



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

A.

DATE: May 23, 2016
ADDRESSES: 1024 Mississippi Avenue
ITEM: Preliminary Review: Exterior alterations to a 2-story house
JURISDICTION: Lafayette Square Local Historic District — Ward 6
STAFF: Jan Cameron, Cultural Resources Office



1024 MISSISSIPPI AT LASALLE

OWNER:

Erin Braddock

ARCHITECT:

Coffey Design Group/Steven Coffey

RECOMMENDATION:

That the Preservation Board withhold preliminary approval for the proposed patio cover until a design is submitted that complies with a Historic Model Example.



THE PROJECT:

On May 18, 2015, the Preservation Board considered a Preliminary Application to construct a patio cover and an outdoor kitchen with a brick screening wall in the rear yard of 1024 Mississippi Avenue, located in the Lafayette Square Historic District. The project included a privacy fence along LaSalle Street. The Board granted preliminary approval to the fence and to the screening wall with final details to be approved by the Cultural Resources Office; but the Board withheld preliminary approval for the patio cover until a design for it was submitted that complied with a Historic Model Example, as required by the Historic District Standards. The current proposal presents a revised version of both the cover and the kitchen, but is still not in compliance with the Standards.

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

The patio cover has been slightly redesigned, broadly based upon a porch on Benton Place. That porch, however, is attached to the side wall of the house; attaching a similarly-scaled porch to the small projecting one-story bay on the rear of 1024 Mississippi does not follow the Standards' requirements for an appropriate Historic Model Example (HME).

101.24 Modern Convenience

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, to be located at the northern property line, and a large patio cover, constructed of wood with a metal roof, that will extend approximately 20 feet from the rear wall of the house and 20 feet to the west, wrapping partly around an existing 1-story rear 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, as the barbecue, a modern convenience is placed in the rear yard of 1024 Mississippi which is considered a public yard. However, as it has been relocated to the north side of the property and screened by a brick wall, it will have minimal visibility and therefore is acceptable.

302 NEW APPENDAGES

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

Does not comply. The revised roof structure has changed little from the first submission except that it proposes a standing seam metal roof in place of the glass roof originally

presented. It also does not comply with the requirements of a Historic Model Example, in that it is attached to a projecting bay rather than the side elevation of its HME.

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.
- 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.
- 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.
- 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.

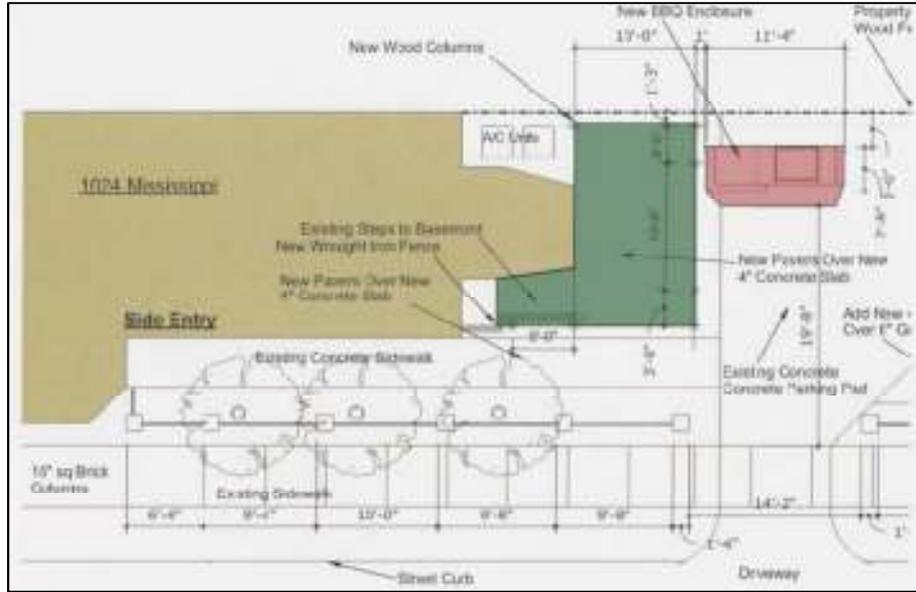
Complies in part; the fence follows the design previously approved by the Preservation Board.

PRELIMINARY FINDINGS AND CONCLUSION:

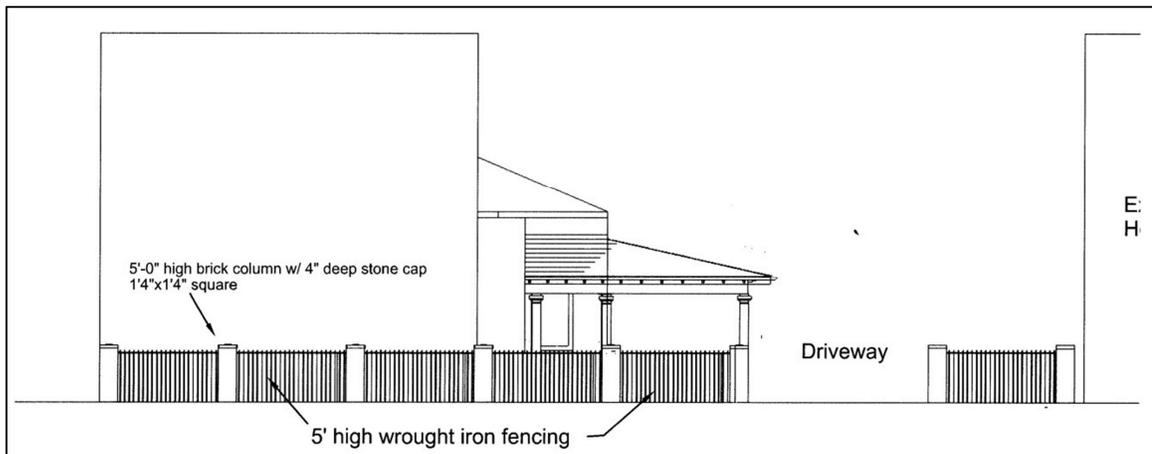
The Cultural Resource Office's consideration of the Lafayette Square Historic District Standards criteria led to these preliminary findings:

- 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.
- The relocation of the outdoor kitchen facility and its screening with brick is considered to be appropriate.
- The fence design follows that approved by the Preservation Board at its May 2015 meeting.
- The revised patio cover is not consistent in design, materials or scale with historic appendages in the district and does not follow an HME as the standards require.

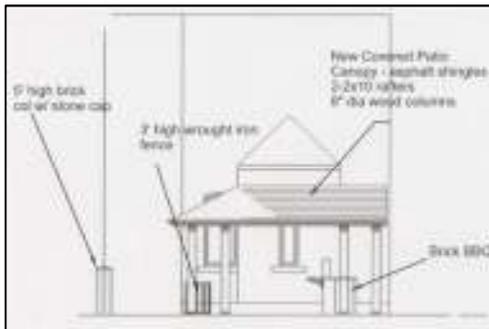
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval to the fence and barbecue, subject to final review of the fence design and materials by the Cultural Resources Office staff; but that the Board withhold approval of the proposed patio cover unless its scale and design are revised to follow a Historic Model Example.



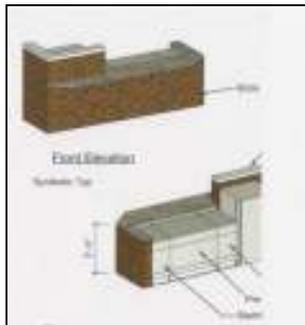
REVISED PLAN SHOWING CANOPY ROOF IN GREEN, KITCHEN IN RED



REDESIGN OF CANOPY



EAST VIEW OF CANOPY



BRICK OUTDOOR KITCHEN



ROOF MATERIAL



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

B.

DATE: May 23, 2016
ADDRESS: 1317 Chestnut Street; 1300 Chestnut Street
ITEM: Preliminary Review: alterations to Soldiers' Memorial and Memorial Plaza
JURISDICTION: Public Buildings/City Park — Ward 7
STAFF: Jan Cameron, Cultural Resources Office



SOLDIERS' MEMORIAL

APPLICANT:
Missouri Historical Society

ARCHITECT:
Mackey Mitchell Architects/Jim Konrad

STAFF RECOMMENDATION:
That the Preservation Board grant preliminary approval for the proposed alterations, with the stipulation that final drawings, materials and colors be reviewed and approved by the Cultural Resources Office.



THE PROJECT

The applicant, Missouri History Museum, proposes to make interior and exterior alterations to the Soldiers' Memorial and the adjacent War Memorials in order to provide better accessibility, comply with modern building codes and encourage citizen and visitor attendance at Memorial Plaza and the Court of Honor.

RELEVANT LEGISLATION:

Excerpt from Title 24 of the City Code:

Chapter 24.24

PUBLIC STRUCTURES, MONUMENTS AND FIXTURES

24.24.010 RECOMMENDATIONS OF PRESERVATION BOARD REGARDING PUBLIC STRUCTURES AND MONUMENTS.

With the prior written approval of the Planning Commission, the Preservation Board shall make recommendations to the Board of Aldermen and to the Board of Public Service regarding the location, design, and decoration of any public building, bridge, fountain, arch, lamppost, stained glass, tablet, statue, gateway, fence, monument or memorial of any kind of a permanent character and location. No such public Structure or monument shall be erected or installed in any public place, or removed, relocated, or altered in any way until the plans therefor have been submitted to the Preservation Board and the recommendations of the Preservation Board, or a majority thereof, have been made to the property authority. Such recommendations must be made within a period of 45 days from submission to the Preservation Board. Failure to make recommendations within that period shall make the decision of the Preservation Board unnecessary. (Ord. 64689 § 51, 1999.)

Soldiers' Memorial is a City-owned public building and Memorial Plaza is a public monument located in a City Park.

The proposal is to upgrade and rehabilitate the Memorial. Most changes will be minor, with the exception of a second access ramp to be constructed on the west side of the building and the installation of a fire door on the front, required to comply with current building and fire codes. The applicant has agreed to install a decorative applique on the fire door that will be complementary to the other openings on the building.

24.24.020 EXTERIOR DESIGN REVIEW OF STRUCTURES OR FIXTURES PAID FOR BY THE 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 therefor. 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 title. 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 24.24.010 of this chapter 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. (Ord. 64689 § 52, 1999.)

Memorial Plaza and the Court of Honor are public monuments and located within the Gateway Mall, a City Park.

The project proposes to narrow Chestnut Street to allow for an expanded park and to bring it into closer association with the Soldiers Memorial. Small sections of the existing memorial wall will be removed to promote disabled access to the plaza; the northern wall will be replaced by a vertical fountain, and will replicate the design and material of the Plaza wall. The Korean and Vietnam memorials will be relocated to the north where new memorials for recent conflicts will be added. The World War II memorial will be cleaned and restored and remain in its current location. Visual changes to the Plaza will be minor.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for alterations to public structures and monuments led to these preliminary findings:

- The Soldiers' Memorial is a public structure; Memorial Plaza is located in a City Park.
- The majority of work proposed for the interior and exterior of the Soldiers' Memorial is minor and will not adversely affect the historic character of the building.
- A second access ramp to be added to the west façade and a fire door to be inserted at the south (front) façade are deemed to be critical to the reuse of the Memorial and have been designed to be as complementary to the building as possible.
- The applicant has agreed that the new fire door, required by building code to be placed on the front facade, will be blended into the architecture of the Memorial with an applied decorative grid.
- The alterations to Memorial Plaza and the Court of Honor, the extension of the park, and the relocation of the existing war memorials are necessary and will produce only minor changes to the design of the Plaza.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for proposed alterations, with the stipulation that final drawings, materials and colors be reviewed and approved by the Cultural Resources Office.



MEMORIAL PLAZA FROM 15TH STREET, LOOKING EAST



MEMORIAL PLAZA FROM MARKET STREET, LOOKING NORTH



PROPOSED REDESIGN OF COURT OF HONOR



C.

DATE: May 23, 2016
ADDRESS: 4056 DeTonty Street
ITEM: New Application: construct a single family house
JURISDICTION: Shaw Certified Local Historic District — Ward 8
STAFF: Bob Bettis, Cultural Resources Office



4056 DeTONTY STREET

OWNER/APPLICANT:
Rubicon Corp./Mathew Hartig

RECOMMENDATION:
That the Preservation Board grant approval to the proposed new construction with the stipulation that details and specifications are submitted to the Cultural Resources Office for review and final plans and exterior materials are approved by the Cultural Resources Office.



THE PROJECT

The applicant proposes to construct a single family building at 4056 DeTonty Street, on the northern edge of the Shaw Neighborhood Certified Historic District. While the proposal complies with the requirements of the Historic District Standards, the Cultural Resources Office submits all new construction projects to the Preservation Board for approval.

RELEVANT LEGISLATION:

Excerpt from Shaw Historic District Ordinance #59400:

Residential Appearance and Use Standards

6. Structures:

New construction or alterations to existing structures: All designs for new construction or major alterations to the front of the buildings that require a building permit must be approved by the Heritage and Urban Design Commission, as well as by the existing approving agencies, as required by City Ordinances. Standards that do not require building permits serve as guidelines within the district. Restrictions set forth below apply only to fronts and other portions of the building visible from the street and on corner properties (excluding garages), those sides exposed to the street.

A. Height:

New buildings or altered existing buildings, including all appurtenances, must be constructed within 15% of the average height of existing residential buildings on the block. Wherever feasible, floor to floor heights should approximate the existing building in the block. 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.

Complies.

B. Location:

Location and spacing of new buildings should be consistent with existing patterns on the block. Width of new buildings should be consistent with existing buildings. New buildings should be positioned to conform to the existing uniform set back.

Complies. The new construction aligns with the setback on the rest of the block.

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 predominant original building materials: wood, brick, stone. Aluminum steel, any type of siding, and artificial masonry such as PermaStone or Z-Brick, are not allowed. Stucco material is not allowed except where the stucco was the original building material.

Complies. The front elevation and returns will be brick.

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 with existing details in terms of design and scale. Doors, dormers, windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures. Both new or replacement windows and door frames shall be limited to wood or color finished aluminum. Glass blocks are not permitted. Raw or unfinished aluminum is not acceptable for storm doors and windows. Iron bars or other types of protective devices covering doors or windows (excluding basement windows) are not permitted. Gutters should be made of color-finished aluminum, sheet metal or other non-corrosive material. Gutters should not be made of raw or unfinished aluminum or steel. Mortar must be of a color compatible with the original mortar of the building. Aluminum or metal awnings visible from the street are not permitted. Canvas or canvas type awnings are permitted. Previously unpainted masonry shall not be painted.

Complies. Fenestration and other detailing are appropriate for 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 pitched roof is hidden behind a front facing parapet.

F. Roof Materials:

Roof materials should be of slate, tile, copper, or asphalt shingles where the roof is 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. Fences or walls on or behind the building line, when prominently visible from the street, should be of wood, stone, brick, brick-faced concrete, ornamental iron or dark painted chain link. All side fences shall be limited to six feet in height.

Undetermined at this time.

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.

Appears to comply.

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.

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.

K. Off-street parking should be provided for new or renovated properties when feasible at an amount of one parking space per unit. Parking to be provided in rear of property when possible. If parking is visible from street, it must be screened with appropriate material as described in section 2G.

Complies. Parking will be off the alley

PRELIMINARY FINDINGS AND CONCLUSION:

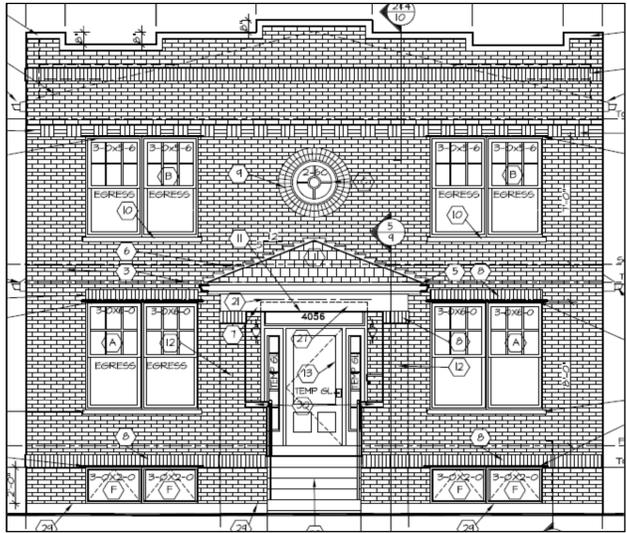
The Cultural Resources Office consideration of the criteria for new residential construction in the Shaw Neighborhood Historic District led to these preliminary findings:

- The proposed site for construction, 4056 DeTonty, is located in the Shaw Local Historic District.
- While the site is currently vacant, the remainder of DeTonty Avenue has a consistent and intact streetscape.
- The proposed massing, scale, and proportions of the building is appropriate for its site and compatible with adjacent buildings. The design is compatible as a contemporary design within the context of the block and district.

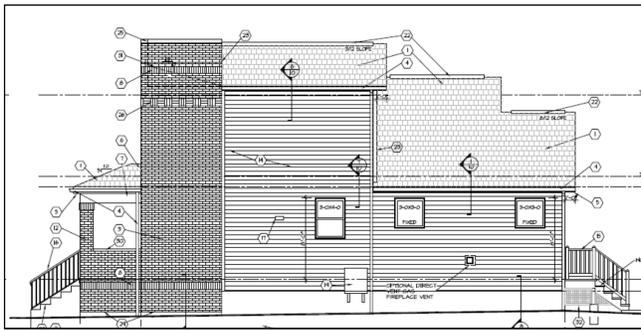
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval to the proposed new construction with the stipulation that details and specifications are submitted to the Cultural Resources Office for review and final plans and exterior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



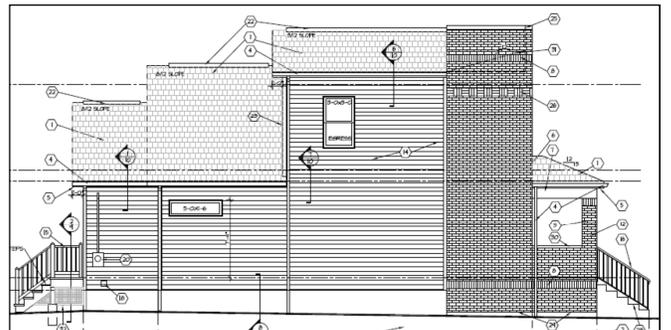
STREETSCAPE WITH IMAGE OF PROPOSED BUILDING IN CONTEXT WITH ADJACENT BUILDINGS



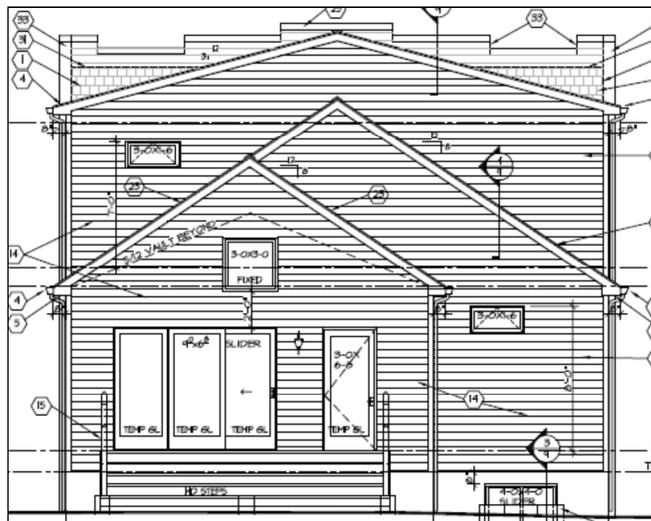
NORTH ELEVATION



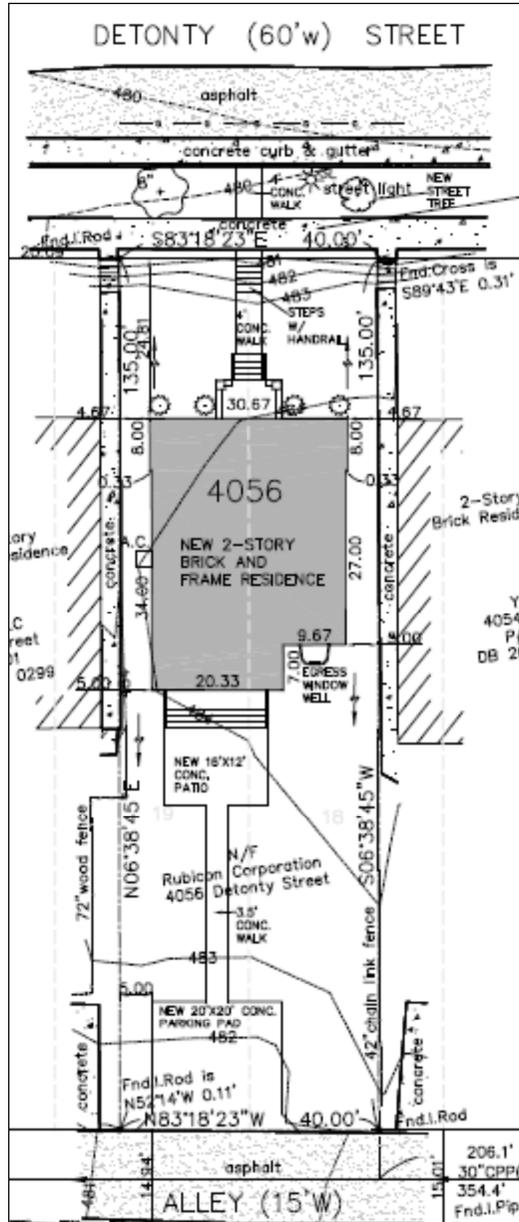
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



SITE PLAN



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

D.

DATE: May 23, 2016
ADDRESS: 4531 McPherson Ave.
ITEM: Appeal of the Director's denial to retain retaining walls constructed without a permit
JURISDICTION: Central West End Local Historic District — Ward 28
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



4531 MCPHERSON AVENUE

OWNER/APPLICANT:
Kennedy Veal LLC

RECOMMENDATION:
That the Preservation Board uphold the Director's denial, as the retaining walls do not comply with the Central West End Historic District Standards.



THE CURRENT WORK:

The applicant has applied for a building permit to retain two artificial stone retaining walls in front of the building at 4531 McPherson Avenue; construction was completed without a permit. The application was denied as the retaining walls do not meet the Central West End historic district standards. The owner appealed the denial. The matter was taken before the Preservation Board in March 2016 and as no one appeared in support of the appeal, it was denied. The owner later contacted the Cultural Resources Office and asserted that notification of the meeting was received by them only the day of the meeting and therefore they were unable to sufficiently prepare. The appeal is now being brought before the Preservation Board to re-hear the matter with the owner present.

RELEVANT LEGISLATION:

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

B. Landscaping

If there is a predominance of a particular feature, type or quality of landscape design, any new landscaping shall be compatible when considering mass and continuity. In particular, original or historic earth terraces shall be preserved and shall not be altered or interrupted by the introduction of retaining walls, landscape ties, architectural or landscaping concrete block, etc. Wherever such retaining walls have compromised historic terraces, the removal of the walls and restoration of the historic terraces is encouraged. Where appropriate, tree lawns shall be preserved or restored.

Does not comply. The original terrace has been altered and a new concrete block retaining wall has been installed. Both the new retaining walls and the material are prohibited under the standards.

PRELIMINARY FINDINGS AND CONCLUSION:

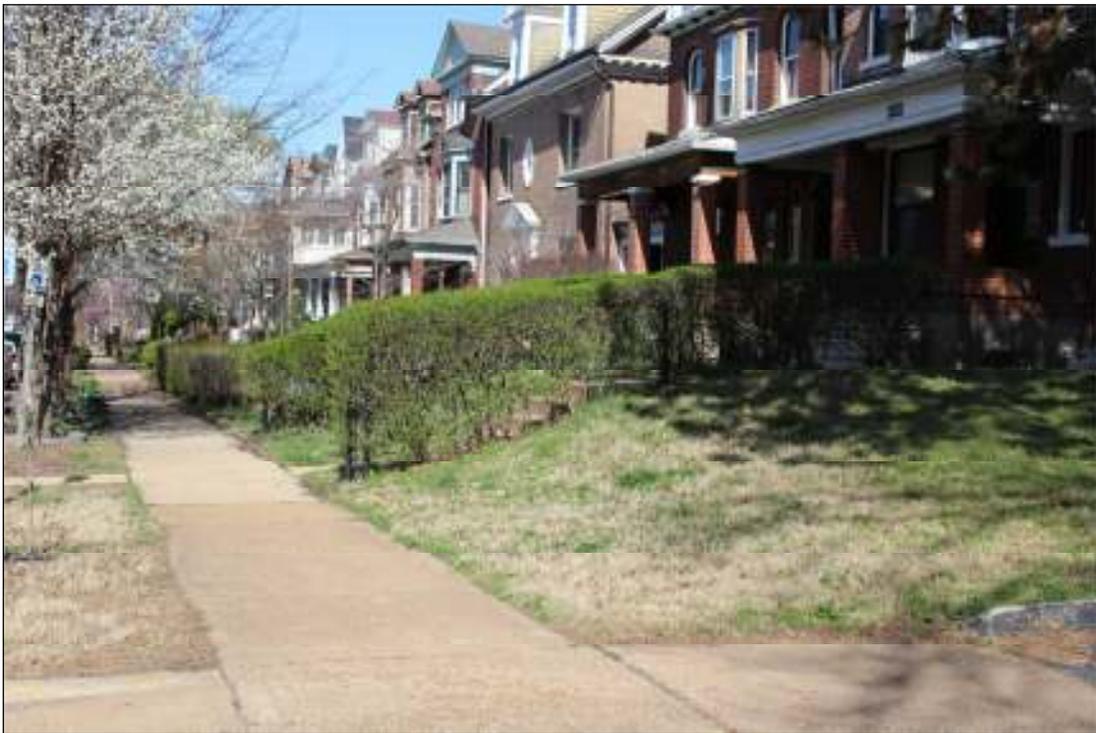
The Cultural Resources Office's consideration of the Central West End Historic District standards and the specific criteria for landscaping on a visible facade led to these preliminary findings.

- 4531 McPherson Avenue is located in the Central West End Local Historic District.
- The walls were installed without a permit.
- The slope of the front terrace has been altered.
- The walls are highly visible and constructed of decorative concrete block, which is not an acceptable material under the historic district standards.

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



INSTALLED WALL



LOOKING WEST FROM SITE



LOOKING EAST FROM SITE



SITE FROM MARCH 2015 PRIOR TO WALL INSTALLATION



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

E.

DATE: May 23, 2016
ADDRESS: 2206 Charless Street
ITEM: Appeal of a denial to install a non-compliant security door.
JURISDICTION: McKinley Heights Local Historic District — Ward 7
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



2206 CHARLESS STREET

OWNER/APPLICANT
Kim and Jerel Poor

RECOMMENDATION:
That the Preservation Board uphold the Director's denial, as the security door does not comply with the McKinley Heights Historic District Standards.



THE CURRENT WORK:

The Cultural Resources Office received a complaint regarding the installation of a security door at 2206 Charless Street, a currently vacant property. The owner removed the security door upon receipt of the violation notice and applied for a building permit. The installation does not comply with the McKinley Heights Historic District standards which have specific rules regarding the appearance of security/storm doors. The applicant has appealed the decision.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67901, the McKinley Heights Historic District:

ARTICLE 2: EXISTING BUILDINGS

207.3 Security Bars and Doors:

- 1) Existing historic security bars and ironwork in front of windows and doors shall be retained.
- 2) New security bars and doors shall be based on a Model Example.
- 3) Except as otherwise noted, security bars and doors are prohibited at Public Facades.
Does not comply. The owner has not provided a Model Example and the security doors are not permitted on a public façade.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the McKinley Heights District standards and the specific criteria architectural details led to these preliminary findings.

- 2206 Charless Street is located in the McKinley Heights Local Historic District.
- The house is currently vacant
- The owner has not provided a Model Example and security doors are not allowed on Public Facades.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the denial of the application to install the security door as it does not comply with the McKinley Historic Local Historic District standards.



PROPOSED SECURITY DOOR



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

F.

DATE: May 23, 2016
ADDRESS: 4718 McPherson Avenue
ITEM: Appeal of a denial to retain retaining walls built without a permit
JURISDICTION: Central West End Local Historic District — Ward 28
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



4718 MCPHERSON AVENUE

OWNER/APPLICANT:

Dan Hodder/Kim Wallenberg – Landscape Concepts

RECOMMENDATION:

That the Preservation Board uphold the Director's denial, as the retaining wall does not comply with the Central West End Historic District Standards.



THE CURRENT WORK:

The applicant has applied for a building permit application to retain an artificial stone retaining wall in front of the building at 4718 McPherson Avenue that was constructed without a building permit. The application was denied as the retaining wall does not meet the Central West End historic district standards. The contractor and owner have appealed the denial.

RELEVANT LEGISLATION:

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

Site Work

A. Walls, Fences and Enclosure

New walls, fences and other enclosures shall be brick, stone, stucco, wood, wrought-iron or evergreen or deciduous hedge when visible from the street, as is consistent with the existing dominant materials within the historic district.

Does not comply. The installed wall is an artificial material that does not replicate any material dominant within the historic district.

B. Landscaping

If there is a predominance of a particular feature, type or ^{quality} of landscape design, any new landscaping shall be compatible when considering mass and continuity. In particular, original or historic earth terraces shall be preserved and shall not be altered or interrupted by the introduction of retaining walls, landscape ties, architectural or landscaping concrete block, etc. Wherever such retaining walls have compromised historic terraces, the removal of the walls and restoration of the historic terraces is encouraged. Where appropriate, tree lawns shall be preserved or restored.

Does not comply. The original terrace has been altered by the introduction of a new artificial stone block retaining wall.

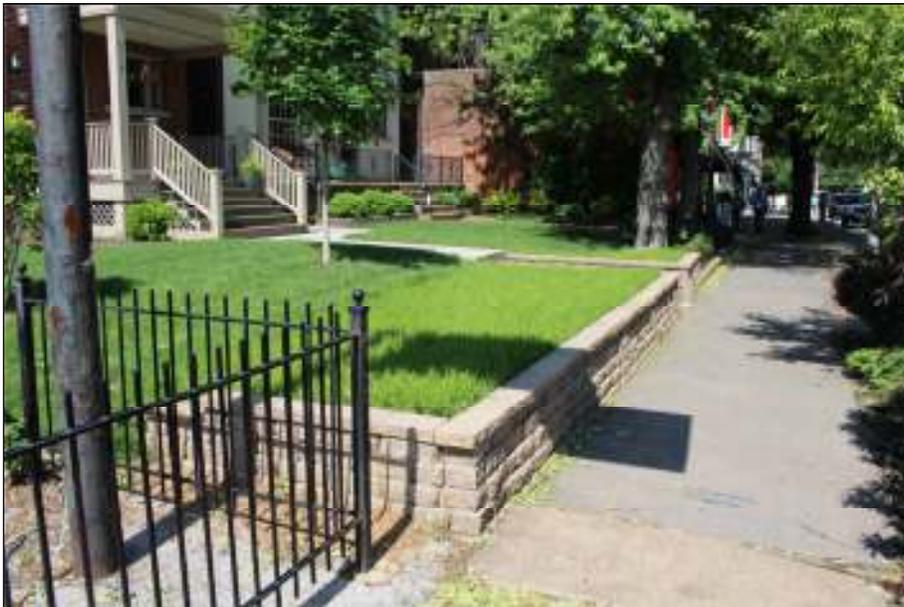
PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Central West End Historic District standards and the specific criteria for landscaping on a visible facade led to these preliminary findings.

- 4718 McPherson Avenue is located in the Central West End Local Historic District.
- The walls were installed without a permit.
- The original slope of the front terrace has been altered.
- The walls are highly visible and constructed of decorative concrete block, which is not an acceptable material under the historic district standards.



VIEW OF SITE PRIOR TO INSTALLATION OF RETAINING WALLS FROM GOOGLE STREET VIEW MARCH 2015



VIEW OF CONSTRUCTED WALL