	Central West End Certified Local Historic District — Ward 28
STAFF:	Betsy Bradley, Director, Cultural Resources Office

5539-51 PERSHING

OWNER
5539 Pershing LLC

APPLICANT
Joe Klitzing, KlitzingWelsch Architects

RECOMMENDATION:
That the Preservation Board grant Preliminary Approval for this project, subject to review of final documents and materials by the Cultural Resources Office.

THE PROJECT:

The applicant proposes to construct a five-story apartment building on the site of a pool and tennis club.

RELEVANT LEGISLATION:

Excerpt from Ordinance #69423, Revised Rehabilitation and New Construction Standards for Ordinance #56768, the Central West End Historic District.

I. Introduction

Some block faces within the historic district exhibit a continuity of design with uniform building heights, setbacks, materials, window sizes, spacing and landscape treatment. These elements help to create an unusually strong "streetscape" which must receive special attention during the design review process. When new construction is proposed, consideration of the "streetscape" and compatible relationships between the new structures and existing ones are of utmost importance.

Developers and others, therefore, shall demonstrate compliance with existing scale, size, setback and proportion by providing, along with other construction documents, photographs, a street elevation and plan of the proposed project showing adjacent properties. Visual compliance shall be judged on massing and detail in addition to size and scale.

It is not the intention of these regulations to discourage contemporary design that, through careful attention to scale, materials, siting and landscaping, is harmonious with the existing historic structure. The historic character of the historic district is not enhanced by new construction that attempts to mimic the historic.

New Construction or Additions to Existing Residential or Institutional Buildings

When designing a new residential or institutional building, the height, scale, mass and materials of the existing buildings and the context of the immediate surroundings shall be strongly considered. When designing an addition to an historic building, the addition shall be compatible in height, scale, mass, and materials to the historic fabric of the original building.

A. Height, Scale and Mass

A new low-rise building, including all appurtenances, must be constructed within 15 percent of the average height of existing row-rise buildings that form the block-face. Floor levels, water tables, and foundation levels shall appear to be at the same level as those of neighboring buildings. When one roof shape is employed in a predominance of existing buildings in the streetscape, any proposed new construction or alteration shall follow the same roof design.

A new high-rise building may be located either on a block face with existing high-rise structures or on a corner site. A new high-rise building may exceed the average height of existing structures on the relevant block face. In all cases, window levels, water tables and foundation levels of the new building shall be comparable to those of neighboring buildings.

Special emphasis shall be given to the design of the building base and to upper story setbacks as they relate to and affect neighboring buildings.

For those portions of the historic district located in areas governed by Form Based Zoning…

<u>Height</u>. With a height of approximately 64 feet to the main flat roof, two stories above the consistent three- and four-story buildings on the blockface, the proposed building would not meet the standards for a new low-rise building as being within 15 percent of the average height. Slightly setting back the top story would reduce the disparity of height between the new building and its flanking historic buildings and has been suggested to the applicant.

Positioning of the building on the consistent raised terrace lawn on the north blockfront of Pershing makes the floor levels of the lower three stories compatible with those of the building to the west. While this approach adds a few feet to the height of the building, maintaining the terrace and floor levels at the lower portion of the building seems more important than eliminating those few feet in height.

While the standards emphasize the relationship between the height of a new building and the buildings on its blockface, it is worth noting that directly across Pershing from this site stand three 5-story apartment buildings and one six-story apartment building, the Park Lux Apartments; these buildings have heights comparable to that proposed in the new building. There is some immediate context for the proposed height and the pedestrian experiences the buildings on both sides of the street.

<u>Scale and Mass.</u> The site for the new building is comparable in width to the group of three apartment buildings across the street served by a drop off drive and landscaping that unites them visually, as well as the Park Lux Apartments. Its scale would be considerably wider than the individual buildings on the north side of Pershing. Yet due to the fairly consistent design and projecting bays, the pedestrian experiences the existing buildings as a fairly solid street wall. The design features, including projecting and recessed areas of the façade and varied façade colors and materials, as well as the prominent entrance bay, divide the long façade of the proposed building into visually smaller vertical units. For these reasons, the scale and massing of the building, although not comparable to the flanking buildings, is compatible in the blockface and immediate context.

B. Location

A new or relocated structure shall be positioned on its respective lot so that the width of the façade and the distance between buildings shall be within 10 percent of such measurements for a majority of the existing structures on the block face to ensure that any existing rhythm of recurrent building masses to spaces is maintained. The established setback from the street shall also be strictly maintained. Garages and other accessory buildings, as well as parking pads, must be sited at the rear of, and if at all possible, directly behind the main building on the lot.

The new building will maintain the established setback on the block. Maintaining the earth terrace furthers the compatibility of the location of the building.

The proposed building has a slightly wider space between it and the building to the west than the established street rhythm. The existing driveway on the east side that gives access to the parking behind the adjacent buildings that is part of this property, creates a wider space on the east side as well.

C. Exterior Materials

In the historic district, brick and stone masonry and stucco are dominant, with terra cotta, wood and metal used for trim and other architectural features. Exterior materials on new construction shall conform to established uses. For example, roof materials shall be slate, tile, copper or architectural composite shingles where the roof is visible from public or common areas.

All new building materials shall be the same as the dominant materials of adjacent buildings. Artificial masonry is not permitted, except that cast stone that replicates sandstone or limestone is allowed when laid up in the same manner as natural stone. Cementitious or other paintable siding of appropriate dimension is an acceptable substitute for wood clapboards. A submission of samples of all building materials, including mortar, shall be required prior to approval.

The pointing of mortar joints on masonry additions to historic buildings shall match that on the original building in color, texture, composition and joint profile.

The proposed materials include two colors of brick, stone banding elements, and cement board panels in two colors: a limestone like off-white and gray. Similar panels have been approved by the Preservation Board on other contemporary designs in the district. The façade will also have glazed areas at the entrance and elevator tower bay and metal balconies. Brick, which is the dominant material of buildings on the block, will dominate on the lower stories and be seen by the pedestrian as compatible with the dominant materials used in the district. The brick returns substantially on the Pershing end of both side façades.

D. Fenestration

New buildings and building additions shall be designed with window openings on all elevations visible from the street. Windows on the front façade shall be of the same proportions and operation as windows in adjacent buildings and their total area should be within 10 percent of the window area of the majority of buildings on the block.

The fenestration includes single window openings, similar in proportion to such windows on historic buildings. The grouped and banks of windows are similar to the ganged windows in the projecting bays of the apartment buildings on the block. It is likely that the total area of glazing is similar to that of existing buildings.

E. Decks

Given the urban context of the neighborhood, the relative narrowness of building lots, and the general interests of privacy, terraces or patios at grade are preferable to elevated decks. When it is desired to construct a deck, such construction shall be at the rear of the

residence. Where visible from the street, design and construction shall be compatible with the building to which it is appended, and the deck shall be constructed of finished materials, be of a shape and scale similar to that of an historic porch or patio, and be partially screened with landscaping or opaque fencing to limit visibility.

The only outdoor spaces proposed for the building are balconies. Those on the façade, to be entirely of metal, will project. The balconies elsewhere are recessed and will be metal clad wood construction and have wood decking floors.

F. Accessory Buildings

A new accessory building, including a garage, shall be designed and constructed in a manner that is complementary in quality and character with the primary structure and neighboring buildings. Complementary structures are appropriate in scale and use a similar type and quality of materials. Design details from the main building should not be replicated, but such details may be modified and reduced in scale to express the same architectural presence in a simpler way. When not visible, materials other than those of the primary building may be used for exterior walls.

Not applicable.

G. Curb Cuts and Driveways

Where curb cuts for vehicles and driveways did not exist historically, new ones shall not be introduced. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed. Where a parcel is not served by alley access, proposed exceptions shall be considered on a case-by-case basis and evaluated for design suitability.

The project proposes no new curb cuts and will retain the existing one.

H. Coordination with Form Based Zoning

Not applicable

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the criteria for new construction in the Fox Park Historic District led to these preliminary findings:

- 5539-51 Pershing Avenue is located in the Central West End Historic District.
- The property has been used as a pool and tennis club and a non-historic changing room structure would be the only building to be demolished for the proposed new building.
- The proposed five-story apartment building is contemporary in design and has a modulated façade that includes an off-center main entrance and circulation tower bay.
- The proposed five-story apartment building, although it does not meet the standards for height within 15 percent of the blockface; staff has suggested a slight setback of the top story to visually reduce the disparity in the heights. The new building will face three buildings across Pershing, and another one to the west, of a height comparable to that

proposed. Therefore the proposed height is considered to be compatible within the immediate context more so than in its blockface.

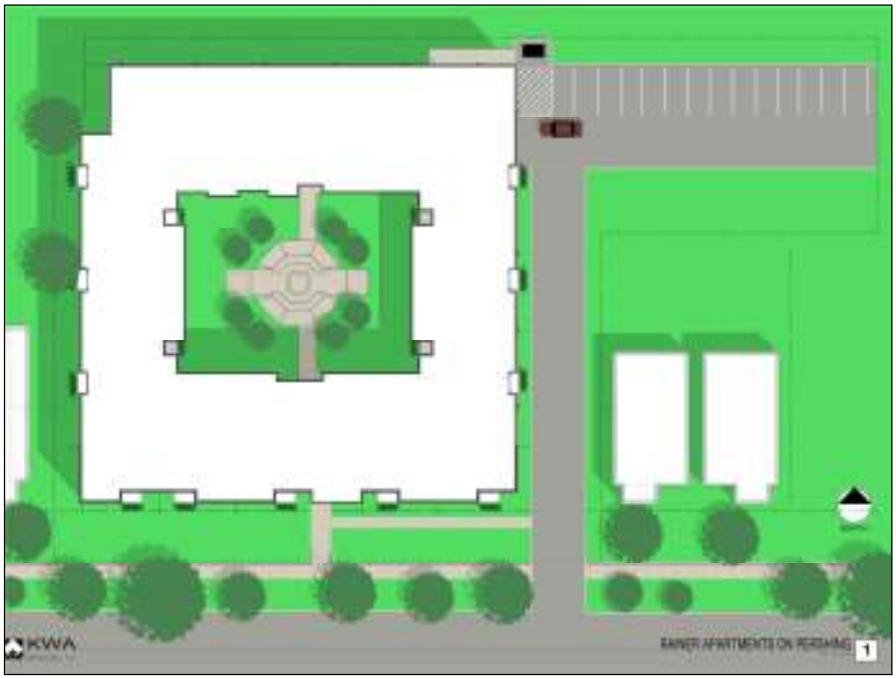
- The building, to be positioned on the terrace that unites the blockfront, will have floor levels similar of those of the building to the west.
- The building would have a street frontage wider than the buildings on the blockface but comparable to the properties mentioned above. Because the existing buildings on the blockfront present such a strong, unified street wall, the wider frontage of this building would not be a distinctly new visual element.
- The building would maintain the setback line and have projecting and recessed areas of the façade as do other buildings on the blockfront.
- The materials proposed for the building include approximately half of the façade in two shades of brick with the color change related to the modulation of the bays. Cement board panels in two colors are proposed for the upper portions of the building. Accent materials include stone banding, metal balconies and aluminum or clad wood windows. Most of these materials are used widely in the district; similar panels have been approved on other contemporary designs.
- The fenestration both evokes existing patterns and is contemporary in design, and therefore compatible.
- The balconies on the apartment building are comparable to those on other buildings of contemporary design.
- No accessory buildings or new curb cuts are proposed.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant Preliminary Approval, subject to review of final documents and materials by the Cultural Resources Office.

RANIER APARTMENTS FAÇADE

WEST ELEVATION

EAST ELEVATION



PROPOSED SITE PLAN

PROPOSED BUILDING IN PERSHING STREETSCAPE

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

B.

DATE: May 18, 2015
ADDRESSES: 1024 Mississippi Avenue
ITEM: Preliminary Review: Exterior alterations to a 2-story house
JURISDICTION: Lafayette Square Local District — Ward 6
STAFF: Jan Cameron, Cultural Resources Office

1024 MISSISSIPPI, LASALLE FRONTAGE

OWNER:
Errin Braddock

ARCHITECT:
Coffey Design Group/Steven Coffey

RECOMMENDATION:
That the Preservation Board grant preliminary approval to the proposed fence and screening wall with final details to be approved by the Cultural Resources Office; but that the Board withhold preliminary approval for the proposed patio cover until a design is submitted that complies with a Historic Model Example.

THE PROJECT:

The proposal is to construct an outdoor barbecue area with covered patio at the rear of 1024 Mississippi, located at the corner of Mississippi and LaSalle in the Lafayette Square Historic District. The rear yard is small and currently provides the owner with parking for two cars which she wishes to retain, along with an existing curb cut and driveway off LaSalle.

RELEVANT LEGISLATION:

St. Louis City Ordinance #69112 (Revised Historic District Standards)

101 DEFINITIONS

101.20 Historic Model Example (HME) An Historic Model Example (HME) is a residential building or element(s) of a single residential architectural type and style selected for use as a guide for the design of a reconstructed element or new residential building. In this Ordinance, an HME always means a residential building erected before 1898 within the district; it must be an unaltered building or unaltered feature or that building that is being replicated.

A] Requirements for a Historic Model Example.

1) The Cultural Resources Office shall approve the selected HME for each project to make sure that it is an appropriate example.
2) When an HME is cited for an element to be reconstructed on an historic structure, it shall be an historic building or component of a building of comparable age, form, and architectural style to the proposed project.
3) Alterations and additions to a historic residential building that meet the criteria of "historic" may be used as an HME

No HME has been submitted for the fence or the proposed patio cover.

101.24 Modern Conveniences

A term used to describe features on houses that did not exist in Victorian times and are now common features of houses, including but not limited to: air-conditioning condensers; radio or television antennas or dishes; plumbing vent stacks; kitchen vents; utility meters (gas, electric, water); electrical outlets; television cable wires; electrical wires; exterior gas pipes; exterior water pipes; telephone wires; corrugated rain spouts; furnace exhaust; water faucets; wooden platform patios; decks; hot-tubs; in-ground pools; fountains; skylights; pergolas; **permanent fire pits, ovens or barbeques**; rain barrels; landscape water features; solar panels; and greenhouses.

The applicant proposes a permanent barbecue structure, located at the eastern property line adjacent to the sidewalk, and a large patio cover of wood and glass that will extend approximately 20 feet from the rear wall of the house and 20 feet to the west, wrapping an existing 1-story addition.

101.38 Secondary Public Façade

A side exterior wall that faces directly onto a street. Secondary public façades include those sections of the walls that are recessed. Secondary façades that are more than 4

feet from an adjacent building are visible from public areas and are therefore considered to be public façades.

The east wall facing LaSalle is a public façade.

101.33 Public Yard

That portion of the lot that is between the primary public facade and the street it faces, and that is visible from public sidewalks and streets. A side yard on a corner property not enclosed with a privacy fence is also a public yard.

Since no privacy fence is proposed to screen them, the side and rear yards are both considered public yards.

101.47 Visible

For the purpose of these standards, visibility shall be determined from public areas such as streets and sidewalks. Visible shall refer to the condition of being seen from public areas, when viewed from six feet or less above the ground. Landscaping is not permanent and shall not be considered when determining visibility. Fences and freestanding walls are considered permanent, and objects hidden by fences and freestanding walls shall be considered not visible.

The proposed fence, at a height of 4-1/2 feet, will be wrought-iron with brick posts interspersed at 8-foot intervals and will not have a gate; therefore the patio cover and the rear yard of 1024 Mississippi are considered to be visible.

208 MODERN CONVENIENCES AND UTILITIES

No modern conveniences shall be placed on the public facades or be located in the public yard of any property. Utility lines (gas pipe, telephone wire, television cable, power lines, water pipes, furnace exhausts, utility transmitters, gas meters, etc.) shall be internal to the structure. These utilities shall enter the structure through the private façade.

Does not comply. The permanent barbecue is a modern convenience by definition, and the yard of 1024 Mississippi is considered a public yard. However, the proposed brick screen wall will hide the barbecue from street view.

302 NEW APPENDAGES

302.1 Appendages on primary or secondary public facades must be based on an HME.

Does not comply. The proposed roof structure is not based upon a Historic Model Example. Its materials, wood and glass, and its design, are not typical of porch structures in the district and its scale is far greater than any historic porch. While there are instances of small glazed porches in other city historic districts, they appear on later houses and generally sheltering an entry. They are consistently of wrought-iron and not of the scale of this proposal.

403 FENCES

403.1 Street Fences

A] Street fences are restricted to a height of 42 inches or less when measured above the ground. An HME may be used as a reason for a variance. When placed atop a

retaining wall, the height shall be measured from the top of the wall. A gate may be taller than 42 inches if based on an HME.

Complies in part; the wrought-iron fence will be at a height of 42 inches; the brick posts 6 inches taller.

B] The top of street fences shall be at the same level as adjacent street fences, or shall match the predominant level of street fences on the same block on the same side of the street.

Complies.

C] The top of street fences parallel to a sidewalk shall be horizontal, stepping the top at intervals as required to maintain the appropriate height.

Complies.

D] Street fences shall be metal and duplicate the proportion and scale of an HME. The HME fence shall be located in front of a building of similar age and type to the property under consideration.

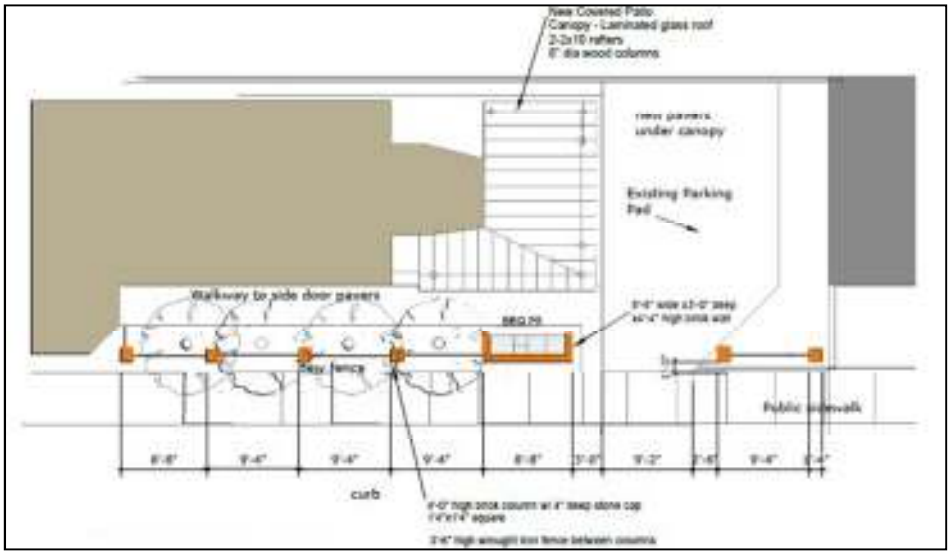
Does not comply. The fence does not follow an HME. Wrought-iron fences traditionally had wrought-iron posts. The brick posts were introduced to be compatible with the proposed 4-foot high brick wall to be constructed as a screen for the barbecue.

PRELIMINARY FINDINGS AND CONCLUSION:

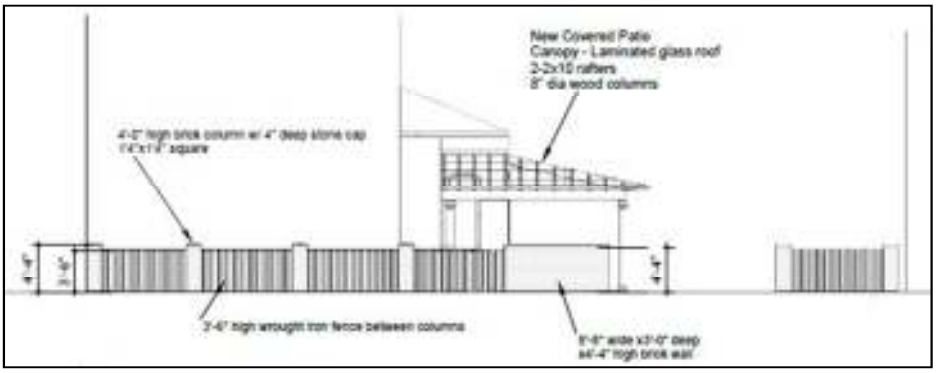
The Cultural Resource Office's consideration of the Lafayette Square Historic District Standards criteria led to these preliminary findings:

- 1024 Mississippi Avenue is a contributing resource to the Central West End historic district.
- Because it is not behind a privacy fence, all elements of the rear yard are considered to be visible under the definition of the standards. It would be difficult to install a privacy fence and meet the standards for its placement in relationship to building façade.
- The small back yard and corner location of the property present challenges for providing modern conveniences. The short brick wall will effectively screen the permanent barbecue, but it is not based on an HME. Given the limited size of the rear yard and its visibility, however, this appears to be the most appropriate means of hiding the barbecue from street view.
- The fence is not based upon an HME, but will be predominantly wrought-iron, a traditional material for street fences in the Square. If the brick posts are appropriately designed and scaled, the fence can be considered to be appropriate.
- The proposed patio cover does not follow an HME as the standards require. It is far from being consistent in design, materials or scale with historic appendages in the district.
- Staff proposed that a pergola-inspired patio cover would be more in keeping with the intent of the standards and considerably reduce the scale of the appendage.

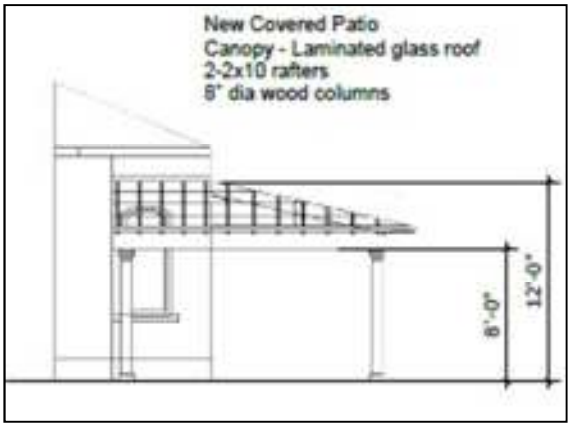
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval to the fence and barbecue, subject to final review of the fence design and materials by the Cultural Resources Office staff; but withhold approval of the patio as it is not based on a Historic Model Example and introduces a visible non-historic feature in design, materials and scale.



PROPOSED SITE PLAN SHOWING FENCE, SCREENING WALL AND PROPOSED PATIO COVER



LASALLE ELEVATION STREET



EAST (LASALLE AVENUE) AND SOUTH ELEVATIONS OF PATIO COVER
NOTE THAT ROOF WILL COVER WINDOW HEADS

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

C.

DATE: May 18, 2015
ADDRESS: 4232 Dr. Martin Luther King Drive
ITEM: Preliminary Review to construct a 54 unit independent senior living apartments
JURISDICTION: The Ville Historic District — Ward 4
STAFF: Bob Bettis, Cultural Resources Office

30014232 WEST DR. MARTIN LUTHER KING DRIVE

OWNER:
Vandeventer Place, L.P.

APPLICANT:
Edward English; Roseman and Associates

STAFF RECOMMENDATION:
That the Preservation Board grant preliminary approval to the design as proposed with the stipulation that final plans and materials are reviewed and approved by the Cultural Resources Office.

THE PROJECT

The applicant proposes to build a three-story, 54 unit senior apartment building facing Dr. Martin Luther King Drive and Pendleton Avenue on this large vacant site. The project does not involve any demolition.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67174, The Ville Historic District Rehabilitation and New Construction Standards

Residential Appearance and Use Standards

A. Height.
New buildings or altered existing buildings, including all appurtenances, must be constructed within 25% of the average height of existing residential buildings on the block. NOTE: The Ville has a range of heights: Homer G. Phillips, St. James House--10 stories; the Ville Apartment--8 units of 2 stories with dormers. When feasible, new residential structures shall have their first floor elevation approximately the same distance above the front-grade as the existing buildings in the block.

The Ville standards for height are based on existing residential buildings on the block. That is not the case in this instance as the location is on a commercial corridor. Although the proposed apartment building is one story taller than the majority of the commercial buildings along this stretch of Dr. Martin Luther King, the height standards note the range of heights in the district. The height of the proposed building seems appropriate and it would not detract from the overall streetscape due to the use of brick and simple detailing.

B. Location:
Location and spacing of new building: 10 feet apart. Width of new buildings should be consistent within 25% of existing buildings.

The location requirement is not written for this sort of development. The context on this particular block has been virtually eradicated and the requirement to site buildings 10' apart is not feasible. The location of the new building does not detract from the overall streetscape.

C. Exterior Materials:
Materials on the fronts and other portions of new or renovated buildings visible from the street and on corner properties, those sides of the building exposed to the street excluding garages are to be compatible with the original buildings.

Complies. The new building will utilize brick on the street facing elevations.

D. Details:
Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible. Architectural details on new buildings shall be compatible. Renovated structures should be in the same vertical proportion as the original structures. Raw or unfinished aluminum is not acceptable for

storm doors and windows. Aluminum or metal awnings visible from the street are not permitted. Canvas or canvas type awnings are permitted.

Complies. Fenestration patterns and brick detailing will be compatible with existing historic examples found throughout the neighborhood.

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

Complies. The building will have a flat roof matching the existing historic commercial buildings along the street

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

Complies.

G. Walls, Fences, and Enclosures:
Yard dividers, walls, enclosures, or fences in front of building line are not permitted. All side fences shall be limited to six feet in height.

Complies. Fencing will be constructed at the rear of the property and will be 6' in height.

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

Complies. Street trees are planned for the development.

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

Complies. Sidewalks will be of an appropriate material.

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

Complies. Utilities will not be street visible.

K. Off-street parking should be provided for new or renovated properties.

Complies. Parking will be behind the building.

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

Signage will be applied for under a separate permit.

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

Not applicable. There are no proposed outbuildings associated with this project.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for new residential construction in the Central West End Historic District Standards led to these preliminary findings:

- The proposed site for the 54 unit senior apartment building to be constructed is located in The Ville Local Historic District.
- The proposed design complies with all requirements for new construction in The Ville Historic District Standards.
- Final material choices have not been made, but the applicant intends to comply with the requirements of the Historic District Standards.

Based on these Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval to the project, with the stipulation that final plans and materials will be reviewed and approved by the Cultural Resources Office.

PROPOSED SITEPLAN

STREETSCAPE RENDERINGS

REAR ELEVATION

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

D.

DATE:	May 18, 2015
ADDRESS:	4332 McPherson Avenue
ITEM:	Preliminary Review: construction of a new single-family house
JURISDICTION:	Central West End Historic District — Ward 28
STAFF:	Bob Bettis, Cultural Resources Office

4332 MCPHERSON AVENUE

OWNER/DEVELOPER:
Mathew Foster

ARCHITECT:
Mike Killeen

STAFF RECOMMENDATION:
That preliminary approval granted, subject to review of final documents and materials by the Cultural Resources Office.

THE PROJECT

The applicant proposes to construct a single-family residence on a single vacant parcel.

RELEVANT LEGISLATION:

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

NEW CONSTRUCTION OR ADDITIONS TO EXISTING RESIDENTIAL OR INSTITUTIONAL BUILDINGS:

When designing a new residential or institutional building, the height, scale, mass, and materials of the existing buildings and the context of the immediate surroundings shall be strongly considered. When designing an addition to an historic building, the addition shall be compatible in height, scale, mass, and materials to the historic fabric of the original building. The new addition, however, should be easily distinguishable from the existing historic building.

A. Height, Scale and Mass
A new low-rise building, including all appurtenances, must be constructed within 15 percent of the average height of existing low-rise buildings that form the block-face. Floor levels, water tables and foundation levels shall appear to be at the same level as those of neighboring buildings. When one roof shape is employed in a predominance of existing buildings in the streetscape, any proposed new construction or alteration shall follow the same roof design. A new high-rise building may be located either on a block face with existing high-rise structures or on a corner site.

A new high-rise building may exceed the average height of existing structures on the relevant block face. In all cases, window levels, water tables and foundation levels of the new building shall be comparable to those of neighboring buildings. Special emphasis shall be given to the design of the building base and to upper story setbacks as they relate to and affect neighboring buildings.

Complies. The cornice will be at the same height as that of the two-story houses to the east and west; floor-to-ceiling heights will be similar.

For those portions of the historic district located in areas governed by Form Based Zoning, the building heights prescribed for new construction have been determined appropriate from both the historic district and Form Based Zoning perspectives. The 3-story minimum height for these areas is hereby adopted by these Standards. The maximum heights for Boulevard Type 1 Development (24 stories west of Newstead Avenue and 12 stories east of Newstead Avenue) are hereby adopted. For the small area of the historic district within the Neighborhood Core Development area of the Form Based Zoning code, the 6-story minimum height and unlimited maximum height are also adopted.

For Form Based Zoning that occurs after the adoption of these standards, consultation shall determine appropriate heights for new buildings within the historic district that will not directly conflict with these standards and should be used in conjunction with these standards.

Not applicable.

B. Location
A new or relocated structure shall be positioned on its respective lot so that the width of the façade and the distance between buildings shall be within 10 percent of such measurements for a majority of the existing structures on the block face to ensure that any existing rhythm of

recurrent building masses to spaces is maintained. The established setback from the street shall also be strictly maintained. Garages and other accessory buildings, as well as parking pads, must be sited to the rear of, and if at all possible, directly behind the main building on the lot.

Complies. The new house will align with the established setback of the street.

C. Exterior Materials

In the historic district, brick and stone masonry and stucco are dominant, with terra cotta, wood and metal used for trim and other architectural features. Exterior materials on new construction shall conform to established uses. For example, roof materials shall be slate, tile, copper or architectural composite shingles where the roof is visible from public or common areas.

All new building materials shall be the same as the dominant materials of adjacent buildings. Artificial masonry is not permitted, except that cast stone that replicates sandstone or limestone is allowed when laid up in the same manner as natural stone. Cementitious or other paintable siding of appropriate dimension is an acceptable substitute for wood clapboards. A submission of samples of all building materials, including mortar, shall be required prior to approval.

The pointing of mortar joints on masonry additions to historic buildings shall match that on the original building in color, texture, composition and joint profile.

Complies. The entire building is proposed to be a brick veneer with stone decorative trim elements. The front gable will be filled with false half-timbering, following an example building in the district.

D. Fenestration

New buildings and building additions shall be designed with window openings on all elevations visible from the street. Windows on the front façade shall be of the same proportions and operation as windows in adjacent buildings and their total area should be within 10% of the window area of the majority of buildings on the block.

Complies. The windows on the front façade of the proposed new construction align with the neighboring houses.

E. Decks

Given the urban context of the neighborhood, the relative narrowness of building lots, and the general interests of privacy, terraces or patios at grade are preferable to elevated decks. When it is desired to construct a deck, such construction shall be at the rear of the residence. Where visible from the street, design and construction shall be compatible with the building to which it is appended, and the deck shall be constructed of finished materials, be of a shape and scale similar to that of an historic porch or patio, and be partially screened with landscaping or opaque fencing to limit visibility.

Complies. The rear deck will not be visible from the street.

F. Accessory Buildings

A new accessory building, including a garage, shall be designed and constructed in a manner that is complementary in quality and character with the primary structure and neighboring buildings. Complementary structures are appropriate in scale and use a similar type and quality

of materials. Design details from the main building should not be replicated, but such details may be modified and reduced in scale to express the same architectural presence in a simpler way. When not visible, materials other than those of the primary building may be used for exterior walls.

Complies. The new garageport will be situated at the alley and will not be street visible.

G. Curb Cuts and Driveways

Where curb cuts for vehicles and driveways did not exist historically, new ones shall not be introduced. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed. Where a parcel is not served by alley access, proposed exceptions shall be considered on a case-by-case basis and evaluated for design suitability.

Complies.

H. Coordination with Form Based Zoning

When portions of the historic district are located in an area for which a form-based code has been adopted, the Regulating Plan, Building Envelope Standards and Building Development Standards will be used in conjunction with these standards to review new construction within that portion of the historic district.

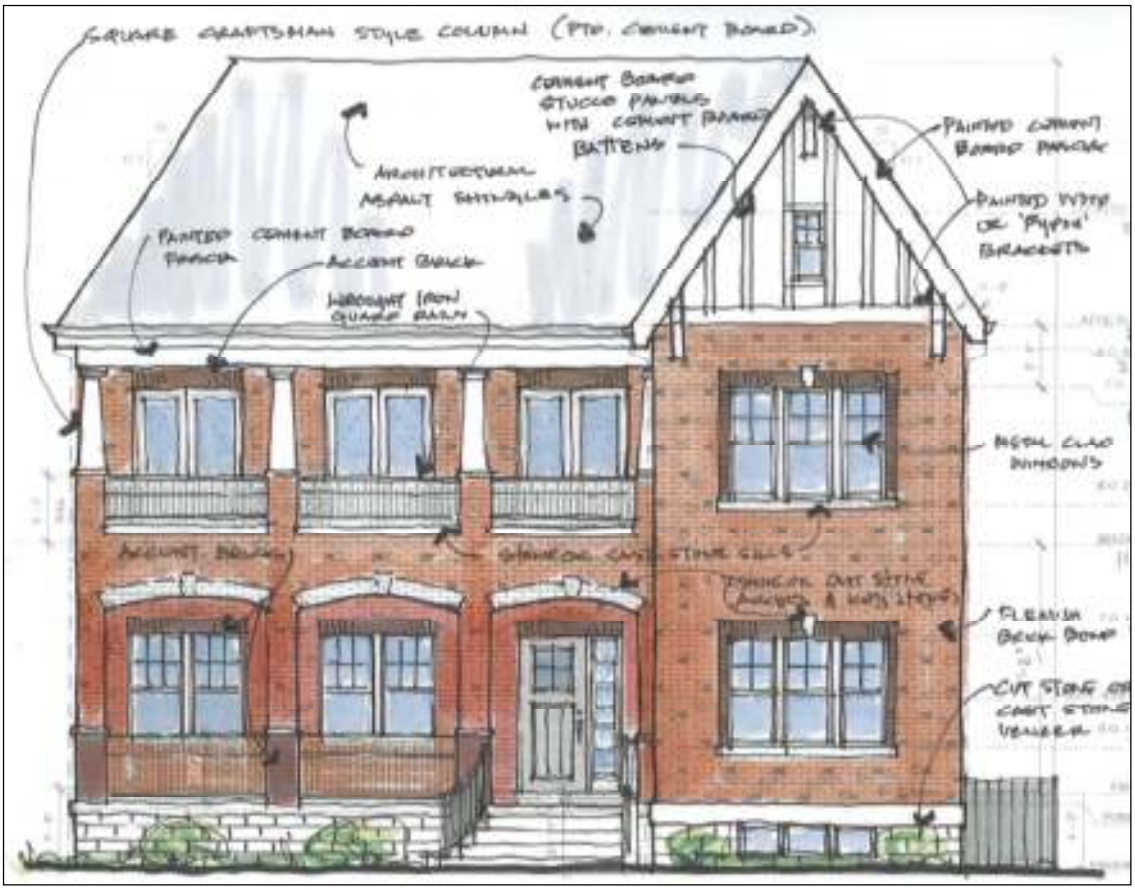
Not applicable.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for new residential construction in the Central West End Historic District Standards led to these preliminary findings:

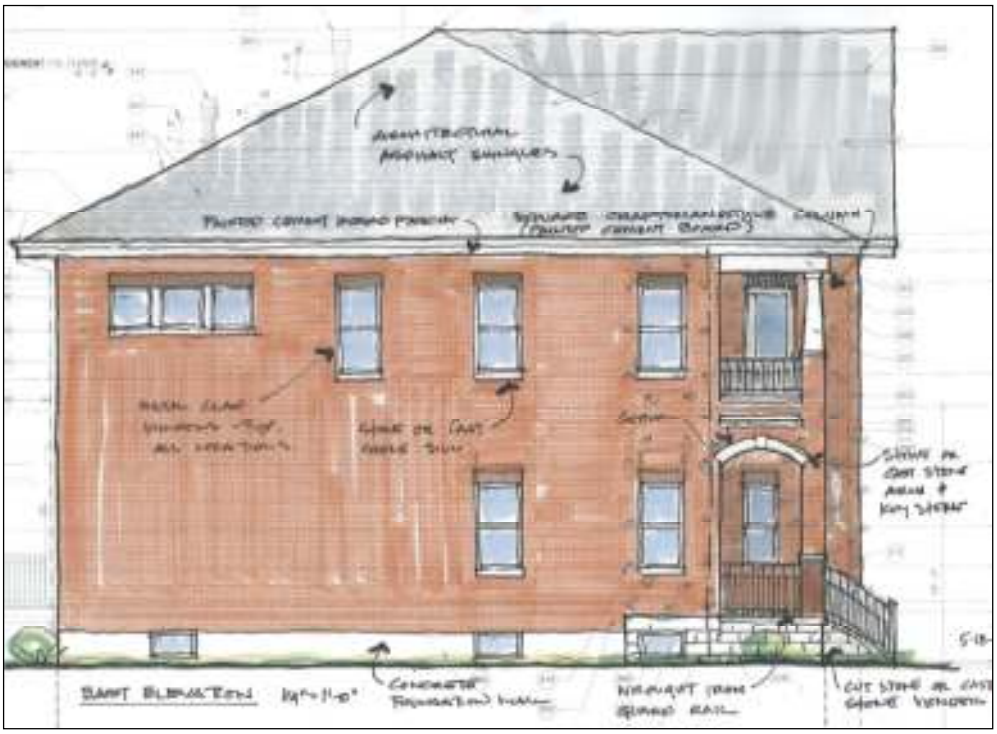
- The proposed site for construction, 4332 McPherson Avenue, is located in the Central West End Local Historic District.
- The siting, scale, proportions, fenestration, details and exterior materials comply with the Standards.

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



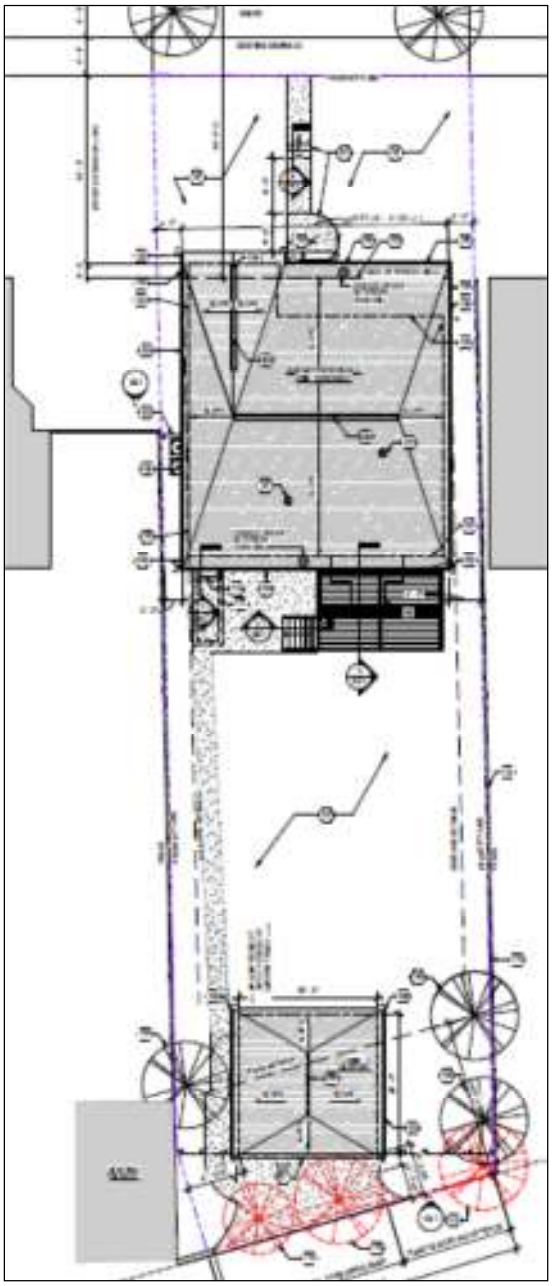
FRONT (NORTH) ELEVATION

STREETSCAPE SHOWING ADJACENT BUILDINGS (4321 MARYLAND IS SECOND FROM RIGHT)



EAST ELEVATION

WEST ELEVATION



SITE PLAN

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

E.

DATE:	May 18, 2015
ADDRESS:	4343 Pershing Avenue
ITEM:	Appeal of Director's Denial to retain non-complaint roofing material installed without a permit
JURISDICTION:	Central West End Certified Local Historic District — Ward 28
STAFF:	Bob Bettis, Preservation Planner, Cultural Resources Office

4343 MCPHERSON AVE.

OWNER/APPLICANT
John Grone/Allastair Anderson

RECOMMENDATION:
That the Preservation Board uphold the Director's Denial, as the proposed roof does not comply with the Central West End Historic District Standards.

RELEVANT LEGISLATION:

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

7) Roofs
The visible form of the roof, as in its shape and pitch, and the presence or absence of dormers and other roof elements, shall not be altered. Materials used on historic pitched roofs and dormers in the historic district are slate, terra cotta mission tile, copper, and terne metal. Original or existing slate, tile and metal roofs shall be preserved through repair and maintenance. Original or historic roof material shall not be replaced with another type of historic material that would change the character of the roof: i.e., replacing historic ceramic tiles with slate shingles. Photographic evidence shall be provided of the deteriorated condition of roofing materials to justify replacement. Original or historic roofing material shall be used wherever the roof is visible. Materials that replicate the original may be used if the original or historic material is unavailable and the substitute material is approved by the Cultural Resources Office.

The owner has proposed to install multicolored artificial slate roofing tiles. The standards require that original or historic materials be used when the roof is visible from the street. The original roofing material is no longer in place and there is no evidence of a multicolor slate roof on this building or any other buildings of similar architectural styles within the neighborhood. In fact, several homes in the area that share similar architectural characteristics with the subject property have red clay tile roofs.

Since the proposed multicolored slate cannot be firmly assumed to have been the original roofing, and is a somewhat noticeable design component, a simple neutral color slate or artificial slate would be more appropriate.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the Central West End District standards and the specific criteria for storefront alterations led to these preliminary findings.

- 4343 McPherson is located in the Central West End Local Historic District.
- The original roofing material has been replaced.
- The owner has not produced any evidence of the appearance of the original roofing material.
- The proposed multi-colored slate would be a conjectural feature to the building. A single color gray slate would be most appropriate as a neutral replacement roof.

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 Central West End Local Historic District standards.

DETAIL OF EXISTING ROOF

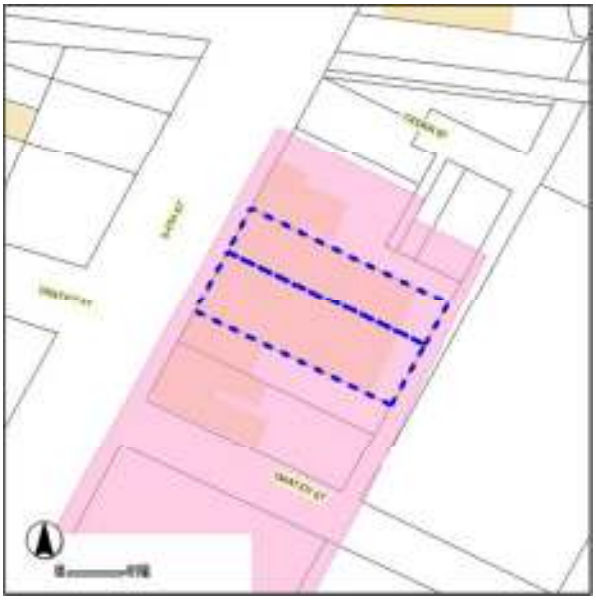
PROPOSED ARTIFICIAL SLATE

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

G.

DATE: May 18, 2015
ADDRESSES: 744-746 and 750-752 S. 4th Street
ITEM: Appeal of Director's Denial to demolish two commercial buildings
JURISDICTION: South Fourth Street Commercial National Register District — Ward 7
STAFF: Betsy Bradley, Cultural Resources Office

744-746 AND750-752 S 4TH STREET



OWNER AND APPLICANT:
Terrence C. McDonald,
800 4th Street LLC

RECOMMENDATION:
That the Preservation Board uphold the Director's denial.

Both properties are considered to be contributing properties in the South Fourth Street Commercial Historic District listed in the National Register in 2006. At that time, SCM-PBM LLC owned both properties.

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

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

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.

   Both buildings are contributing buildings in the National Register historic district.

   The building at 744-746 S. 4th is thought to date from circa 1870 and therefore is a High Merit building. The two-story building has a side-gabled roof from which pairs of chimneys – known as Baltimore chimneys – rise. The building's corbelled brick cornice

is of note. The street level has been altered although original cast-iron columns frame a center bay where a paneled door set under a transom gives access to the staircase to the second floor. Tan brick and glass block infill may date from the 1950s.

750-752 S. 4th is a one-story three-bay, flat-roofed masonry building designed by architect Otto J. Krieg and built in 1950. The walls of concrete block – colored and of various sizes on the S. 4th façade – and steel beams and wood framing support the roof that has raised bays that allow clerestory windows to light the interior. Industrial steel sash fills the large openings in the façade flanking a vehicular-sized door.

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

1. Sound structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subsections A, D, F and G, four, six and seven indicates demolition is appropriate.

   In terms of the ordinance, 744-746 is sound. The condition of the roof and the collapse of brick at the cornice on the S. 4th Street façade are of concern.

   750-752 is also sound in terms of the ordinance. It is unsecured and exposed to unauthorized occupation and vandalism.

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.

   The two buildings abut each other. There is a small gap between 750-752 and the building to the south.

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 two-block stretch of S. 4th between elevated rail lines on the north and south, and between S. Broadway and I-44, constitutes the immediate setting of the South Fourth Street Commercial Historic District. Within the historic district, there are several vacant and unoccupied buildings, including the two in question and the adjacent one to the south.

   The southern portion of the district is separated from the north by a vacant parcel. Of the two buildings at the southern end of the district, one has been rehabilitated.

The buildings on the west side of S. 4th Street include the historic Oyster House property, and the building to its north, and several modern commercial ones.

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.

   Some of the buildings in the small historic district have been rehabilitated and reused and several have not. 742 S. 4th was rehabilitated in 2010-2011 and is now occupied by a restaurant. 756-758 was occupied by a restaurant circa 2013 and some work has been completed on 754 S. 4th.

   While both 744 and 750 are vacant, the east sides of the properties are used for parking. The appellant plans to establish a paved parking lot on the block to the south.

   The buildings present different reuse opportunities. The small size of 744-746 and the gut rehab that would be needed presents both an opportunity and a challenge. 750-752 provides a large open space with no partitions and interesting roof, the type of unusual space that is valued by some businesses. It would seem to have some potential use, perhaps even as a secure parking facility.

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 ability to use state and/or federal historic tax credits to rehabilitate both buildings must be taken into account when considering any economic hardship consideration. The appellant has not provided any information on this topic for review.

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 north block of this district on which the buildings proposed for demolition stand presents a complete blockfront and the loss of buildings near the center of it would impact the perception of the block as one with integrity and density. This blockfront stands in sharp contrast to the now empty block to the south.

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:

   Not applicable. The owner does not propose immediate construction, stating that the properties will ultimately be used for future development.

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

   Not applicable.

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

   Not applicable.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resource Office's consideration of the criteria for demolition led to these preliminary findings:

- 744-746 S. 4th is an important contributing property in the South Fourth Commercial Historic District, one that clearly conveys the historical and architectural significance of the National Register historic district. It is considered to be High Merit Building.
- 750-752, while officially a contributing property in the South 4th Commercial Historic District, was built considerably later than the rest of the buildings in the district. Its value in the streetscape may be more important than its individual significance as a commercial/industrial building. It is considered to be a Merit Building.
- Both buildings are Sound, in terms of the Ordinance.
- 744-746 displays deferred maintenance and a small collapse at the S. 4th Street cornice line that will expand if not repaired.
- 750-752 is unsecured and exposed to unauthorized occupation and vandalism.

- The buildings in the South Fourth Street Commercial Historic District are located in a highly visible area with a quite varied character.
- Both buildings are important in the streetscape assembly, as well as its integrity and density.
- The small size of 744 allows the rest of the parcel behind the building to be used for parking and thereby afford some income to the owner.
- The availability of parking on the sites, and on the now cleared block to the south owned by the appellant, supports the assertion that there is some reuse potential for the buildings.
- The reversal of the deteriorated conditions and rehabilitation for new use should be considered in terms of the availability of state and/or federal historic tax credits.
- For both buildings, the criteria for proposed subsequent construction, commonly controlled property and accessory structures are not applicable.
- Ordinance #64689 states that the demolition of buildings in several categories shall not be approved except in unusual circumstances that shall be expressly noted and no such circumstances have been identified.

RECOMMENDATION:

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the demolition of two sound buildings that are contributing resources in the South Fourth Street Commercial Historic District listed in the National Register.

REAR, EAST FAÇADES OF BOTH BUILDINGS

INTERIOR OF 750-752 S. 4TH

INTERIOR OF SOUTH PORTION, 744-46 S. 4TH

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

G.

DATE:	May 18, 2015
ADDRESS:	3107 Shenandoah
ITEM:	Appeal of Director's denial to replace turret cap
JURISDICTION:	Compton Hill Local Historic District — Ward 7
STAFF:	Andrea Gagen, Preservation Planner, Cultural Resources Office

3107 SHENANDOAH

OWNER/APPLICANT:
Jan Clinite

RECOMMENDATION:
That the Preservation Board uphold the Director's denial, as the turret cap does not comply with the Shaw Historic District Standards.

THE CURRENT WORK:

The applicant has a building permit application to replace the original turret cap, which has been temporarily removed, with a larger version of the same design. The owner has a problem with water infiltration in that area and is proposing the larger cap as a solution. The original turret cap, not including the tendrils, extends 1 foot down from the peak of the turret roof. The proposed turret cap will be of similar design, but would extend down 2 feet 4 inches, not including the tendrils. As the dimensions of the original cap are not being replicated and the change in size will be very noticeable, the permit was denied. The owner has appealed the decision.

RELEVANT LEGISLATION:

Excerpt from Ordinance #57702, the Compton Hill Historic District:

REHABILITATION AND NEW CONSTRUCTION STANDARDS

G. Architectural Detail

1. Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, a similar detail may be substituted.

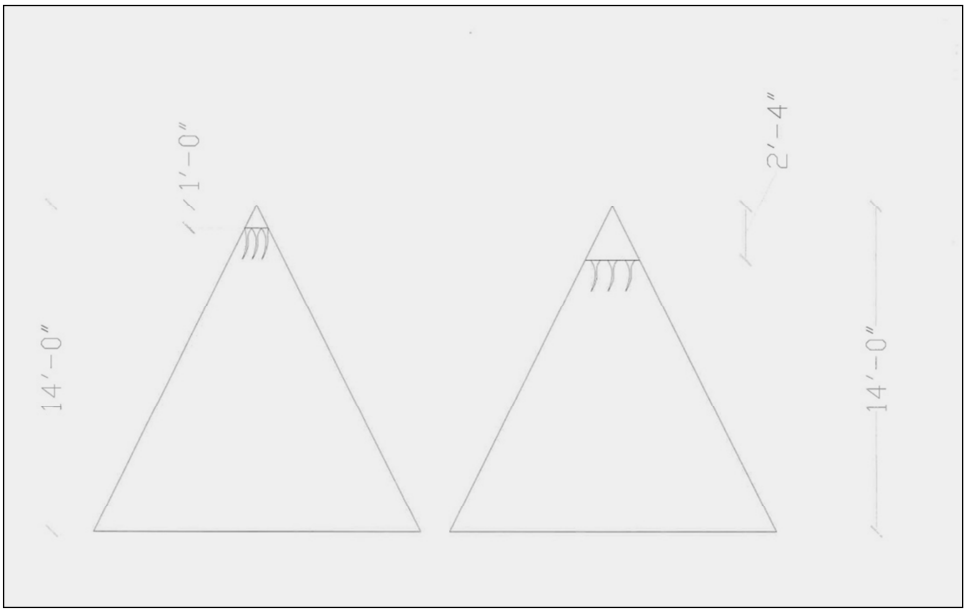
Does not comply. While it does replicate the design, the proposed turret cap would extend 1 foot 4 inches further down the turret roof. The tendrils would also extend further in proportion to the increased size. The result, a much larger cap, would significantly alter the appearance of the building.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the Compton Hill District standards and the specific criteria architectural details led to these preliminary findings.

- 3107 Shenandoah is located in the Compton Hill Local Historic District.
- The proposed turret cap replicates the original in design, but not size.
- The change in dimensions of the turret cap would noticeably alter the appearance of the building.
- The proposed cap would be much larger than similar caps in the neighborhood.
- The staff believes there are other methods of stopping the roof leakage, such as replacement of the slate beneath or installing a better barrier beneath the slate.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application to replace the turret cap with a larger version as it does not comply with the Compton Hill Local Historic District standards.



COMPARISON OF ORIGINAL CAP AND PROPOSED CAP DIMENSIONS

ORIGINAL TURRET CAP

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

H.

DATE: May 18, 2015
ADDRESS: 3130 Hickory Street
ITEM: City Landmark Designation for the Maya Angelou Birthplace
Jurisdiction: Ward 19
STAFF: Betsy Bradley, Director, Cultural Resources Office

3130 HICKORY

RECOMMENDATION:

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

BACKGROUND:

Alderwoman Marlene Davis, members of Maya Angelou's family, and Rhonda M. Wright approached the Cultural Resources Office Director expressing interest in recognizing the historic importance of the house at 3130 Hickory as the birthplace of Maya Angelou. The property, located in the Gate District neighborhood, is currently used as a residential rental.

EAST FAÇADE WITH ENTRANCE

RELEVANT LEGISLATION:

Ordinance 64689

PART IVB - DESIGNATION OF LANDMARKS OR LANDMARK SITES

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

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

B. A Site or Improvement may be submitted for designation as a Landmark and/or Landmark Site as provided in Sections Thirty through Thirty-Seven.

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

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

A. A general location map and legal description of the site or Improvement proposed for designation by metes and bounds or other legal description that readily identifies the site or Improvement;

B. A statement documenting the historic, architectural, cultural, archeological or aesthetic significance of the site or Improvement together with an architectural survey map that evaluates the significance of each Improvement and/or topographic feature within the proposed site. The statement shall describe the current economic conditions and environs of the site or Improvement and shall describe the advantages to adjacent property Owners and to the City which may be anticipated as a consequence of designation;

C. A plat at an appropriate scale indicating the existing uses of all Improvements and premises within the proposed site;

D. A general plan for the site or Improvement indicating all planned or proposed (public or private) restoration, development and demolition within the site;

E. Proposed Landmark standards to be applied to the site or Improvement, including, but not limited to, Design and Construction Standards for building facades, setbacks, height, scale, material, color and texture, trim, roof design and landscaping; standards for the design details of all fences, streets and drives, street furniture, signs and landscape materials; and standards for demolition of Exterior Architectural Features;

F. A statement of amendment (if any) to the existing zoning classifications and boundaries necessary to conform to the proposed plan.

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

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

A. Within five (5) days after a petition for designation of a Landmark or Landmark Site has been filed as above provided, the Preservation Board shall transmit copies of the petition together with all exhibits and documents appurtenant thereto to the Planning Commission and the Board of Public Service, and if the Owner or Owners of record of the site or Improvement are not the petitioner, also to the Owner or Owners of record.

B. Within forty-five (45) days after such transmittal, the Planning Commission and the Board of Public Service shall review the petition and shall transmit to the Preservation Board such advice and recommendations as they deem appropriate as to: (i) the proposed designation's conformity with the Comprehensive Plan for the City and any applicable neighborhood and development plans; and (ii) the degree to which the proposed designation advances the physical development of the City. (Ordinance 64925)

The Planning Commission considered the proposed Landmark designation at its May 6, 2015 meeting. The Commission found that the proposed City Landmark designation to be in conformity with the City's Strategic Land Use Plan and made the determination that the proposed designation will have a positive impact on the physical development of the City. The Board of Public Service has also communicated its support of the Landmark designation and Landmark plan.

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

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

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

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

A. After review and consideration of the petition, recommendations of the Board of Public Service and the Planning Commission, and comments received from the Owner(s) and other interested parties, the Preservation Board shall:

   1. Approve the petition as submitted; or
   2. Approve the petition with such modifications or conditions as the Preservation Board shall deem appropriate; or
   3. Disapprove the petition.

B. Such determination shall be in writing and shall be made within one hundred twenty (120) days after filing of the petition, or if a public hearing is held, then within sixty (60) days after such public hearing; provided that the Preservation Board may vote to extend such time period to permit additional studies or reports to be completed or for other good and proper cause. The Preservation Board shall promptly notify the petitioner, the mayor, the Planning Commission, the Board of Public Service, the clerk of the Board of Aldermen, and the Owner(s) of record of the Preservation Board's determination.

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

In the event of approval of a petition for designation of a Landmark and/or Landmark Site, the Preservation Board shall cause to be prepared a Landmark or Landmark Site designation bill with a Landmark preservation plan for consideration by the Board of Aldermen. The

designation bill shall include, but not be limited to, the elements of the petition as described in Section Thirty. The Landmark preservation plan shall contain Landmark standards for the regulation of construction and alteration of Exterior Architectural Features of or within the Landmark or Landmark Site and shall provide for the preservation of the significant features or characteristics of the site or Improvement which are the basis for the Landmark designation. Within forty-five (45) days after the Preservation Board's approval of the petition, a copy of such designation bill together with the Landmark preservation plan and Landmark standards shall be transmitted to the clerk of the Board of Aldermen, to the Planning Commission, to the mayor, and to the Owner(s) of record.

LANDMARK OVERVIEW:

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

> 3130 Hickory Street, a house in the Compton Hill African American neighborhood, was the location of the birth of Marguerite Johnson, later known as Maya Angelou. The dwelling is the property in the City most closely associated with Ms. Angelou's years of residence in St. Louis. Although Angelou's childhood was spent mainly in Arkansas, this modest first home in a segregated St. Louis neighborhood helps to convey the journey Ms. Angelou made to become a renowned performer, author and outspoken civil rights activist. Her life was spent in many places in the United States and abroad. The house at 3130 Hickory comprises part of the history of one of the most prominent and respected women of her generation.
>
> The many talents of Ms. Angelou, who died on May 28, 2014 in Winston-Salem, North Carolina, contributed to the richness of the cultural life of many Americans, and she is a noted figure at the national and international level. During the 1950s when she was an active performer, Angelou began writing. *I Know Why the Caged Bird Sings*, published in 1970, is used in many college courses and is one of Ms. Angelou's 36 published books, many of which have been bestsellers. Her screenplay and score for *Georgia, Georgia*, a 1972 film, was a breakthrough opportunity for an African American woman and was nominated for a Pulitzer Prize.

The Landmark Plan is to maintain occupancy in the building as a residence. The Landmark Standards are based on the Secretary of Interior's Standards and emphasize maintaining the historic character of the exterior of the building while allowing minor changes to accommodate modern uses.