



**CULTURAL RESOURCES OFFICE
 PRESERVATION BOARD
 REGULAR MEETING
 MONDAY JUNE 23, 2014 — 4:00 P.M.
 1520 MARKET ST. #2000
www.stlouis-mo.gov/cultural-resources**

Roll Call. Approval of the May 19, 2014 minutes. Approval of Current Agenda.

SPECIAL AGENDA ITEMS – LANDMARK DESIGNATIONS Pg.

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PRELIMINARY REVIEWS Jurisdiction Project Pg.

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D.	1720 CARROLL STREET	Lafayette Square HD	Construct a single family house	22

APPEALS OF DENIALS

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F.	2835 SHENANDOAH	Fox Park HD	Painted front masonry	30
G.	2225 CHIPPEWA	Marine Villa National Register District	Deferred	
H.	6016 WASINGTON	Skinker-DeBaliviere HD -	Deferred	
I.	2205 LYNCH	Benton Park HD.....	Deferred	
J.	816 WILMINGTON.....	Grand-Bates Suburb.....	Deferred	
		National Register District		



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

A.

DATE: June 23, 2014
ADDRESS: 1345-55 N. Garrison Avenue at Sheridan Avenue
ITEM: City Landmark Designation for Tillie's Corner
Jurisdiction: Ward 19
STAFF: Betsy Bradley, Director, Cultural Resources Office



TILLIE'S CORNER

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:

In 2012, the three historic buildings that comprised Tillie’s Corner were in the process of being listed in the National Register of Historic Places when the buildings partially collapsed. The buildings subsequently had to be demolished. Since that time, Carla and Miguel Alexander have created the Tillie’s Corner organization and have begun the redevelopment of the site in a manner that continues the community building that Lillie V. “Granny” Pearson, “Miss Tillie,” had undertaken. The Alexanders have requested that the property be considered for City Landmark status. Ruth Keenoy, the Landmarks Association of St. Louis, and the Cultural Resources Office collaborated on the landmark petition.



HISTORIC TILLIE’S CORNER BUILDINGS

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 June 2014 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 reads:

Tillie’s Corner meets Criterion A for designation as a St. Louis City Landmark. In particular, it represents important cultural practices: building community, social activism, and assisting others. The Butterfly Home, garage and community garden located at 1345-55 N. Garrison Avenue represent the former residential/commercial buildings on the site.

In true honor of Mrs. Pearson and the significance of her store and home to the neighborhood, the Alexanders plan to live and work at Tillie’s Corner. The property will operate as a non-profit advocacy organization, headed by Miguel and Carla Alexander. Tillie’s Corner will work with local residents, the students at Dunbar School, and advocate education and historic preservation of the City’s African-American resources throughout the City of St. Louis.

The Landmark Plan is to continue to use the property for social activism, relating primarily to education and historic preservation.

The Landmark Standards support the use of the site as an active one memorializing an important aspect of the City’s heritage.



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

B.

DATE: June 23, 2014
ADDRESS: 1401 N. Kingshighway
ITEM: City Landmark Designation for the New Age Federal Savings & Loan Building
Jurisdiction: Ward 18
STAFF: Betsy Bradley, Director, Cultural Resources Office



NEW AGE FEDERAL SAVINGS & LOAN BUILDING

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:

Elcardo A. Moore, Sr., the owner of this property recently contacted the Cultural Resources Office Director expressing interest in recognizing the historic importance of the New Age Federal Savings & Loan Building. The building had been recorded in the 2013 survey of non-residential Mid-Century Modern buildings in the City and information was at hand for the Cultural Resources Office to prepare the petition and to proceed with a City Landmark designation.



NORTH AND WEST FAÇADES OF STONE



SOUTH AND WEST FACADES

RELEVANT LEGISLATION:

Ordinance 64689

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- 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.

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- 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 June 2014 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.

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

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- 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.

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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 reads:

New Age Federal Savings and Loan property meets Criterion A as a pioneering black business in St. Louis and Missouri, with significant character as part of the development, heritage and cultural characteristics of the City and as the State of Missouri. Established in 1916, New Age Federal Savings and Loan remained the only black-owned financial institution in St. Louis into the 1960s. In 1958, New Age moved to a purpose-built bank building at 1401 N. Kingshighway designed by St. Louis architect W.E. Duncan. New Age Federal boasted of "one of America's most beautiful financial buildings." The savings and loan provided modern service with drive-up banking and several teller windows as well as competitive interest rates. The all-black staff served customers in the modern New Age facility that was evidence of black business success.

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



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

C.

DATE: June 23, 2014
ADDRESS: 1100 Dolman Street
ITEM: Preliminary Review: New construction, single-family house
JURISDICTION: Lafayette Square Certified Local Historic District — Ward 6
STAFF: Jan Cameron, Cultural Resources Office



1100 DOLMAN

OWNER/APPLICANT:
Kyle and Lindsey Miller

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



THE PROPOSAL:

The applicants have an option to purchase one and one-half lots on Dolman, at 1100 and 1102, to be combined as a single lot and on which they propose to construct a two-and-one-half-story single-family dwelling. The site on Dolman is near the north end of the street in the most intact section of Dolman, which has experienced a considerable loss of historic buildings.

RELEVANT LEGISLATION:

Excerpt from Lafayette Square Historic District Ordinance #69112:

ARTICLE 3: NEW CONSTRUCTION AND ADDITIONS TO HISTORIC BUILDINGS 303 NEW RESIDENTIAL CONSTRUCTION BASED ON AN HISTORIC MODEL XAMPLE

303.1 Historic Model Example

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

The applicants have proposed 1901 Hickory Street as an HME for the new house. As it is located relatively close to the site of the proposed construction, and is a type of single-family house that predominates in the northern half of the historic district, the Cultural Resources Office has approved it as an appropriate HME.

303.2 Site Planning

A] Alignment and Setback

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

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

The site plan meets the standards for alignment and setback. The house will be four feet from the property line of the existing house at 1028 Dolman, its neighbor to the north.

303.3 Massing and Scale

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

The massing will be tall, narrow and deep, as appropriate for a single-family house in the Square, although it will be two full stories with a mansard and partial third story, and therefore slightly taller than the two-story house to its north. Other historic properties nearby are also 2-1/2 stories; the house at 1108 Dolman, now under demolition after a catastrophic fire, was 2-1/2 stories.

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

The foundation will be raised to reflect the height of that of the HME and of the adjacent building. The rear ell will also have a similar height above grade.

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

Complies.

- D] The height of the HME and new construction shall be within two feet above or below that the average height within the block. Building height shall be measured at the center of a building from the ground to the parapet or cornice on a flat roof building, to the façade cornice on a Mansard roofed building, or to the roof eave on a building with a sloping roof.

The height of the new house will replicate that of the HME and fulfill this requirement.

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

The design complies with these requirements.

303.4 Proportions and Solid to Void Ratio

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

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

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

Complies with all requirements.

303.5 Exterior Materials and Color

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

The front foundation will be simulated limestone with mortar joints.

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

Complies.

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

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

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

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

The HME has a plaster front; this will be duplicated in the new construction.

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

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

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

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

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

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

All exterior walls will be brick.

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

None of these materials are proposed.

- G] The materials identified above may be combined with modern construction techniques in the following ways:
- 1) The appearance of stone on a raised foundation may be created using stone veneer, parging with joint lines to replicate a load-bearing masonry pattern, or poured concrete that has the pattern of load-bearing masonry.
 - 2) Brick, stone, and stucco scored to appear as stone may be installed as a veneer on exterior walls.

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

303.6 Windows

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

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

- B] The profiles of the window framing elements – i.e. frames, sills, heads, jambs, and brick molds – will match the dimensions and positions of those in the HME.
- C] Window Sash
- 1) Window sash shall match that of the HME in terms of operation, configuration (number of lights), and dimensions of all elements. The method of a window's operation may be modified on the interior in a way that does not change the exterior appearance and provides for accessibility.
- D] Materials
- 1) Wood windows manufactured to match the characteristics of the HME are preferred on the primary façade. Any window sash that must be replaced in non-historic residential buildings constructed under these standards, or previous ones, shall meet these standards.
 - 2) Factory-painted, metal clad wood and composite or fiberglass windows are acceptable for the primary façade if they meet the above requirements and are acceptable for secondary and rear façades.
 - 3) Vinyl sash is prohibited.
 - 4) All glazing will be non-reflective glass.
 - 5) Windows may have double-glazed, low-solar-gain, Low-E glazing sash; tinted Low-E glazing is not permitted.

The windows to be used on the façades will have arched heads: semi-circular on the first story, and segmental on the second, following the HME. The windows will

be approved by the CRO as to materials, dimensions and profiles similar to those of the HME, and have the correct brick mold.

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

At this time, the applicants propose to replicate the arched window heads of the HME for vertically-oriented double-hung windows of sizes similar to those on the HME; the placement of the windows will be determined by the floor plan and have not yet been determined. The rear façade window size would not be based on the size of openings in the HME.

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

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

These windows would comply with material standards.

303.7 Doors

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

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

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

On the front façade, the applicants propose to meet these standards with a door and stormer doors of design, size and height that replicate that of the HME. On the southern elevation, which will be a Semi-Public Façade, the current proposal is to use multi-light French doors on the first story. Visibility of these openings is questionable, but the staff recommends that the doors be based on the HME if at all visible.

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

Not applicable.

303.8 Cornices

- A] The design of a primary façade cornice and all its elements shall be based on the HME. In the event that the measurements of the HME are not readily attainable, the following will be used:
- 1) Crown molding, if used must be a minimum of five and one quarter inches (5 ¼") in height.
 - 2) Dentil molding, if used must be a minimum of four inches (4") in height.
 - 3) Decorative panels or other moldings may be used between brackets or corbels only to replicate the selected HME.
- B] The space between brackets or corbels, and their height and proportions, shall replicate that of the HME.
- The cornice of the HME would be replicated in scale and design and profile, including a return on the sides, and with the same number of brackets placed at the same locations.**

303.9 Roofs

- A] The form of the roof must replicate the HME.
- B] Visible roof planes shall be uninterrupted with openings such as individual skylights, vents, pipes, mechanical units, solar panels, etc.
- C] Roofing Materials
- 1) Visible roofing material shall be limited to the following:
 - (a) Slate,
 - (b) Synthetic slate where slate is used on the HME,
 - (c) Asphalt or fiberglass shingles, standard three tab design of 23 pounds per square minimum construction,
 - (d) Standing seam, copper or refinished sheet metal roofing only as gutters and ridges; all metal roofs are not allowed,
 - (e) Plate or structural glass on an appendage.
 - 2) Visible roofing material not permitted includes the following:
 - (a) Wood shingles, or composition shingles resembling wood shingles or shakes
 - (b) Roll roofing or roofing felts
 - (c) Metal roofing
 - (d) Vinyl or other polymeric roofing
- D] Gutters and Downspouts
- 1) Gutters on the primary public façade must be incorporated into a cornice design based on an HME to the extent that the gutter is not visible as a separate element. No gutters can be placed across the primary public façade as individual elements. Gutters and downspouts shall be of one of the following materials:
 - (a) Copper; painted or allowed to oxidize.
 - (b) Galvanized metal, painted.
 - (c) Aluminum; finished as a non-reflective factory-finish

E] Chimneys

- 1) Chimneys shall replicate those of the HME in location, size, material, and details.

F] Dormers

- 1) The design of dormers on primary and secondary street façades must be based on the HME.

The mansard roof with concave profile, dormers with flared pediments and all associated elements of the HME will be duplicated.

PRELIMINARY FINDINGS AND RECOMMENDATION:

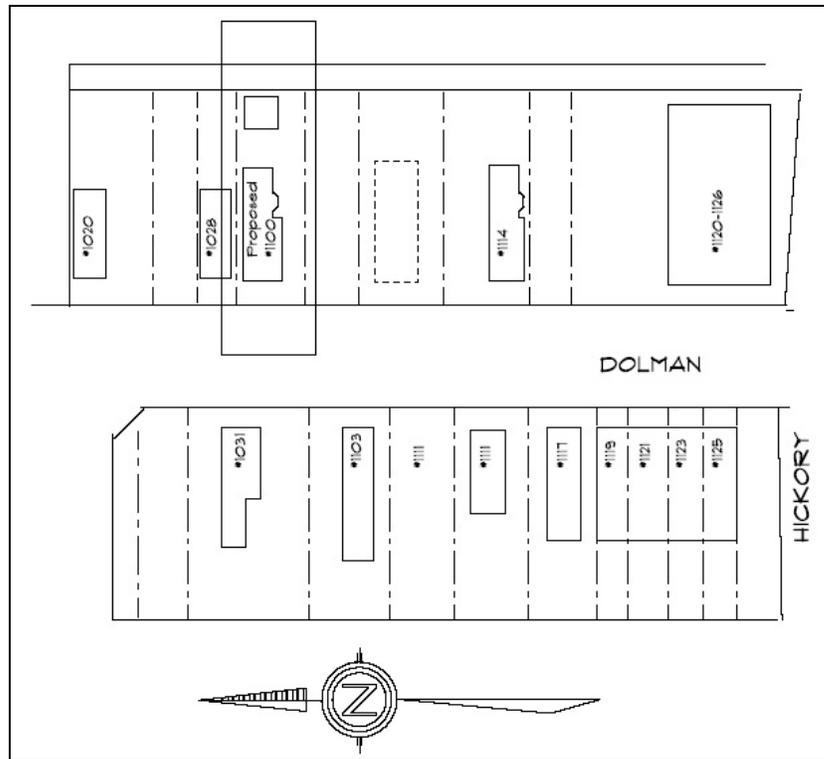
The Cultural Resources Office's consideration of the criteria for new residential construction in the Lafayette Square Historic District Standards led to these preliminary findings:

- The proposed site for construction, 1100 Dolman, is located in the Lafayette Square Local Historic District.
- The applicants have proposed a Historic Model Example for the new house, 1901 Hickory Street, which has been approved by the Cultural Resources Office.
- The siting of the house is in alignment with the historic building to the north.
- Submitted plans follow the HME. The applicants have agreed to duplicate the house in all details.
- The applicants propose the front elevation to be stucco above a simulated limestone veneer foundation; other sides of the house will be brick; all material and design requirements for the entrance and windows will be met.
- The finished project would include a fence and garage to be built behind the house.

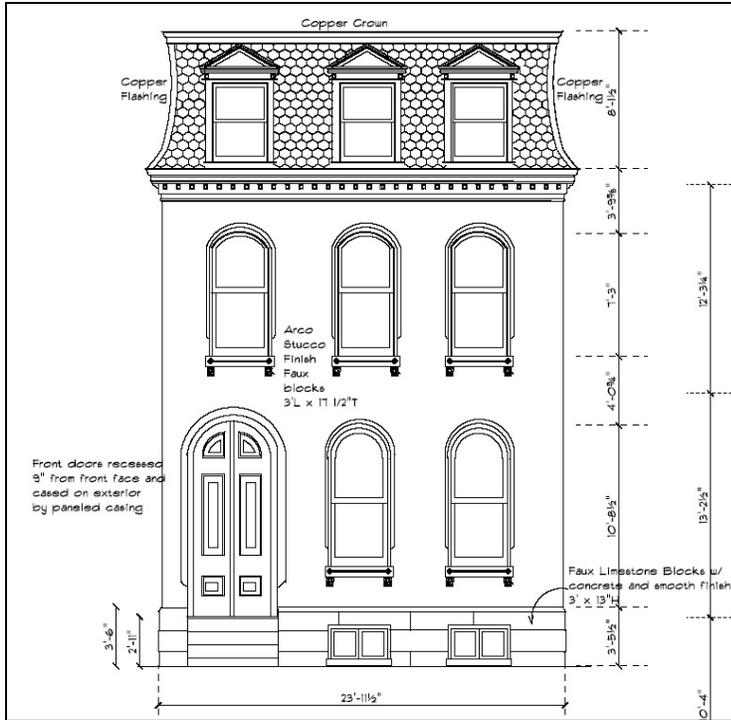
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the proposed new construction, with the condition that the design be developed as proposed and that design details will be reviewed and approved by the Cultural Resources Office to ensure compliance with the district standards.



SITE



SITE PLAN WITH EXISTING BUILDINGS



FRONT ELEVATION



HME FRONT ELEVATION



HISTORIC MODEL EXAMPLE AT 1020 DOLMAN



HME EAST ELEVATION



HME CORNICE AND DORMER DETAILS



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

D.

DATE: June 23, 2014
 Address: 1720 Carroll Street
 ITEM: Preliminary Review Application to construct a single-family house with a side porch
 JURISDICTION: Lafayette Square Local Historic District — Ward 7
 STAFF: Jan Cameron, Cultural Resources Office



1720 CARROLL STREET

OWNER/APPLICANT:
 John Muller

RECOMMENDATION:
 That the Preservation Board withhold preliminary approval as the proposed revisions do not comply with the Lafayette Square Historic District Standards.



THE PROPOSAL:

The development on the south side of Carroll Street, in the Lafayette Square Historic District, received preliminary approval from the Preservation Board on June 26, 2011. This new single-family house will be the fifth to be constructed, following the same design. The prospective homeowners are acquiring lots 5 and 6; lot 6 will become a side yard. The developer is requesting a revision to the approved design to construct a side entry and one-story porch that provides access to a large patio.

RELEVANT LEGISLATION:

Excerpt from Lafayette Square Historic District Ordinance #69112:

303 NEW RESIDENTIAL CONSTRUCTION BASED ON AN HISTORIC MODEL EXAMPLE

303.1 Historic Model Example

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

While the original development received preliminary approval prior to the adoption of revised Lafayette Square standards, the developer voluntarily agreed to follow the pending standards and submitted a Historic Model Example for his design. This HME did not have a side porch.

This preliminary review application proposes to build a house in the same design as those already constructed, but with a double-leaf entry on the west elevation, that opens onto a 10-foot-wide porch with wide steps down to the side yard.

Historic porches in Lafayette Square were generally a maximum of 5 or 6 feet wide and varied in depth; the proposed porch will be twice that width and over scaled for the house. The developer has submitted a potential HME for the porch, based on a historic house on Benton Place. A part of this porch is approximately 10-feet wide, placed in a setback of the façade. Importantly, the porch, as seen from the street, has the narrow form of an historic porch. Part of the porch at least appears to have been altered; the fact that it contains a garage below at the rear suggests that the width may have been altered (see photos). The details of the proposed porch (railing, roof and frieze) do follow those of the historic porch.

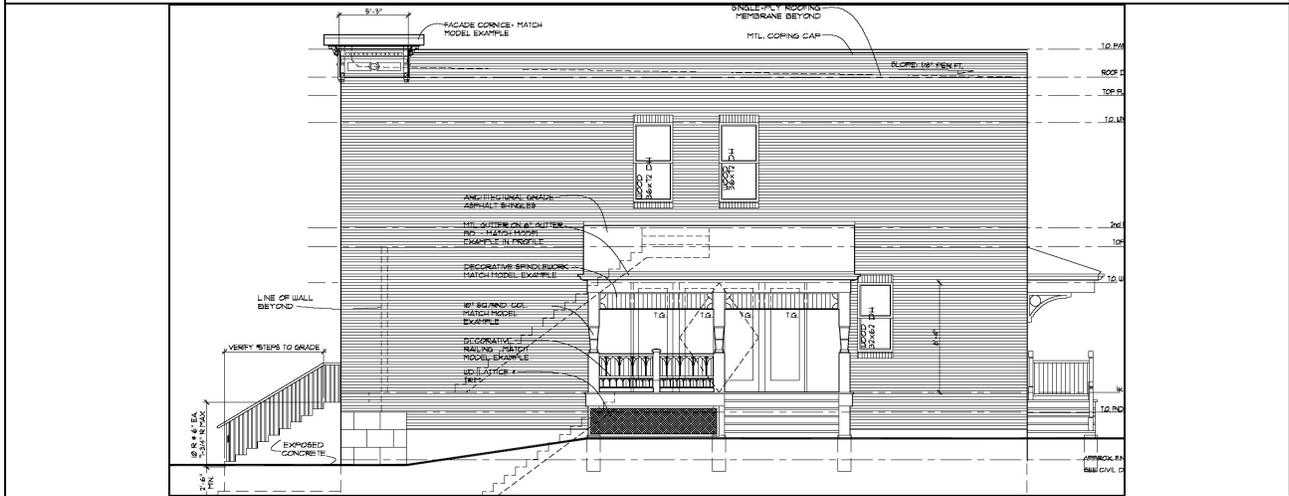
PRELIMINARY FINDINGS AND RECOMMENDATION:

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

- 1720 Carroll Street is located in the Lafayette Square Local Historic District.



FRONT ELEVATION



WEST ELEVATION SHOWING PORCH AND DOUBLE-LEAF ENTRY



CONTEXT EAST ON CARROLL



CONTEXT WEST ON CARROLL



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

E.

DATE: June 23, 2014
ADDRESS: 3242 Missouri
ITEM: Appeal of Director's Denial to retain a fence and front porch
JURISDICTION: Benton Park Local Historic District — Ward 9
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



3242 MISSOURI

OWNER:
Gordhan & Saroj Patel

APPLICANT:
John Skaggs

RECOMMENDATION:
That the Preservation Board uphold the Director's Denial, as the chain link fence and front porch do not comply with the Benton Park Historic District Standards.



THE CURRENT WORK:

The applicant has two building permit applications that have been denied as the work does not meet the Benton Park Historic District Standards and was done without approved permits. After a Citizens Service Bureau complaint, a site visit revealed that fencing had already been installed and that a front porch roof had been constructed without a permit.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, the Benton Park Historic District:

206 Appendages on Public and Semi-Public Facades

Comment: Only a few materials were historically used in the Benton Park Historic District in the construction of porches, stoops and steps. These materials included stone, brick, wood and occasionally various types of metal. Appendages were often the focus of architectural detailing and add to be individual character of a building. Low decks were historically rare. However, they have become an integral part of modern urban living.

206.1 Reconstructed Appendages to Public and Semi-Public Facades

Reconstructed appendages shall be based on evidence of their prior existence (whole appendage) and/or on evidence at the building and/or on a Model Example (individual elements).

Comment: Evidence includes, but is not limited to, paint lines and profiles on the facade, indications of a former foundation, documented existence in terms of historical site plans and photographs.

Does not comply. No evidence of a previous porch has been submitted and the porch is not based on a Model Example. It is constructed out of unfinished material and is not painted or stained. The applicant does not wish to alter the porch to comply with a Model Example.

206.2 New Appendages to Public Facades are prohibited.

Does not comply. No evidence that a porch roof ever existed in this location has been provided. The 1904 and 1908 Sanborn maps show no porch.

403.1 Low Fences

Low fences are those fences with a height of 48" or less when measured from the ground.

1. Low fences shall be one of the following types:

1. Wrought or cast iron;
2. Treated or rot resistant wood picket fence consisting of posts, rails and vertical pickets painted or treated with opaque stain; or
3. Chain link, but only if it is behind a Private Facade and either painted a dark color or clad with a dark colored vinyl.
4. Wire fences based on historical model.

Does not comply. Although the fence is, in part, at the rear of the property, a significant portion of the chain link is not located behind the private façade. The fence is not painted or clad in a dark color as required by the standards.

PRELIMINARY FINDINGS AND RECOMMENDATION:

The Cultural Resources Office’s consideration of the Benton Park District standards and the specific criteria for low fences and appendages led to these preliminary findings.

- 3242 Missouri is located in the Benton Park Local Historic District.
- An application to erect a chain-link fence around a parking area at the rear of the lot was not straightforward due to the siting of the house and adjacent alley. As much of the fence is visible from the street and alley and the side of 3242 Missouri is considered a Semi-Public Façade, the fence as installed does not meet the standards.
- The application for the porch constructed without a permit could not be approved as it does not meet the standards that require a new porch to recreate an existing porch on the building or, alternatively, be based on a Model Example.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director’s denial of the applications as they do not comply with the Benton Park Local Historic District standards.



DETAIL OF PORCH ROOF



VIEW OF FENCE FROM MISSOURI



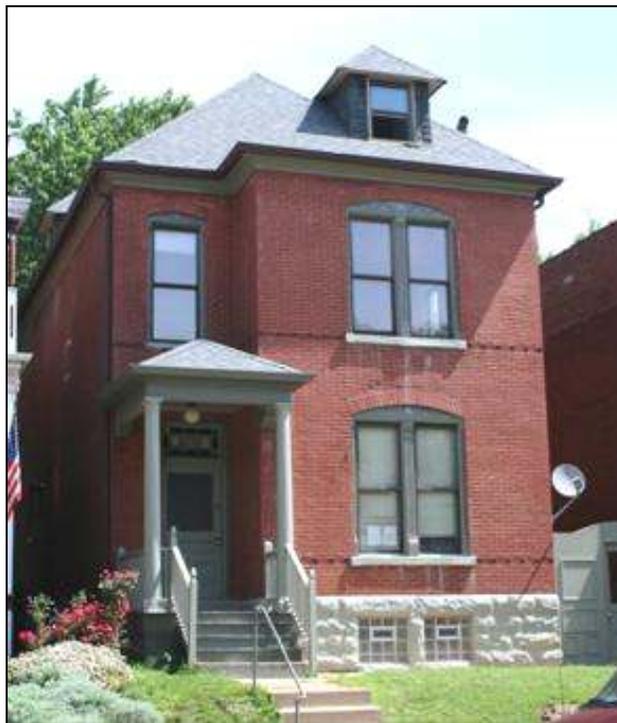
VIEW OF FENCE FROM ALLEY



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

F.

DATE: June 23, 2014
ADDRESS: 2835 Shenandoah Ave.
ITEM: Appeal of Director's Denial to retain noncompliant painting of masonry
JURISDICTION: Fox Park Local Historic District — Ward 7
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



2835 SHENANDOAH

OWNER/APPLICANT

Kelly & Jeffrey Timmerberg

RECOMMENDATION:

That the Preservation Board uphold the Director's Denial, as the painted masonry does not comply with the Fox Park Historic District Standards.



THE CURRENT WORK:

To retain the paint color, applied without a permit, on limestone elements of the front facade of a 2-1/2 story house in the Fox Park Historic District.

RELEVANT LEGISLATION:

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

101.18 Routine Maintenance and Repairs

Small repairs which are necessary to prevent deterioration of a building or landscaping element. These are not regulated by these Standards and do not require a building permit except as may be required by city building codes. References to these items in this document are advisory. They include:

...3.

Painting of wood or metal elements or painting of masonry the same color or a color resembling that of the underlying material,

202.1 Exterior Masonry Walls

(Comment: Painting of wood or metal elements, or repainting of masonry the same color or a color resembling the underlying material or tuck pointing masonry walls is general maintenance, does not require a permit. Masonry includes brick, ornamental pressed brick and terra cotta.)

Painting.

The painting of unpainted masonry walls is prohibited.

(Comment: Moisture builds up behind paint on masonry. This deteriorates the mortar joints.)

Masonry walls which are currently painted may be repainted in accordance with the definition of repair and general maintenance.

The owners repainted the previously painted window sills and foundation. The original stone is thought to be limestone that had been painted a similar color, as seen in the Google Street maps photograph from 2012. The stone was painted a red sandstone color before the area was designated as a Local Historic District. The owners have now painted the foundation and sills a pale green. The color of the repainting does not comply with the Fox Park standards.

PRELIMINARY FINDINGS AND RECOMMENDATION:

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

- 2835 Shenandoah Avenue is located in the Fox Park Local Historic District.

- The stone foundation and sills were painted without a permit from the Cultural Resources Office.
- The new paint color applied does not replicate the original color of the limestone and did not maintain the existing color of the painted stone.

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



DETAIL OF EXISTING CONDITION



EXAMPLE OF UNPAINTED LIMESTONE FOUNDATION



FIRST FLOOR SILL AND FOUNDATION PRIOR TO REPAINTING