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

# CULTURAL RESOURCES OFFICE
# PRESERVATION BOARD
# REGULAR MEETING

**MONDAY MAY 19, 2014 — 4:00 P.M.**
**1520 MARKET ST. #2000**
**www.stlouis-mo.gov/cultural-resources**

Roll Call - Approval of the April 28, 2014 Minutes - Approval of Current Agenda.


| PRELIMINARY REVIEWS | | Jurisdiction | Project | Page |
|---|---|---|---|---|
| A. | 5570 S. BROADWAY/ 154 E. ELWOOD | So. Broadway Bluffs Landmark District | Construct new trail in City park. | 1 |
| B. | 212 N. KINGSHIGHWAY | Central West End HD | Alterations to storefronts | 8 |
| C. | 701 RUSSELL | Soulard Historic District | Construct new gas station. | 13 |

| APPEALS OF DENIALS | | | | |
|---|---|---|---|---|
| D. | 1409 MONROE | Murphy-Blair National Register District | Demolish house. | 20 |
| E. | 5277 WASHINGTON | Central West End HD | Replace red slate roof. | 26 |

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

**A.**

DATE: May 19, 2014
ITEM: Preliminary review to construct concrete trail in Bellerive Park and revise parking area in Sister Marie Charles Park
ADDRESS: 5570 S. Broadway and 154 E. Elwood Street
JURISDICTION: S. Broadway Bluffs Landmark District #43 and City Parks — Ward 11
STAFF: Jan Cameron, Cultural Resources Office

**BELLERIVE PARK LOOKING SOUTH ON BROADWAY**

**Owner:**
City of St. Louis Parks Division

**Applicant:**
Access Engineering, LLC/William Early P.C.
Great Rivers Greenway

**Recommendation:**
That the Preservation Board direct the Office to convey a recommendation to the Board of Public Service that the proposed improvements for Sister Marie Charles Park are appropriate; and that the Board direct the applicants to continue to work with CRO staff to further refine the proposal for Bellerive Park, with the intent to mitigate the impact of the trail, its lookouts, handrails and gateway as much as possible.

**THE PROPOSAL:**

Great Rivers Greenway is proposing a 10-foot wide concrete biking and pedestrian trail from the top of Bellerive Park, winding down the south slope of the bluff to end in a new entry point at Dover Street. The trail will have two resting areas or lookouts and be parts of it will be edged with a handrail similar to a fence. A rustic stone bridge will connect the lower part of the trail on the north to a walkway leading to the existing park building. Sister Marie Charles Park at Elwood Street will also receive sidewalk and road upgrades and its parking area will be removed.

**RELEVANT LEGISLATION:**

Excerpts from Ordinance 68689, Part VI – Public Structures, Monuments and Fixtures

Section 52: Exterior design review of Structures or fixtures paid for by City or erected upon or extending over public streets, parks, etc.

No construction of any building, arch, gate, fence or other fixture which is to be paid for either wholly or in part by the City from general revenue funds of the City shall be begun unless the exterior design thereof shall have been submitted to the Preservation Board and recommendations made by it, except as herein provided, before the final approval thereof by the officer or other person having authority to contract therefore. The approval of the Preservation Board shall be required in respect to all fixtures or Structures belonging to any person which shall be erected upon or extending over any public street, highway, stream, lake, square, park or other public place within the City, except as provided in this ordinance. In deeds or leases for land made by the City, restrictions may be imposed requiring that the design and location of Structures to be altered or erected thereon shall be first approved by the Preservation Board. Nothing requiring the recommendation or approval of the Preservation Board as provided in this section or Section Fifty-One of this ordinance shall be changed in exterior design or location without its approval; provided, that, in case of dispute, the Board of Public Service shall be the final arbiter and its decision shall prevail. If the Preservation Board fails to act upon any matter submitted to it under this section within 45 days after such submission, its approval of the matter submitted shall be presumed.

**Per ordinance, the Board of Public Service is required to submit to the Cultural Resources Office any construction proposed in the public right-of-way or in public parks.**

**Proposal comments:**
**CRO is concerned that the trail proposed for Bellerive Park, which will require alteration of the topography of the bluff and the removal of a historic stone stair at the southern corner of the park, will have a significant impact upon the existing historic character of the park, park structures and Bellerive Bridge. CRO staff has met with representatives of Great Rivers Greenway, the Board of Public Service; the Parks Department and the Carondelet Neighborhood Association and discussed ways to mitigate the impact of the project.**

**The proposal for alterations to Sister Marie Charles Park appear appropriate and do not adversely effect the character of this recently established park, which has few permanent improvements.**

Excerpt from Ordinance #64689, Part III — General Provisions

Section 10: Existing historic districts and landmarks.

C. All Landmarks designated as such pursuant to Ordinance 57986 or any other previous ordinance of the City and existing within the City on the effective date of this ordinance shall from such effective date be deemed to be Landmarks under this ordinance and shall be subject to the controls and provisions of this ordinance....Until Landmark standards have been approved for a particular Landmark, all applications for permits pursuant to Sections Thirty-Nine through Fifty with respect to such Landmark shall be automatically referred to the Cultural Resources Director for review by the Preservation Board or the Cultural Resources Director (as provided by the rules of the Preservation Board); in reviewing the application, the Preservation Board or the Cultural Resources Director shall consider whether the proposed work would adversely affect the characteristics of the Landmark which were the basis for its designation as a Landmark, whether there have been changes in the circumstances or conditions in or affecting the Landmark since its designation, and other relevant considerations, such as the availability of economically feasible alternatives to the proposed work.

**The basis for Landmark designation of the bluffs was the natural topography of the site and its distinctive qualities as a visible residential neighborhood on the Mississippi River bluffs and one of the few areas along the riverfront not devoted to commercial or industrial use. The bluffs' special character was easily recognized and Bellerive Park specifically included within the Landmark boundaries.**

**In a press release announcing the designation, members of the Landmarks and Urban Design Commission in 1971, stated:**

> **"…[T]he value of the bluffs themselves as a scenic spot along the Mississippi, and as one of the few such spots within the City limits which has not yet been despoiled by industrial structures, is significant enough to justify the protection and assistance of the Commission in preserving them in their natural state as much as possible."**

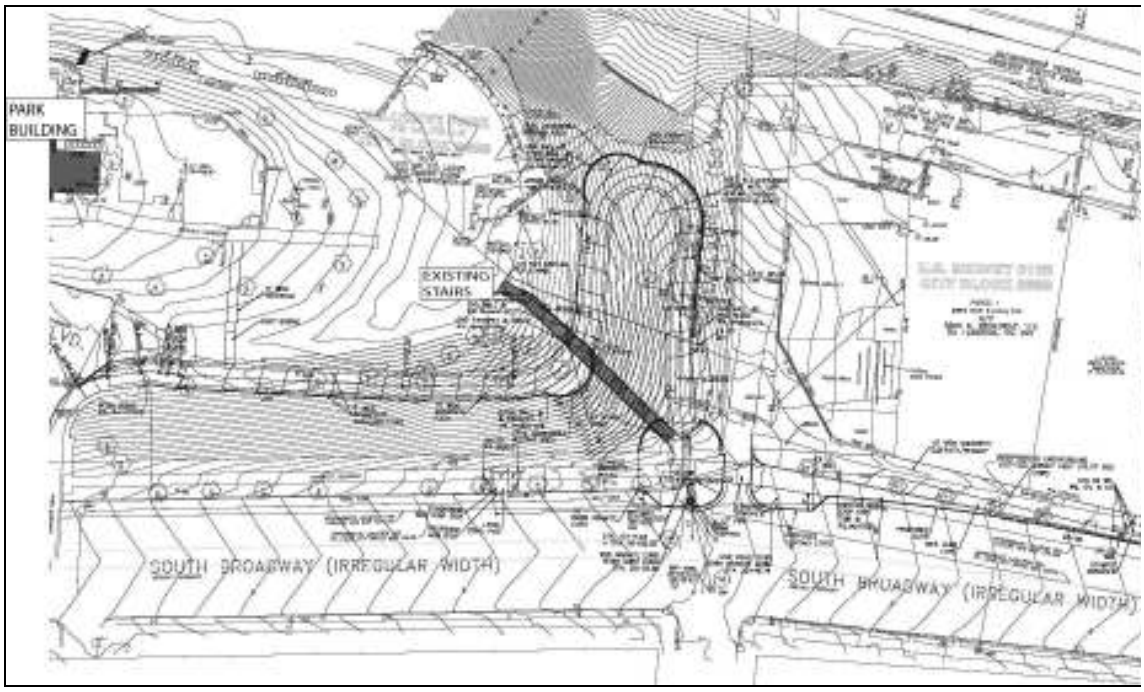
**Proposal comments:**
**While the project proposes a pedestrian/biking trail which may provide a desired amenity in Bellerive Park, it is important that the historic characteristics of this urban park are not compromised. Introduction of the concrete trail and its accoutrements will have a definite effect upon the appearance and topography of the park, requiring some regarding and alteration of the existing slope, primarily at the southern end where the trail will descend to Dover Street. The trail will include two lookout areas, requiring retaining walls; a fence/rail; and a monument-flanked entry at Dover Street. Design of these elements have not been finalized. The historic stone stair (which has a matching stair on the north end of the park) is a character-defining feature and must be considered in any proposed alteration.**

**PRELIMINARY FINDINGS AND CONCLUSION:**

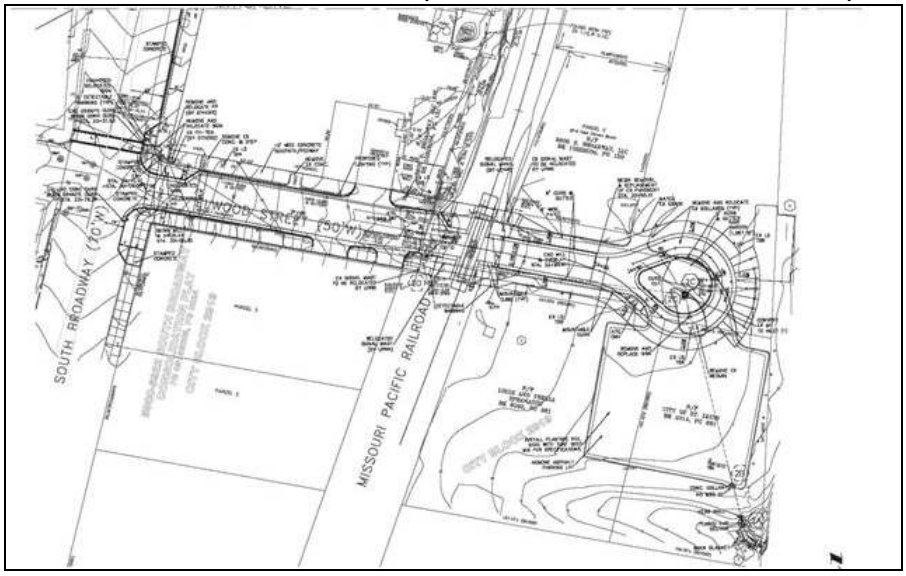
The Cultural Resource Office's consideration of the criteria for public structures and monuments and of the requirements of Ordinance #64689 relating to the S. Broadway Bluffs Landmark District led to these preliminary findings:

- Bellerive Park is located within the boundaries of the South Broadway Bluffs City Landmark District #43.
- Bellerive Park and Sister Marie Charles Park are City property and fall under the provisions of Ordinance #64689, Part VI, Section 52.
- The proposed project will effect a change in the design and topography of Bellerive Park that will noticeably alter the park's historic character. The work proposed for Sister Marie Charles Park appears appropriate for the park's current condition.
- The removal of the historic stone stair in Bellerive Park would constitute a significant loss to the historic park and should be retained if at all possible.
- All efforts should be made for the new trail in Bellerive Park to be as unobtrusive as possible, with minimal trail width and amenities, and efforts made to retain the urban character of the park.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board direct the Office to convey a recommendation to the Board of Public Service that the proposed improvements for Sister Marie Charles Park are appropriate. The Office also recommends that the Board direct the applicants to work with the CRO staff to further refine the proposal of Bellerive Park, with the intent to mitigate the impact of the trail, its lookouts, handrails and gateway as much as possible, and to promote the historic and urban character of the park.




**PROPOSED TRAIL IN BELLERIVE PARK (PARK BUILDING & STAIR SHOWN SHADED)**




**PROPOSED CHANGES TO SISTER MARIE CHARLES PARK**

**TOPOGRAPHY OF BELLERIVE PARK FROM CONCRETE BRIDGE…**

**…SOUTH TO DOVER STREET**

**HISTORIC STONE STAIR TO BE REMOVED**

**SISTER MARIE CHARLES PARK LOOKING NORTHWEST FROM PARKING AREA**

**SISTER MARIE CHARLES PARK LOOKING NORTHEAST ALONG EXISTING WALK**

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

**B.**

DATE: May 19, 2014
ADDRESS: 212 N. Kingshighway Boulevard
ITEM: Preliminary Review: Master plan for storefronts in the Park Plaza Hotel
JURISDICTION: Central West End Historic District — Ward 28
STAFF: Betsy H. Bradley, Cultural Resources Office

**PORTION OF PARK PLAZA FAÇADES PROPOSED FOR STOREFRONTS**

**OWNER AND DEVELOPER:**
Behringer Harvard/Chase Park Plaza Hotel

**APPLICANT:** Sara Hentz; Aras, LLC

**STAFF RECOMMENDATION:**
That preliminary approval be granted, subject to review of each application and materials by the Cultural Resources Office.

## THE PROJECT

The applicant is presenting a master plan for storefronts in the Maryland Avenue façade and a small portion of the Kingshighway façade of the Park Plaza building. The plan presents door and window options for the bays of various widths, a sign program, the treatment of the opening in the garage building, new main entrance doors on the Maryland Plaza façade, and redesigned enclosure at the Kingshighway entrance.

## RELEVANT LEGISLATION:

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

Storefronts

The area of the first floor historically enclosed with a storefront shall not be expanded or reduced. When original and historic storefront fabric is present, it shall be retained and restored or rehabilitated.

**Photographs from the mid-1980s indicate that there have been storefront show windows in the Maryland Avenue and Kingshighway façades of the Park Plaza building in the past. The current multi-pane windows are not historic sash. The current plan will re-introduce more obvious storefront windows and establish some new storefront entrances.**

When an original or historic storefront no longer exists, the replacement storefront shall conform to the following applicable situation:

a) If part of a building with other intact historic storefronts, it shall respect the scale, proportion, pattern, color, details and material of those historic storefronts; or

b) If part of a building with no remaining historic storefronts, it shall be compatible with the rest of the building in scale, design, materials, color and texture and may be of contemporary design.

Prefabricated commercial storefront framing components, tinted glazing, and clear-finish aluminum are not appropriate for infill storefronts of historic buildings in the historic district.

Additional guidance and insight to storefront design in the context of historic buildings can be found in National Park Service's Preservation Brief #11 (Appendix 4).

**Complies. The proposed storefront elements are an aluminum storefront system to be custom colored for the building. The elements would maintain established divisions in the window bays above and the ground level transoms that are to remain in situ, and would appear as compatible contemporary design.**

**For bays to serve as windows, the existing black granite veneer would remain in place. For entrance bays, the opening will by increased slightly in height by lowering the lower edge to floor level, which would involve the removal of the masonry and granite veneer; new steps to the storefronts are proposed. The steps, proposed as concrete, would have black iron handrails.**

**Consistent signs would be placed at the transom window level of the ground story; new light fixtures would be placed above the second-story level to wash down on the storefronts.**

**A canopy is proposed to shelter a small storefront to be placed in the opening of the vehicular door in the garage building. Supported by posts, the metal canopy would not conceal the decorative stone spandrel above the door. A doorway will close the opening with the business is not open. The canopy would be a new element, but one that is appropriate in scale and design for the garage building and would relate in materials to the canopy at the main pedestrian entrance further to the west on the Maryland Plaza façade.**

**New entrance doors will be placed within the existing entrance and vestibule arrangement at the main entrance on Maryland Plaza. The change would not diminish the historic character of the entrance, would likely be unnoticeable, and would solve a wind tunnel problem on the interior.**

**Alterations to the modern exterior vestibule at the Kingshighway entrance would replace a revolving door with a sliding doors operated by a sensor.**

## PRELIMINARY FINDINGS AND CONCLUSION:

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

- The proposed installation of storefronts would cause the loss of only a small portion of the historic masonry and base veneer as historic fabric and would not expand the extent of previous storefront use of the street-level portion of the hotel building.
- The scale, proportions, details and exterior materials comply with the standards in that they are in keeping with the presence of the historic masonry portion of the building and would appear to be compatible new elements, as allowed for in the standards.
- The proposed use of the entrance to the garage would introduce a new type of commercial use for that portion of the façade, but is within the guidance provided by the historic district standards for appropriate new storefront infill.
- Changes to the two pedestrian entrances are appropriate for the building.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the master plan with the understanding that the Cultural Resources Office will review and approve all applications for actual work that meets the master plan.

**A PORTION OF THE MARYLAND PLAZA FAÇADE TO BE STOREFRONT**

**THE PORTION OF THE KINGSHIGHWAY FAÇADE TO BE STOREFRONT**

**GARAGE BUILDING OPENING TO BE ALTERED**

**PROPOSED STOREFRONTS AT MARYLAND PLAZA AND KINGSHIGHWAY FAÇADES**

**PROPOSED ENTRANCE BAYS**

**PROPOSED WINDOW BAYS**

**PROPOSAL FOR GARAGE ENTRANCE**

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

**C.**

DATE: May 19, 2014
ADDRESS: 701 Russell Boulevard
ITEM: Preliminary Review to construct a gas station and convenience store building and pump canopy.
JURISDICTION: Soulard Certified Local Historic District — Ward 7
STAFF: BOB BETTIS, Cultural Resources Office

**701 RUSSELL**

**OWNER:**
Mike Jabbar/Ketan Patel
**ARCHITECT:**
Joe Wiedemeier

**RECOMMENDATION:**
That the Preservation Board grant preliminary approval for the proposed new construction with the stipulation that final plans and design details will be approved by the Cultural Resources Office for compliance with the district standards.

**THE PROJECT:**

The applicant proposes to construct a single-story commercial gas station and pump canopy at 701 Russell, at the corner of S. 7th Street in the Soulard Historic District. The proposed building will replace an existing gas station and car wash.

**RELEVANT LEGISLATION:**

Excerpt from Ordinance #62382, the Soulard Historic District:

ARTICLE 3: NEW BUILDINGS
301 PUBLIC AND SEMI-PUBLIC FACADES OF NEW CONSTRUCTION
The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

**The applicant has not provided a single Model Example for the proposed new construction; however, much of the design is based on industrial and commercial buildings within the historic district. Given the nature of the use of the property, the rationale for the use of and ability to find an appropriate Model Example are limited.**

301.1 Site

A site plan shall describe the following:

Alignment

New buildings shall have their Public Facade parallel to the Public Façade of the adjacent buildings.

**Complies. The Public Façade is parallel to buildings on 7th Street.**

If a new building is to be located between two existing buildings with different alignments to the street or in the event that there are no adjacent buildings, the building alignment shall be the same as that which is more dominant within that block on the same side of the street.

**Not applicable.**

If a new building is to be located on a block which is completely empty, then the alignment shall be that which is most dominant within the adjacent blocks or across the street.

**Not applicable.**

Setback

New buildings shall have the same setback as adjacent buildings.

**Partially applies. Given the use of the property and the location on the edge of the district, placing the building towards the back of the lot seems appropriate.**

If a new building is to be located between two existing buildings with different setbacks to the street, or in the event that there are no adjacent buildings, then the building setback shall be the same as that which is more dominant within that block on the same side of the street.

**Not applicable.**

If a new building is to be located on a block which is completely empty, then the setback which is most dominant within adjacent blocks or across the street shall be used.

**Not applicable.**

Setback may be based on a Model Example.

**Not applicable.**

301.2 Mass

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

**Complies. The mass of the proposed building is similar to adjacent buildings.**

301.3 Scale

Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e. g., the size of a door relative to a window).

A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings.

**Complies. A single-story commercial building is on the site to the north as well as several other examples along 7th street to the south. A Phillips 66 gas station south across Russell has recently been redeveloped with a similar plan and a one-story brick building and canopy over the gas pumps; the two service stations will appear similar in scale and comparable properties.**

If a new building is to be located between two existing buildings with different scales, or in the event that there are no adjacent buildings, then the building scale shall be that which is more dominant within that block on the same side of the street. If the new building is on a block which is completely empty, then the building scale shall be similar to that of buildings in adjacent blocks.

**Not applicable.**

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

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

**Not applicable.**

301.4 Proportion

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

**Complies. The proportions of the proposed building are comparable to those of adjacent commercial and industrial buildings.**

301.5 Ratio of Solid to Void

The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.

The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.

**Complies.**

The height of a window in the Public Facade shall be between twice and three times the width.

**Not applicable.**

The ratio of solid to void may be based on a Model Example.

**Not applicable.**

301.6 Facade Material and Material Color

Finish materials shall be one of the following:

For walls:

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

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

**Complies. All four sides of the new construction are proposed to be brick veneer.**

Stone common to the Soulard Historic District.

Scored stucco and sandstone.

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

For foundations:

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

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

Cast-in-place concrete, painted.

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

**Not applicable, foundation is not visible.**

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

**Complies.**

302 PRIVATE FACADES OF NEW CONSTRUCTION

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

**Complies.**

402.1 Retaining Walls on Public Facades

New and reconstructed retaining walls shall be based on a Model Example.

Comment: New and reconstructed retaining walls shall replicate the appearance of an historic wall. Thus stone or brick may be applied as a veneer to a concrete wall as long as the outward appearance meets the visual qualities of the Model Example.

The following types of retaining walls are prohibited on Public Facades:

A. Railroad ties;
B. Landscape timbers;
C. Concrete block of any type;
D. Exposed cast-in-place or precast concrete;

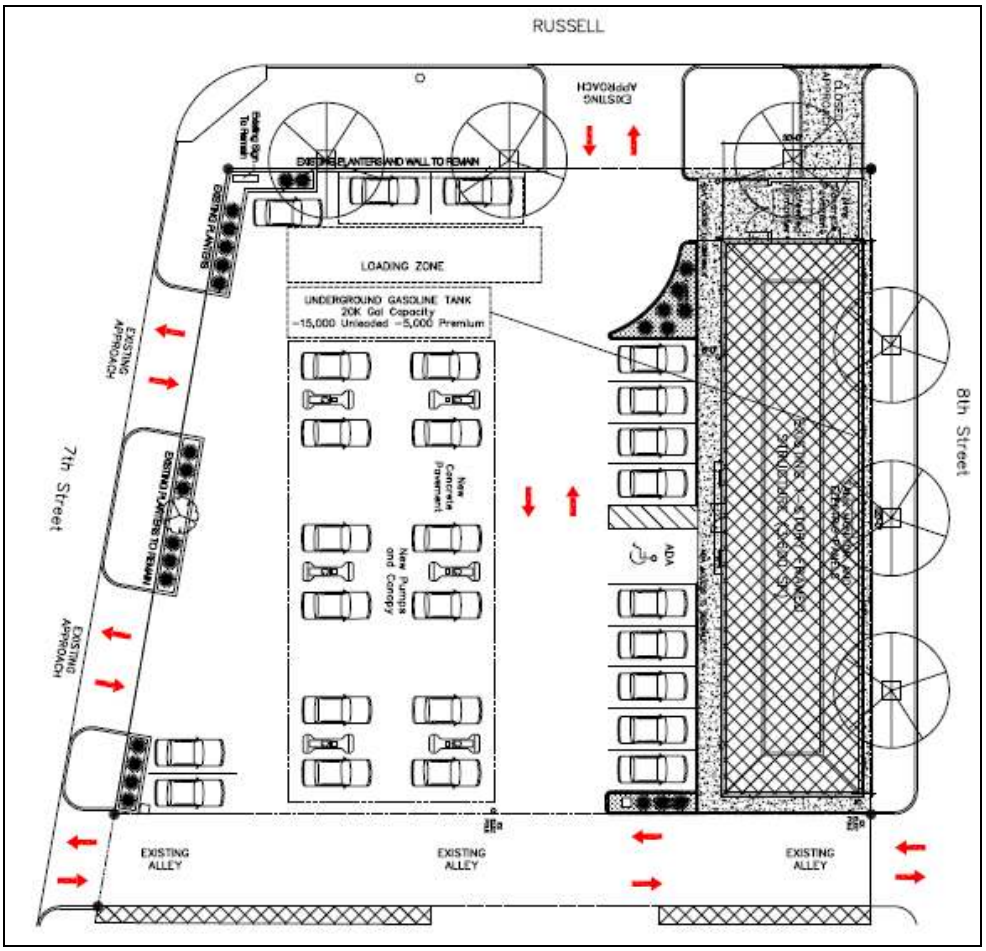
**Not applicable**

**PRELIMINARY FINDINGS AND CONCLUSION:**

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

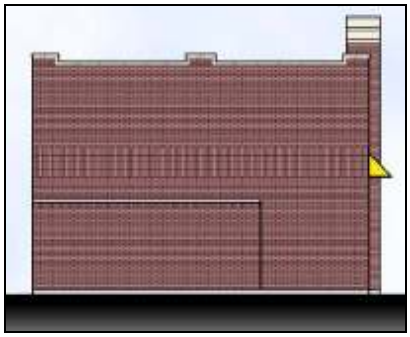
- 701 Russell St. is located in the Soulard Neighborhood Local Historic District.
- The applicant has not provided a single Model Example for the proposed new construction, although the design draws substantially from buildings in the historic district.
- The mass, scale, proportions, ratio of solid-to-void, façade materials and roof type all comply with the Soulard Historic District standards.
- The building is proposed to be set at the back of the lot and given the use and location within the district the fact that fact that it does not hold the building line with the rest of the block is deemed appropriate.
- The canopy structure will have simple brick columns to match the gas station across Russell and therefore will be as compatible as possible.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the proposed new construction with the stipulation that final plans and design details will be approved by the Cultural Resources Office for compliance with the district standards.

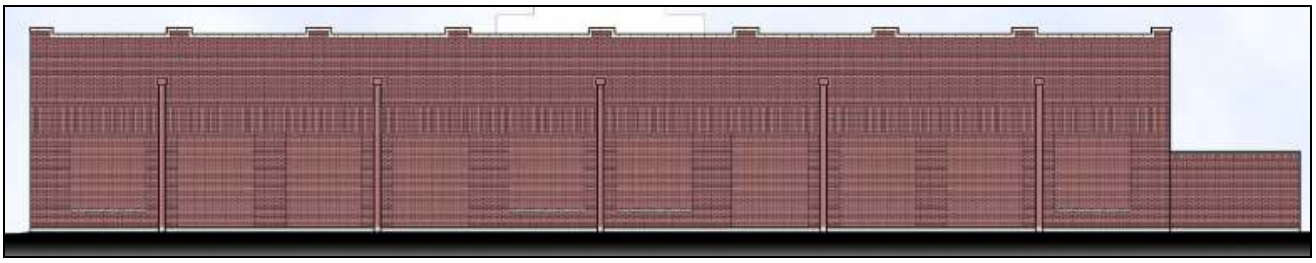



**PROPOSED SITE PLAN**

**PROPOSED 7th ST. FACADE**



**PROPOSED RUSSELL AV. FACADE**



**PROPOSED NORTH ELEVATION**

**MODEL EXAMPLE**

**MODEL EXAMPLE**

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

**D.**

DATE: May 19, 2014
ADDRESSES: 1409 Monroe Street
ITEM: Demolition of a residential building
JURISDICTION: Murphy-Blair National Register Historic District — Ward 5
STAFF: Jan Cameron, Cultural Resources Office

**1409 MONROE**

**OWNER AND APPELLANT:**
Marvin Nikolaisen

**RECOMMENDATION:**
That the Preservation Board uphold the Director's Denial of the demolition application for 1408 Monroe Street and recommend that appropriate steps be taken to stabilize and preserve the building.

**THE PROPOSAL:**

The owner of 1409 Monroe Street, located in the Murphy-Blair National Register Historic District and in the Old North St. Louis neighborhood, wishes to demolish a 2-1/2 story brick residential building, constructed c. 1870.

**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.
   **The Murphy-Blair Historic District was listed in the National Register of Historic Places in 1983. The district is significant as one of St. Louis' earliest neighborhoods, settled by**

**working class German immigrants about 1845. The area retains some of the earliest historic buildings left in the City. Frequently, contiguous houses**

**As a contributing building to the National Register district, 1409 Monroe is a Merit building. It is an excellent example of Urban Vernacular Classicism (1855-1870); constructed ca. 1860, it has elements of the Federal style in heavy limestone lintels, a simple corbelled cornice. Originally it was a "three-quarter" house: three bays wide with a entry located under a multi-story side porch. Characteristic of urban properties, at some point a brick wing wall was constructed to screen the side porches and to form a continuous wall at the street. The eastern door on the front led to a passageway giving access to the rear stairs and perhaps an alley building at the rear. The mansard roof, which retains its trabeated dormers, is a ca. 1880 addition, replacing the building's original side gable, traces of which can still be seen on the west elevation.**

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 main block of 1409 Monroe has been owned by the appellant since at least 1983 and has been vacant for over 10 years. It has sustained a partial collapse of one wall of its rear ell due to the growth of a volunteer tree which has impacted its foundation. The tree appears to be a number of years old, as it is taller than the building and approximately 4 feet in circumference.**

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.

   **There are a number of vacant parcels on the block, and 1404 Monroe, directly opposite 1409, has recently collapsed. Most extant buildings in the vicinity are well-maintained, and a number have been rehabilitated; there is new construction on adjacent blocks.**

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

   **The Old North St. Louis Restoration Group has been working for several years to revitalize this area. The reuse potential of this residential property, if rehabilitated, is fair to good. Many new and newly-rehabilitated buildings have attracted residents to the neighborhood. 1409 Monroe would be viable as a single-family, or as a two-family rental property. As a contributing building in a National Register District, State and Federal Historic Tax Credits are available to assist in its rehabilitation.**

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 submitted any information regarding economic hardship.**

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.

   **The loss of the residence at 1409 Monroe would further affect the already compromised blockfront.**

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.

   **1409 Monroe is a mid-19th century three-quarter house, a characteristic urban property type that appears in the City's oldest neighborhoods: Old North St. Louis, Soulard and Hyde Park. Once often seen, this significant property type is now an endangered resource.**

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…

   **Not applicable. The owner plans to grade and seed the property after demolition.**

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:

- 1409 Monroe is a contributing resource to the Murphy-Blair National Register Historic District and therefore is a Merit building under the definition of Ordinance #64689.
- The appellant has owned the building since at least 1983.
- The front block of 1409 Monroe is in sound condition; the rear ell has sustained a collapse due to the growth of a large tree that has impacted the foundation of the ell.
- The impact of the tree is the result of deferred maintenance on the building. Had the tree been removed at an early date, the collapse would not have occurred.
- Given the location of 1409 Monroe in a neighborhood with an active community and some recent rehabilitation and new construction projects, the building has a fair to good chance of reuse. State and Federal Historic Tax Credits are available to assist in its rehabilitation.
- Ordinance #64689 states that the demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances; no unusual such circumstances are present and therefore the requirements for approval of the demolition of 1409 Monroe are not met.

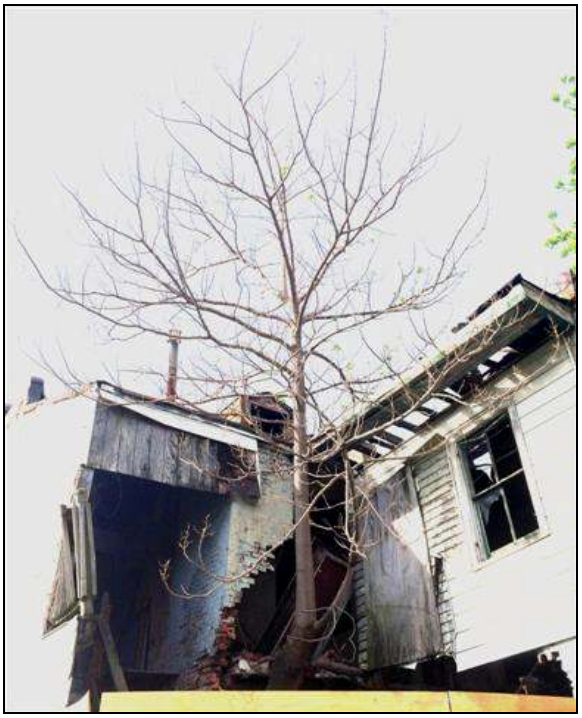
**RECOMMENDATION:**

The Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the demolition application for 1409 Monroe and recommend that appropriate steps be taken to stabilize and preserve the building.

EAST ELEVATION

WEST ELEVATION

REAR ELEVATION SHOWING TREE HEIGHT



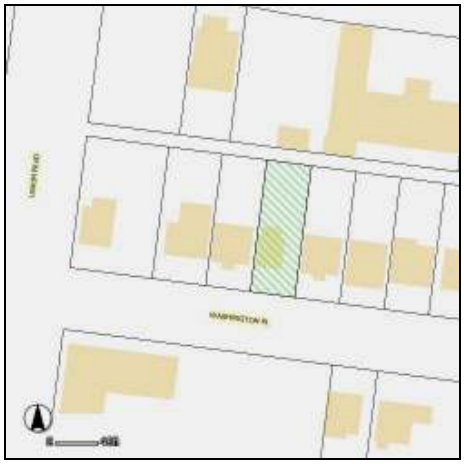
COLLAPSED REAR ELL

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

**E.**

| | |
|---|---|
| DATE: | May 19, 2014 |
| ADDRESS: | 5277 Washington Place |
| ITEM: | Appeal of Director's Denial of an application to install non-complaint roofing |
| JURISDICTION: | Central West End Certified Local Historic District — Ward 28 |
| STAFF: | Bob Bettis, Preservation Planner, Cultural Resources Office |

**5277 WASHINGTON PLACE**



**OWNER AND APPLICANT**
Stan Kwasny

**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.

**THE PROPOSAL:**

The owner of 5272 Washington Place, located in the Central West End Historic District, has applied for a permit to replace his existing red slate roof with black slate.

**RELEVANT LEGISLATION:**

Excerpt from Ordinance #56768, 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 proposes to replace the original red slate with black slate. The standards state that original materials should not be replaced with a different type of historic material. The proposed change in color of slate would significantly alter the character of the building. Red slate was an original feature of the home and important to its visual impact on the streetscape.**

**PRELIMINARY FINDINGS AND CONCLUSION:**

The Cultural Resources Office consideration of the Central West End District standards and the specific criteria for roof replacement led to these preliminary findings:

- 5277 Washington is located in the Central West End Local Historic District.
- The existing historic roof is red slate and the owner is proposing to install black slate. The original red colored slate is important to the historic character of the house.
- The roof was hail damaged and the owner is replacing the roof with the assistance of an insurance claim.
- The owner began the project without a building permit. The back half of the roof was replaced prior to the work being stopped by the Building Division.

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.

**SIDE ELEVATION SHOWING AREA WITH NEW BLACK SLATE IN CONTRAST TO EXISTING RED SLATE**

**ROOF DETAIL**