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

# CULTURAL RESOURCES OFFICE
# PRESERVATION BOARD
## REGULAR MEETING
**MONDAY – JULY 25, 2016 — 4:00 P.M.**
**1520 MARKET ST. #2000**
**ST. LOUIS, MO. 63103**
**www.stlouis-mo.gov/cultural-resources**

Approval of the July 2016 minutes
Approval of the current Agenda


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

**A.**

DATE: July 25, 2016
ADDRESSES: 1302-24 Russell Boulevard
ITEM: Construction of a multi-story apartment building; demolition of two vacant industrial buildings.
JURISDICTION: Soulard Local Historic District; Soulard National Register Historic District
Ward 7
Staff: Jan Cameron, Cultural Resources Office

**PROPOSED NEW APARTMENT BULDING AT CORNER OF GRAVOIS AND RUSSELL BOULEVARD**

**OWNER:**
Maximus Holding, LLC
c/o Propper Construction Services

**APPLICANT:**
Trivers Associates
Joe Brinkman & Neil Chace

**RECOMMENDATION:**
that the Preservation Board grant preliminary approval for the demolition of the existing buildings and structures for the proposed new construction, with the condition that exterior details and materials are reviewed and approved by the Cultural Resources Office staff.

**THE PROJECT:**

The project proposes construction of a multi-story apartment building with parking located to the rear of the property. The proposal is for a five-story western section, abutting I-55, which will step down towards the east and the center of the Soulard Historic District. The project would require the demolition of a non-contributing warehouse constructed in 1956, and a small one-story commercial building, constructed c. 1900, a contributing resource.

**RELEVANT LEGISLATION:**

**The properties are within the Soulard Neighborhood Local Historic District and National Register District. The historic district status makes these properties subject to review using the Demolition Review Criteria used for Preservation Review Districts. In addition, the Soulard Neighborhood Local Historic District Standards has a Demolition section.**

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 larger industrial structure was constructed in 1956, outside the period of significance for the Soulard National Register historic district. It is considered a non-contributing structure, and its demolition is inconsequential to the historic fabric of the district.**

**The smaller building at 13th and Russell, on the same parcel, is a one-story brick commercial building, constructed c. 1900. It has sustained some alteration, including the addition of stucco to its brick walls and foundation. Nevertheless, it is considered a Qualifying structure, although the Soulard Neighborhood National Register District gives it the lowest of five levels of significance: "architectural merit: demolition would diminish the integrity of the neighborhood."**

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

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

   **In terms of the ordinance, all of the buildings appear to be sound.**

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

   **Not applicable.**

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

   **The neighborhood context of the property is the western edge of the Soulard Historic District abutting Gravois Avenue and the off-ramp of I-55. Immediately east of S. 13th Street are a number of residential properties that are well-maintained.**

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 one-story building on the site has little potential for reuse on its own; the larger building may have some possibility for light industry or commercial use.**

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, 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.

   **Not applicable.**

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.

   **Not applicable as all properties would be demolished in total.**

2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.

3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

   **The loss of the properties proposed for demolition would not have a negative effect on the urban design of the street or neighborhood.**

4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

   **Not applicable.**

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

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

   **The applicant has purchased the property.**

2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;

   **The applicant proposes to construct a multi-story apartment building with on-site parking. Exterior materials and details will contribute to the existing fabric of the historic district.**

3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;

   **The architectural compatibility of the proposed building is addressed below under Historic District New Construction Standards.**

4. The proposed use complies with current zoning requirements;

   **The parcel is zoned "J", Industrial and re-zoning would be required.**

5. The proposed new construction would commence within twelve (12) months from the application date.

**Complies.**

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.**

**Soulard Neighborhood Historic District Rehabilitation and New Construction Standards**

211 Demolition

*Comment: Buildings which were built before 1929 are considered historically significant to the character and integrity of the Soulard Historic District. These buildings are an irreplaceable asset, and as such, their demolition is strictly limited.*

Ordinance No. 61366 [this ordinance was repealed with the adoption of Ordinance #64689] of the City of St. Louis is hereby adopted to govern demolitions of buildings located within the Soulard Historic District, except that the following Sections of such Ordinance shall, for purposes of this Code only, be deemed revised, amended, or deleted as noted:

Section Two (i) is revised to state as follows:

"Structure" means any building or improvement of any kind for demolition of which a demolition permit is required and with respect to which an application for a demolition permit is filed.

Section Seven (3) is revised to state as follows:

(3) Condition: The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, and the threat to the public health, safety, and welfare resulting therefrom cannot be eliminated with reasonable preventative measures, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation, or restoration required to obtain a viable structure.

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

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.

*Comment: Reasonable preventative measures as referenced herein, include, but are not limited to, the erection of temporary sup-ports, and the erection of temporary barriers or barricades to protect pedestrians from falling debris. …*

Section Seven (4) Is revised to state as follows:

A. Rehabilitation Potential: If the Applicant offers substantial evidence that the Structure, in its entirety, is in such a condition that the only feasible rehabilitation thereof would be equivalent to total reconstruction, the application for demolition shall generally be approved.

**Not applicable.**

B. 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.

Section Seven (6) 15 amended to add the following:

(F.) the proposed plan, although calling for demolition of one or more Structures, will result in the preservation of buildings which are (i) High Merit, Merit, or Contributing; and (ii) In need of substantial rehabilitation.

**Not applicable.**

Section Seven (7) is deleted.

Section Seven (8) is renumbered Section Seven (7).

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 selected as a Model Example the Mexican Hat Factory building at 1201 Russell, which is of similar height and scale.**

301.1 Site

A site plan shall describe the following:

Alignment

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

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.

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.

Setback

New buildings shall have the same setback as adjacent buildings.

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.

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.

Setback may be based on a Model Example.

**Complies with Alignment and Setback. The new building will be maintain the current setbacks along Russell and S. 13 Street.**

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 to the common overall building mass within the block, and on the same side of the street.

**The massing of the new building is somewhat greater than the Model Example and larger than the adjacent residential buildings south of 13th Street. The design moderates this discrepancy by placing the tallest five-story section at the western end; the center section has a recessed fourth story, and the eastern section is confined to three stories, bringing it into compatibility with the smaller houses to the east. The building also has a recessed center section that breaks up the block-long width of the building. The Mexican Hat Factory building, the Model Example, is four and one-half stories and approximately the same width.**

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.

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.

*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.

**The building would be of a larger scale than is common in Soulard. The scale of the building will be visually reduced with the use of vertical plane breaks and a recessed fourth story which recalls historic mansard roofs in scale and color.**

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.

**Generally the openings and proposed storefronts approximate the proportions of those of existing historic buildings. Fenestration is contemporary and does not replicate the ubiquitous doublehung sash of the neighborhood. The recessed balconies, however, do not have a historic precedent in Soulard.**

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.

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

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

**Complies.**

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.*

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

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

**Partly complies. The facades of Russell and 13th will be brick, and brick will return a significant portion of the west elevation, which faces Gravois. The remainder of the building is currently proposed to be sheathed in lap siding. The Cultural Resources Office feels that this material is inappropriate for a building of this size and recommends an alternative cladding system with a more industrial precedent.**

302 Private Facade 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.

**Cement lap siding is proposed for these elevations as well.**

303 Garages and Carports in New Construction

**Not applicable.**

ARTICLE 4: SITE

**Not yet determined.**

**PRELIMINARY FINDINGS AND CONCLUSION:**

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

- The larger industrial building on the site is not a contributing resource to the historic district; the smaller building is considered contributing, but has sustained some alterations that compromise its integrity. While a Qualifying structure, its loss would not be significant to the fabric of the district.

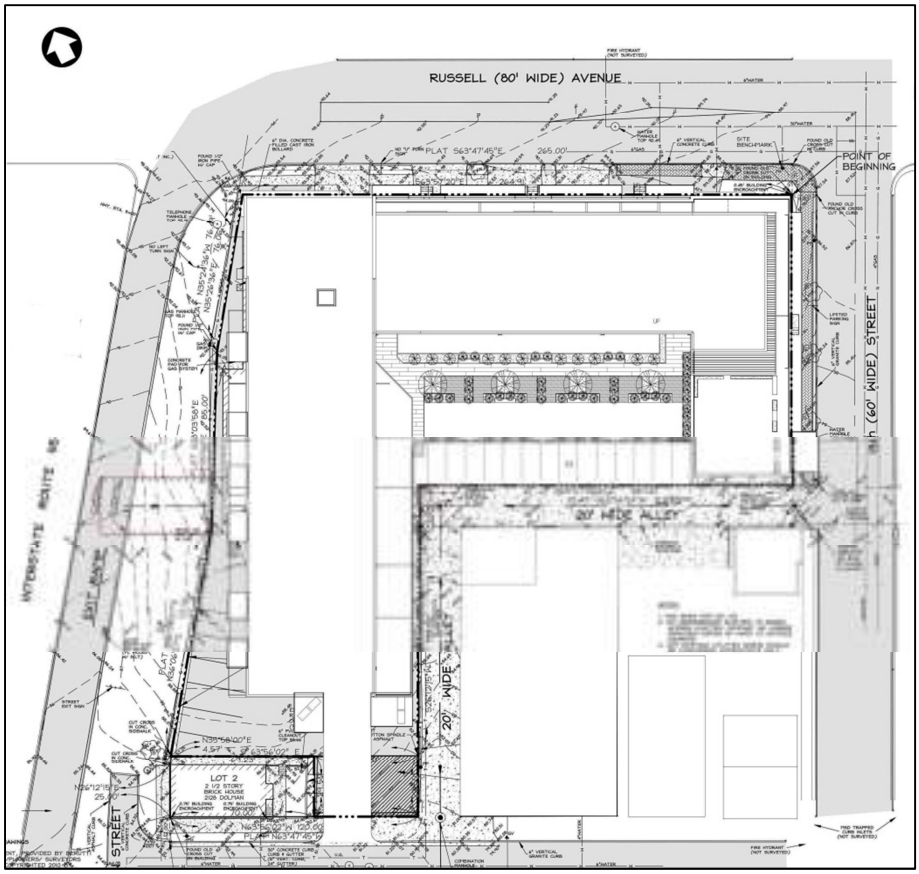
- The buildings are Sound, in terms of the Ordinance and there is no evidence that any of the buildings would have to be reconstructed to be put back into use.
- The proposed new construction is a multi-story apartment building. The building responds to the intent of the New Construction section of the Soulard Historic District Standards, while not meeting every standard.
- The building has a scale that is seldom seen in Soulard, but is close in scale and height to the Mexican Hat Factory building nearby, which has been used as inspiration for the building's design. Design elements have been introduced to reduce the visual effects of the scale and height.
- The street façade materials will brick, and meet the standards for façade materials. The lap siding proposed for the majority of the west elevation and the rear does not meet the standards.
- A review of the Soulard Historic District New Construction Standards indicates that the proposed new building meets the requirement to be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the demolition of the existing buildings and structures for the proposed new construction, with the condition that exterior details and materials are reviewed and approved by the Cultural Resources Office staff..

**INDUSTRIAL BUILDING AT 1302 RUSSELL**

**SMALLER BUILDING AT RUSSELL AND S. 13TH STREET**

**MODEL EXAMPLE**




**SITE PLAN**

**RUSSELL FAÇADE**

**13TH STREET FAÇADE**

**SOUTH FAÇADE AT ALLEY**

**WEST ELEVATION AT I-55 RAMP**

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

**B.**

DATE: July 25, 2016
ADDRESS: 4161 Castleman Avenue
ITEM: Preliminary Review: Construct a new front porch and front door replacement
JURISDICTION: Shaw Neighborhood Local Historic District — Ward 8
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office

**4161 CASTLEMAN AVENUE**

**OWNER/APPLICANT:**
Robert Geyer

**RECOMMENDATION:**
That the Preservation Board deny the Preliminary Application as the proposed porch and entry reconfiguration do not comply with the Shaw Historic District Standards.

**THE CURRENT WORK:**

The applicant wishes to construct a front porch and enclose the existing recessed entry on what was originally a two-family building that has been converted to a single-family in the Shaw Local Historic District. The existing entry is currently in its original configuration with paired doors and transoms recessed under a brick soldier course; paneled reveals and a simple stone front stoop.

**RELEVANT LEGISLATION:**

Excerpt from Ordinance #59400, the Shaw Neighborhood Historic District:
**Residential Appearance and Use Standards**

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.

**Does not comply. The house, constructed in 1906, was constructed with a recessed entry in place of a porch. Although the proposed porch is of an appropriate design, the introduction the new feature is counter to the Standards which state that original details should be retained in their original configuration.**

**The owners also are proposing to enclose the recessed entry and to install a single door with sidelight in place of paired doors. This is also not compliant with the Standards as gives the entry an appearance it never had historically.**

**PRELIMINARY FINDINGS AND CONCLUSION:**

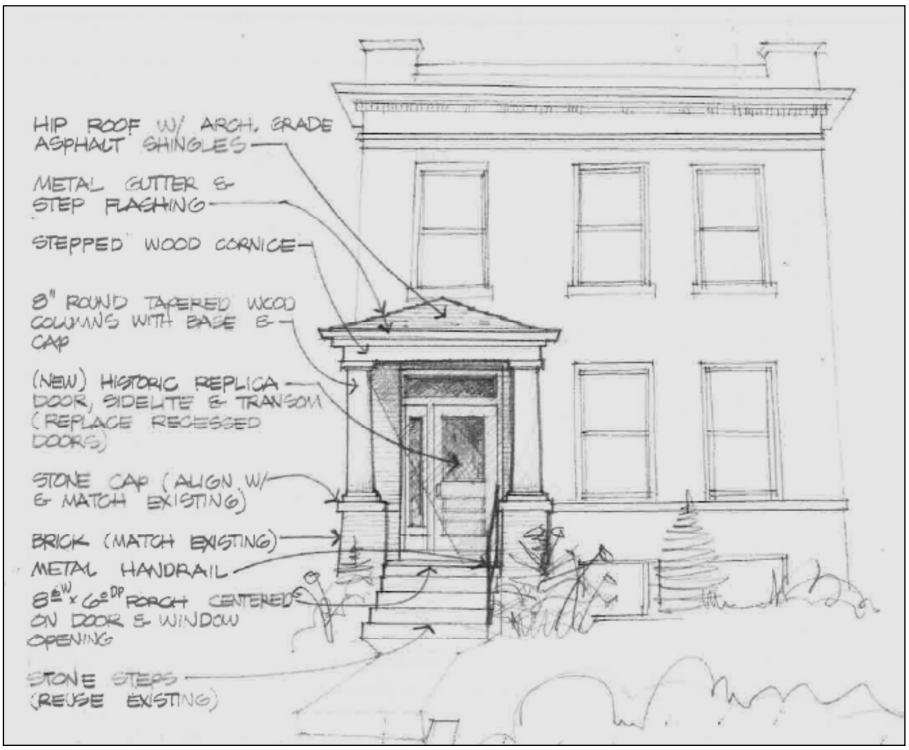
The Cultural Resources Office consideration of the Shaw Neighborhood District standards and the specific criteria for walls on a visible facade led to these preliminary findings.

- 4161 Castleman Avenue is located in the Shaw Neighborhood Local Historic District.
- The house was constructed in 1906 and has a simple stoop and recessed entry with paired doors.
- The Shaw Historic District Standards dictate that original detail should be left in their original form.
- The proposed porch is of appropriate design and materials.
- Nearly every other house on both sides of the block has a single-story porch, similar to what is proposed.
- The recessed entry enclosed and the original paired entry replaced by a door and sidelight, which is also does not comply with the Standards.

- The Cultural Resources Office and the Preservation Board have never supported the conversion of an existing paired entry to a single entry.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation deny the Preliminary Application to construct a new front porch and enclose the recessed entry, as the alterations do not comply with the Shaw Neighborhood Local Historic District standards.

**4022-24 DETONTY BEFORE ALTERATIONS TO ENTRY & PORCH**




**PROPOSED NEW PORCH AND ALTERED ENTRY**

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

**C.**

| | |
|---|---|
| DATE: | July 25, 2016 |
| ADDRESS: | 5780 McPherson Avenue |
| ITEM: | Preliminary Review: Construction one single-family house |
| JURISDICTION: | Skinker-DeBaliviere Certified Local Historic District — Ward 26 |
| STAFF: | Bob Bettis, Cultural Resources Office |

**5780 McPHERSON AVE.**

**DEVELOPER:**
Jennie Johnson

**RECOMMENDATION:**
That the Preservation Board grant preliminary approval to this proposal with the condition that final design details and materials be reviewed and approved by the Cultural Resources.

**THE PROJECT**

The applicant proposes to construct a single-family dwelling on a vacant lot on the south side of the 5700 block of McPherson. As new construction in a local historic district, the project was scheduled for review by the Preservation Board.

**RELEVANT LEGISLATION:**

Excerpt from Skinker-DeBaliviere-Catlin Tract-Parkview Historic District Ordinance #57688:

RESIDENTIAL APPEARANCE STANDARDS

2. Structures: New Construction or alterations to existing structures. All designs for new construction or for major alterations to the front of the house or premises that require a building permit must be approved by the Landmarks and Urban Design Commission, as well as by the existing approving agencies as required by City Ordinances. Standards that do not require buildings permits serve as guidelines within the district.

a. Height:
   New buildings or altered existing buildings, including all appurtenances, must be construct ed to within 15% of the average height of existing residential buildings on the block.
   **Complies. There are a variety of building heights on this block, but the proposed building appears to meet this requirement.**

b. Location, Spacing and Setback:
   New or moved structures shall be positioned on their lots so that any existing rhythm of recurrent building masses to spaces is continued. Existing building lines shall be strictly maintained, with no portion of any building (excepting any open porch, open veranda, open stone platform or open balcony) to be constructed beyond the existing building line. Aforesaid open porches or platforms shall not extend beyond the existing front porch line on the block. Existing front porches must remain porches; however, they may be screened.
   **Complies. The proposed setback is in line with the adjacent buildings.**

c. Exterior materials (for permit required work):
   Exterior materials when visible from the street should be of the type originally used when the proposed Historic District area was developed: brick, stone, stucco, wood and wrought and cast iron. Although artificial siding or facing materials are not, in general, compatible, the Historic District Review Committee may be consulted for a list of current, compatible materials and their costs, for use by property owners wishing to improve their buildings.
   **Complies. The proposed building will have a brick front façade that will return on the sides that match the distance between the adjacent houses.**

d. Details (for permit required work):
   Architectural details on existing structures, such as columns, pediments, dormers, porches, and bay windows should be maintained in their original form if at all possible. Renovations involving structural changes to window or door openings are permit-required work and thus must be reviewed by the Landmarks and Urban Design Commission. Design of these

renovations should be compatible in scale, materials, and color with existing features of the building and with adjacent historical structures. When on the front of a building, wood or factory-finished colored metal is the preferred material for frames of new and replacement storm windows and screens and storm and screen doors. Awnings on the front of a house should be canvas or canvas-type materials.

New buildings should be detailed so as to be compatible with existing buildings, respecting scale, rhythm, window proportions, important cornice lines, use of materials, etc. Complete plans for all proposed new construction or major alterations which require permits must be submitted to the Landmarks and Urban Design Commission for approval.

**Complies. Proposed building floor heights, window proportions, scale and materials are compatible with the adjacent buildings.**

e. Roof Shapes:
When there is a strong, dominant roof shape in a block, proposed new construction or alteration should be viewed with respect to its compatibility with existing buildings.

**Complies. There are a number of different roof types on the block. The selected gabled roof is compatible with the surrounding structures.**

f. Roof Materials:
Roof materials should be slate, tile, copper or asphalt shingles where the roof is visible form the street. Incompatible materials are not encouraged. Design of skylights or solar panels, where prominently visible from the street and when requiring a permit, will be reviewed by the Landmarks and Urban Design Commission for their visual compatibility.

**Complies. The roof will have asphalt shingles**

g. Walls, Fences and Enclosures:
Front –
In Parkview, no fence, wall or hedge may be erected in front of the building line. In the Catlin Tract, no wall or fence may be erected in front of the building line; no hedge in front of the building line may exceed four feet in height.

Elsewhere in the district, front yard dividers or enclosures are permitted, but they shall be of brick, stone, brick-faced concrete, ornamental iron, or hedge and should not exceed four feet in height. Earth-retaining walls are permitted, to be constructed of compatible materials, not to exceed maximum grade of the lot. In Parkview, earth-retaining walls must not exceed a height of two feet above the highest point of the sidewalk in front of the property.
Side –
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. In the Catlin Tract, all fences behind the front building line must be limited to five feet.

**Complies. The proposed fence will be six feet in height and made of wood.**

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 the public sidewalk. No live trees shall be removed for new construction without the approval of the Landmarks and Urban Design Commission. The Historic District Review Committee will keep a directory of recommended landscape materials.

**Not applicable.**

i. Paving and Ground Cover Materials:
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, and must not cause maintenance problems or hazards for public walkways (sidewalks). Loose rock and asphalt are not acceptable for public walkways (sidewalks) nor for ground cover in areas bordering public walkways (sidewalks).

**Complies.**

j. Street Furniture and Utilities:
All free-standing light standards placed in the front yard of any structure or premises should be compatible with construction in the neighborhood. The design and location of all items of street furniture located on the tree lawn between the sidewalk and the street must be approved by the Landmarks and Urban Design Commission. Where possible, all new utility lines shall be underground. No commercial or political advertising may occur on the public right-of-way.

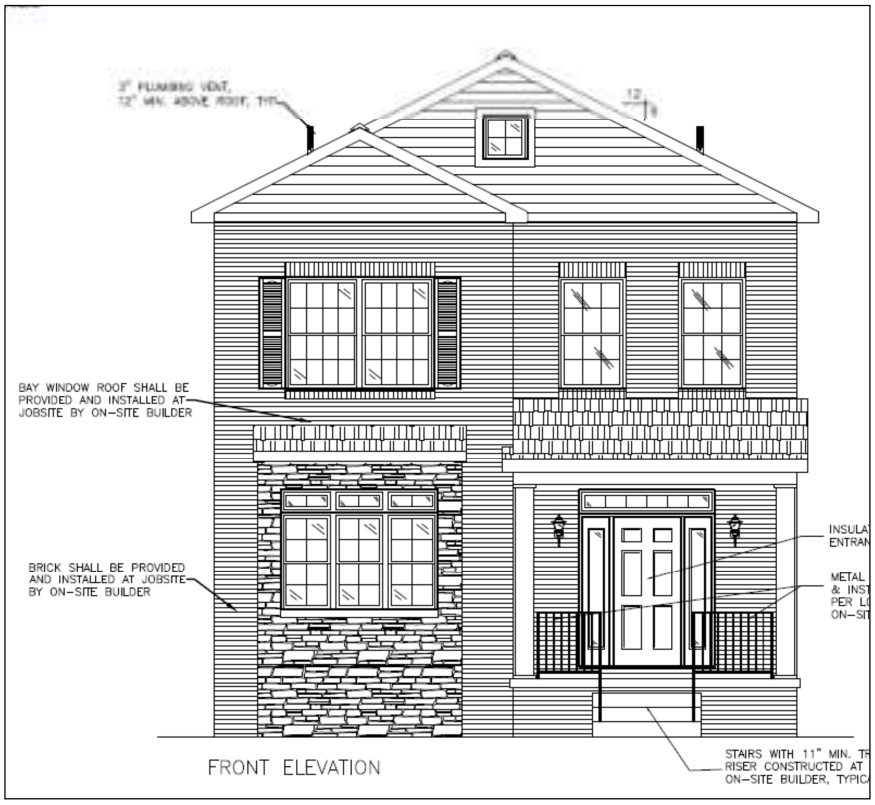
**Not applicable**.

**PRELIMINARY FINDINGS AND CONCLUSION:**

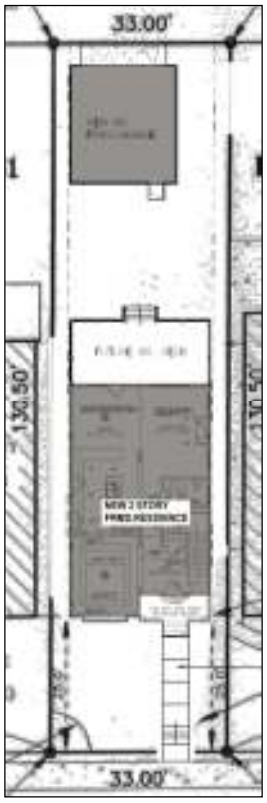
The Cultural Resources Office consideration of the criteria for new residential construction in the Skinker-DeBaliviere Historic District Standards led to these preliminary findings:

- The proposed site for construction, 5780 McPherson Avenue, is located in the Skinker-DeBaliviere Local Historic District on the south side of the block.
- The applicant intends to construct a two-story single-family house that generally complies with the Standards.
- The garage will be set behind the houses and are compliant with the standards.

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




**FRONT ELEVATION**




**SITE PLAN**

**STREETSCAPE**

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

**D.**

DATE: JULY 25, 2016
ADDRESSES: 2301-2335 S. Kingshighway Blvd.
ITEM: Preliminary Review: Redevelopment and demolition of commercial storefront buildings with new construction
JURISDICTION: Reber Place Historic District, Preservation Review District — Ward 8
Staff: Dan Krasnoff, Cultural Resources Office

**2301-2337 S. KINGSHIGHWAY**

**OWNER/APPLICANT:**
BMO Harris Bank of St. Louis – Owner/Applicant

Draper & Kramer - Developer

**RECOMMENDATION:**
That the Preservation Board withholds approval of the demolition of the Merit Buildings unless it finds that the use of the structures proposed for demolition are not economically feasible and/or that approval of the proposed redevelopment will equal or exceed the contribution of the structures to be demolished.

**THE PROJECT:**

The developer seeks preliminary approval to demolish and renovate commercial buildings on the west side of the 23xx block of South Kingshighway. Currently these buildings are owned by Southwest (BMO Harris) Bank. The proposal calls for retention of two buildings: one at the corner of Southwest Avenue and South Kingshighway, to be donated to the Tower Grove Community Development Corporation, and the other at the corner of Botanical Avenue and South Kingshighway, for BMO Harris Bank. The buildings in between are proposed for demolition, to be replaced by a Walgreen's fronting on South Kingshighway. The South Kingshighway façade of the proposed Walgreen's would be at the sidewalk with driveways located along the north and south facades that include curb-cuts to South Kingshighway. An additional commercial building and bank drive-through would be located on the west end of the parking lot. This proposal has been revised in a positive fashion and now calls for the preservation of two of the four Merit structures on the site. The developer has met with neighborhood organizations and held a community meeting.

**RELEVANT LEGISLATION:**

**The properties at 2301-2335 South Kingshighway are within the Reber Place National Register Historic District. Constructed from approximately 1905-1928, they were built in five phases. Originally, three of them were for uses other than banking. Four of the five sections, are contributing buildings to the Reber Place National Register Historic District. A separate, non-contributing portion that links the original buildings was constructed in 1973. The demolition is subject to the Preservation Review District ordinance.**

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.**

**Because four of the five building sections are contributing buildings to the Reber Place National Register Historic District, these structures are Merit Buildings per the definitions of the ordinance. The section constructed in 1973 is non-contributing.**

**The following describes each section:**

**2301 S. KINGSHIGHWAY BLVD c. 1905 – Merit Building - Proposal: Preservation**

This two-story building's triangular footprint reflects the parcel shape, defined by the intersection of Kingshighway and Southwest Avenue.

**2301 S. KINGSHIGHWAY**

**2307 S. KINGSHIGHWAY BLVD 1923 – Merit Building - Proposal: Demolition**

This one-story building has six storefront bays with decorative terra cotta panels.

**2307 S. KINGSHIGHWAY**

**2319-23 S. KINGSHIGHWAY BLVD 1928 – Merit Building - Proposal: Demolition**

The two-story structure includes terra cotta parapet panels with geometric motifs and faux balconies.

**2319 S. KINGSHIGHWAY**

**2327 KINGSHIGHWAY BLVD 1973 - Non Contributing – Proposal: Demolition**

**2327 S. KINGSHIGHWAY**

**2335 KINGSHIGHWAY BLVD c. 1920 – Proposal: Preservation**

The two-story structure has a central gablet with faux half-timbering, decorative brackets and recessed “diamond” panels.

**2335 S. KINGSHIGHWAY**

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

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

   **In terms of the ordinance, all of the buildings are Sound.**

2. Structurally attached or groups of buildings.

   **The proposal is to demolish two contributing sections and a non-contributing section.**

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

   **The buildings are located in the Southwest Garden neighborhood and the Reber Place National Register Historic District. Surrounding buildings, both residential and commercial, are generally in good condition and are occupied.**

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 buildings under consideration are one and two stories. The properties have been well maintained, although BMO Harris Bank uses only a small percentage of the overall facility. The developer feels the buildings, with the exception the one at the corner of Southwest and Kingshighway, which will be used by the bank, are not viable economically. They propose to donate the remaining building, at the corner of Botanical and Kingshighway, to the Tower Grove Community Development Corporation.**

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 owner has provided an analysis of the reuse of the building that indicates that the building will not generate sufficient income to justify the cost of renovation.**

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.

   **The walls of the corner buildings that will remain on the site will be affected by the demolition. The developer will need to make remedial repairs to these facades.**

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 developer's propose to construct a Walgreen's pharmacy in the space where the demolitions are proposed. The placement of the Walgreen's at the sidewalk would maintain the "street wall" along Kingshighway. However, the addition of curb cuts on both sides of the drive way will negatively impact the urban character of the street.**

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.

   **Although the placement of the Walgreen's will mitigate the loss of the urban character of the streetscape, the character of the streetscape will be diminished in comparison to the effect of renovating the existing structures' historic store fronts.**

4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

   **Not applicable.**

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

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

   **BMO Harris/Southwest Bank has been the owner for many years. The developer, Draper and Kramer has an option to redevelop the property.**

2. The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;

   **The developer will reuse the existing building at the corner of Southwest and Kingshighway for the bank. The Walgreen's constructed on South Kingshighway will occupy a significant portion of the site where the buildings proposed for demolition now stand. In addition, the developer proposes to construct a building for a fast-food-type user in the center of the western portion of the lot. A drive-through facility for the bank and fast food establishment will also be placed in the middle of the lot.**

   **The proposed construction is sensitive to urban design along South Kingshighway through the use of real window openings that extend the length of the façade of the new building. The Walgreen's will not have the same character as the historic storefront buildings that are proposed for demolition.**

3. The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;

   **The proposed construction will be compatible in regards to setbacks, scale, exterior materials and color. The design of the windows in the Walgreen's is not consistent with those of the buildings to remain on the site.**

4. The proposed use complies with current zoning requirements;
   **Most of the property is zoned "F" Neighborhood commercial. A small portion of the southwest most corner of the lot, which faces Botanical Avenue, is zoned "B", Two-Family.**
5. The proposed new construction would commence within twelve (12) months from the application date.
   **Complies**

G. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.
   **The entire property is currently by Southwest (BMO Harris) Bank. Should the proposal be implemented, most of the property will become owned by Draper and Kramer. The building at Botanical and Kingshighway would become owned by the Tower Grove Community Development Corporation.**

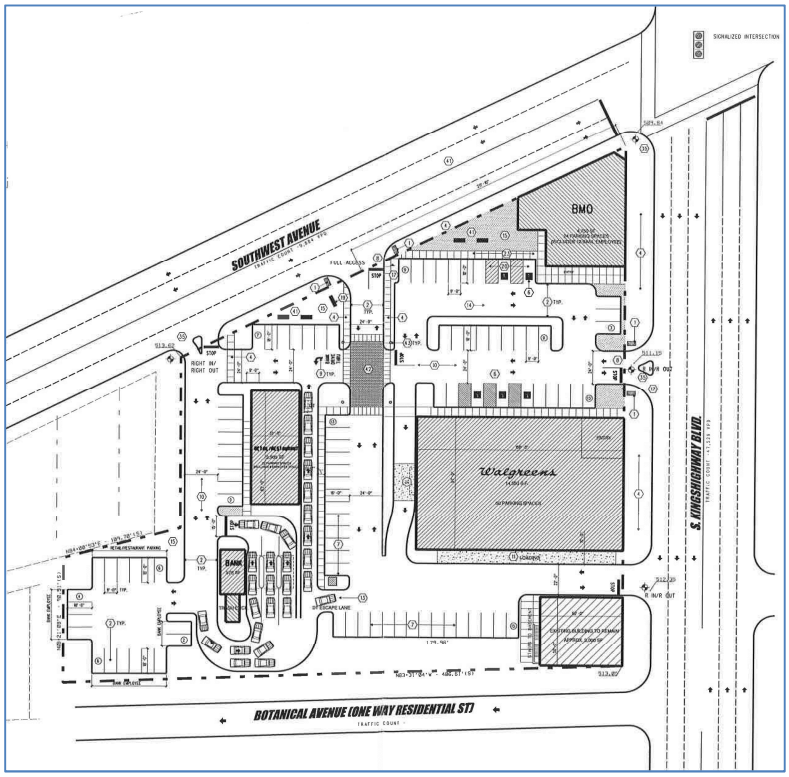
H. Accessory Structures. Accessory structures (garages, sheds, etc.) and ancillary structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory structures internal to commercial or industrial sites will, in most cases, be approved unless that structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.
   **The existing bank drive through will be replaced with a new one that is in the same approximate location on the site.**

**Preliminary Findings and Conclusions:**

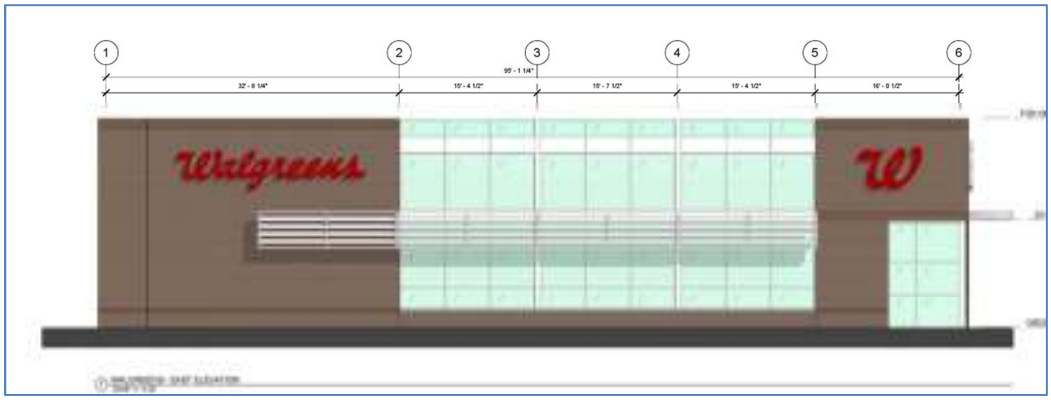
The Cultural Resources Office's consideration of the criteria for demolition led to these preliminary findings:

- The buildings at 2301-2335 S. Kingshighway are located within the Reber Place National Register Historic District.
- Four of these structures: 2301 S. Kingshighway, 2307 S. Kingshighway, 2319 S. Kingshighway and 2335 S. Kingshighway are Merit buildings and, according to the ordinance, "shall not be approved except in unusual circumstances which shall be expressly noted.
- These buildings were constructed from approximately 1905-1928 and are representative of a variety of commercial storefront designs from this period.
- The buildings are sound, in terms of the Ordinance.
- The developer has supplied cost estimates that indicate per square foot rent levels in the South Kingshighway area are significantly lower than the cost to renovate the structures.
- The cost estimate does not include the added value of historic tax credits for which most of these buildings would qualify.

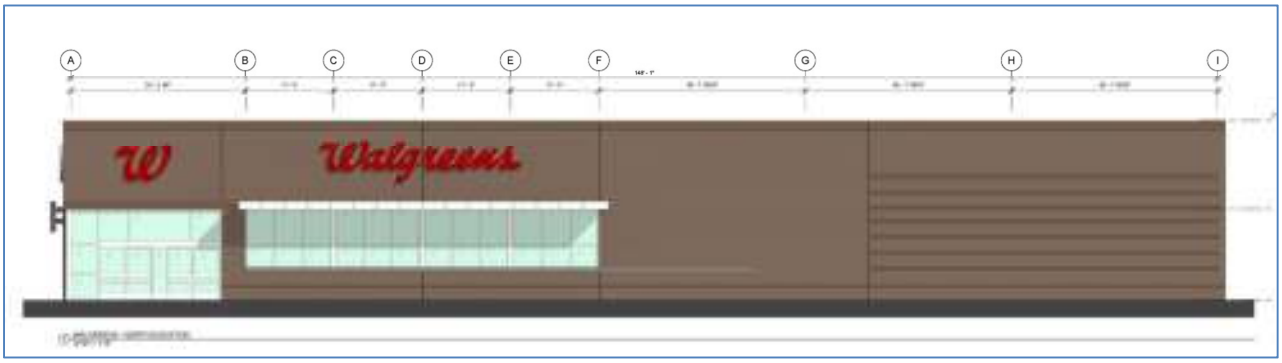
- By keeping two of the Merit structures and placing the Walgreen's building at the sidewalk, the proposed new construction maintains the urban form of the streetscape, although the configuration of two curb-cuts and parking will leave gaps that lessen the urban character of the streetscape.
- Through additional site design the urban form can be enhanced.
- The design of the Walgreen's on the South Kingshighway façade includes large windows that face the street. The windows and entry on the South Kingshighway façade is consistent with urban building form. Through additional changes to the South Kingshighway façade, the urban character of the Walgreen's can be enhanced.
- The owner proposes to donate the building at 2335 South Kingshighway, a Merit structure, to the Tower Grove Community Development Corporation.




**PROPOSED SITE PLAN FOR 2301-2335 S. KINGSHIGHWAY**




**PROPOSED EAST (KINGSHIGHWAY) ELEVATION**




**PROPOSED NORTH ELEVATION**

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

**E.**

DATE: July 25, 2016
ADDRESS: 3310, 3314 and 3318-20 Lemp Avenue
ITEM: Preliminary Review: construction of two single-family houses and one two-family building
JURISDICTION: Benton Park Local Historic District — Ward 9
STAFF: Jan Cameron, Cultural Resources Office

**PROJECT SITE**

**OWNER/DEVELOPER:**
Rubicon Corporation

**ARCHITECT:**
Curtiss W. Byrne Architect

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

**THE PROJECT**

The applicant proposes to construct one single-family residence; an addition to an existing reconstructed one-story house, known as the "worker's cottage;" and a two-family building on a large parcel in the center of the 3300 block of Lemp Avenue, in the Benton Park Local and National Register District. One single-family will be attached to the existing reconstructed house at 3316 Lemp.

**RELEVANT LEGISLATION:**

Excerpt from Ordinance #67175, Benton Park Historic District:

PART III
HISTORIC DISTRICT DESIGN STANDARDS

SECTION THREE. There are two basic concepts inherent in these Standards. They are embodied in the definitions of Public, Semi-Public, and Private facades and the requirement for Model Examples….

**2.** Making the submission of a Model Example a prerequisite to obtaining approval of plans to construct or reconstruct building elements or to construct new buildings has two important advantages. First, it ensures that building elements will be compatible with the building for which they are to be constructed and that new buildings will be appropriate in their architectural environment. Second, it enables those seeking such approval to clearly communicate their plans to the Commission.

**The standards require not simply the selection of a Model Example, but also that the chosen Model Example follow all the other requirements of Article 3, New Buildings—including Mass, Scale, Proportion, Ratio of Solid to Void, etc.—in order to ensure that the infill building will be compatible to the existing historic fabric.**

ARTICLE 1: DEFINITIONS
101.14 Model Example
Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

1. A building or element(s) of a single building type or style constructed prior to 75 years ago:
    1. Existing or once existing within:
        1. the Benton Park Historic District; or
        2. The City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and
    2. Offered to prove that:
        1. A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or
        2. A design proposed for constructing a new building will result in a building compatible with its architectural environment; and
        3. Of a comparable form, architectural style and use as:
            1. The building to receive the constructed or reconstructed element; or

2. The building to be constructed.

**No Model Examples have been submitted, but the design of 3310 and 3318-20 follow historic precedents in the neighborhood. The design of the addition at 3316 does not, but is consistent in scale and materials to historic examples.**

2. A Model Example shall be evidenced by a series of photographs or photographic reproductions…which shall include the following:
    1. In the case of proposed construction or reconstruction…
    2. In the case of proposed new construction:
        1. Photographs or photographic reproductions showing, in its entirety, the public façade and, where possible, each façade of the Model Example building; and
        2. Photographs, or photographic reproductions showing, in detail, special elements thereof, including, but not limited to windows, cornices and dormers.
3. The Model Example concept is not intended to preclude contemporary designs but to assure that they are compatible with their environment.

    **The proposed infill buildings are historic replica designs; the addition is a contemporary design compatible in scale with the existing reconstructed building.**

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:

301.1 Site

A site plan shall describe the following:

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

        **Complies. Public Facades will face Lemp Avenue.**

2. Setback
    1. New buildings shall have the same setback as adjacent buildings....

        **Complies. The setback of the block is somewhat irregular; the reconstructed "worker's cottage" was earlier than most of the other buildings on the block and is set in front of the building line of the street. The addition will maintain the building line.**

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 to the common overall building mass within the block, and on the same side of the street.

**Complies. There is considerable variation in height in the surrounding buildings, ranging from large two and one-half story buildings to one-story commercial structures. The heights of the proposed new buildings are complementary to the block face.**

301.3 Scale

1. 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).

2. 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. Both two and one-story buildings are present on the block.**

**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 build buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

**Complies.**

301.5 Ratio of Solid to Void

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

2. 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.

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

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

   **Complies.**

301.6 Facade Material and Material Color

1. Finish materials shall be one of the following:
   1. For walls:
      1. Kiln-fired brick (2-1/3" by 8" by 3-5/8")
         *Comment: Brick within the Benton Park 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 Benton Park Historic District is red or orange with only minor variations in coloration.*
      2. Stone common to the Benton Park Historic District.
      3. Scored stucco and sandstone.
      4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

         **Mostly complies. 3310 Lemp and 3318-20 will brick front facades. The addition to 3316 Lemp, however, will have a proposed panel system. This material has been approved by the Preservation Board for infill buildings in Benton Park of contemporary design and is considered compatible with historic material if in an appropriate color.**

**All side elevations will have appropriate returns of the front façade material.**

2. For foundations:
    1. Stone, new or reused, which matches that used in the Benton Park Historic District;
    2. Cast-in-place concrete with a stone veneer; or
    3. Cast-in-place concrete, painted.

        **Complies. Foundations will be painted concrete in a limestone color.**
2. Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

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

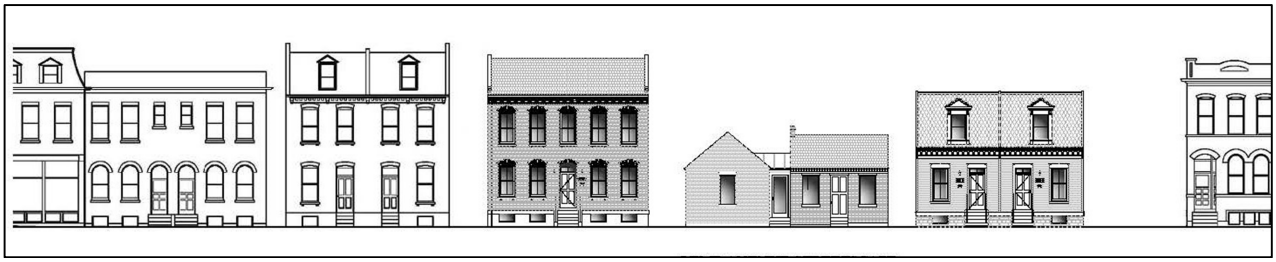
    **Complies.**

**PRELIMINARY FINDINGS AND CONCLUSION:**

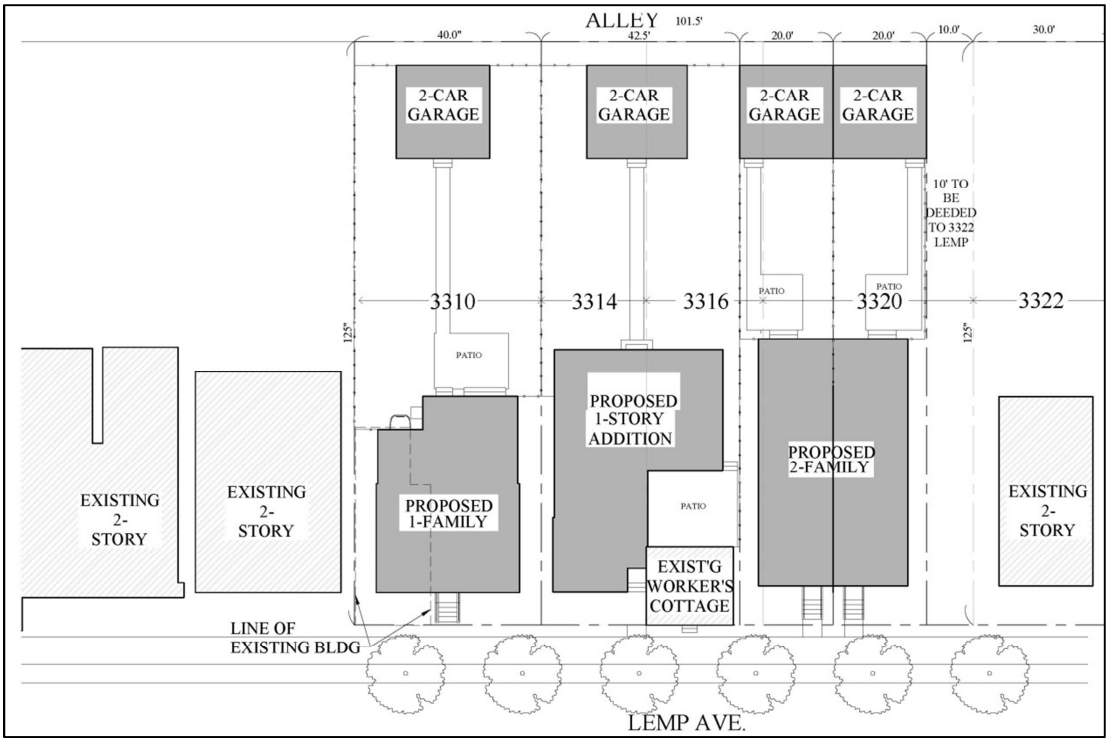
The Cultural Resources Office's consideration of the criteria for new residential construction in the Benton Park Historic District Standards led to these preliminary findings:

- The proposed site for construction, 3310-33 Lemp Avenue, is located in the Benton Park Local Historic District.
- The proposed buildings comply with historic districts standards for new construction and their massing, scale, and proportions are appropriate for the site and compatible with adjacent buildings.

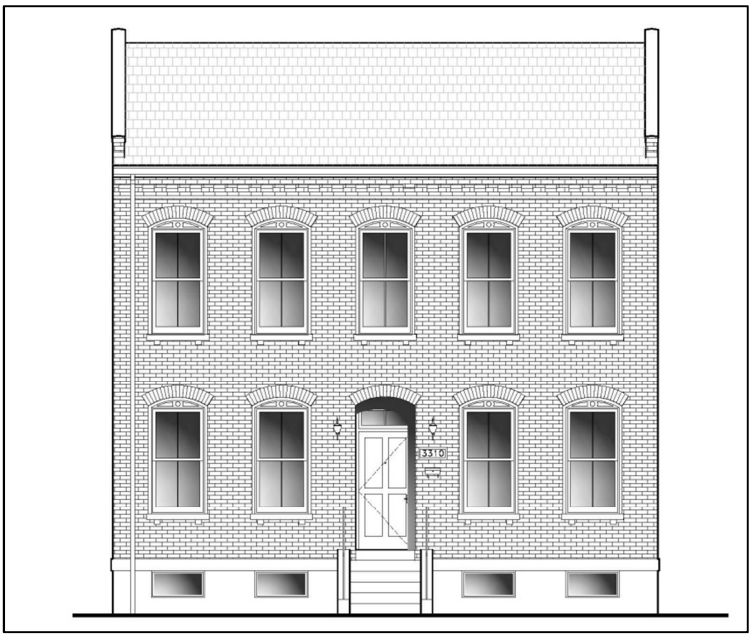
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the new construction, with the stipulation that final drawings, materials and colors be reviewed and approved by the Cultural Resources Office.



**STREETSCAPE**



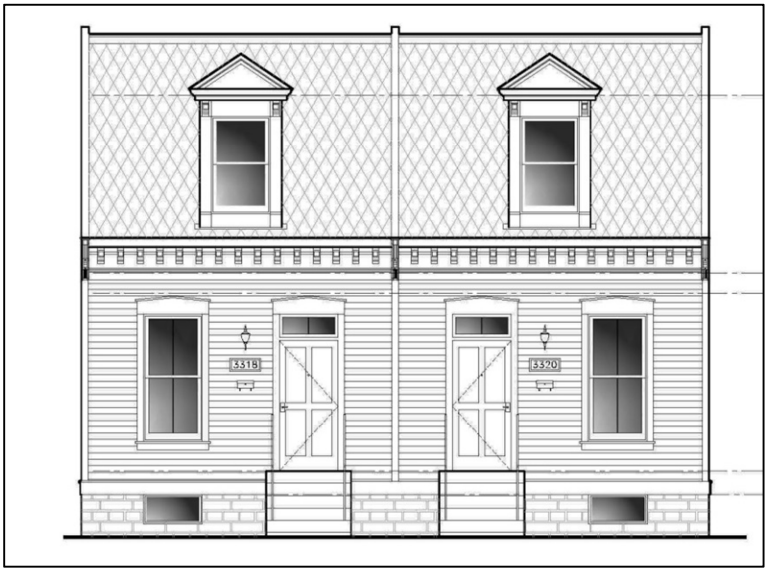

**SITE PLAN**




**3310 LEMP FRONT FACADE**

**“WORKER’S COTTAGE” AT 3316 LEMP**

**3316 LEMP WITH ADDITION AT LEFT**




**3318-20 LEMP (FAÇADE WILL BE BRICK IN PLACE OF SIDING)**

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

**F.**

DATE: July 25, 2016
ADDRESS: 2019 Withnell Avenue
ITEM: Appeal of a Director's Denial – Retain side porch and deck
JURISDICTION: Benton Park Local Historic District — Ward 9
STAFF: Andrea Gagen, Cultural Resources Office

**2019 WITHNELL AVE.**

**OWNER/APPLICANT:**
Jennifer A. Hugill

**STAFF RECOMMENDATION:**
That the Preservation Board uphold the Director's Denial as the deck does not meet the Benton Park Historic District standards.

**THE PROJECT**

The owner has applied to retain a side porch and deck constructed without a permit. There was a previously existing porch at that location, but when the owner replaced the porch a lower attached deck was also constructed. The porch and deck were constructed without a permit. The owner was notified that a permit was required and she applied in June. The application was denied, as the porch and deck do not meet the Benton Park Historic District Standards.

**RELEVANT LEGISLATION:**

Excerpt from Ordinance #67175, Benton Park Historic District:
PART III
HISTORIC DISTRICT DESIGN STANDARDS

**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.*

**206.3 New Appendages to Semi-Public and Private Facades**

1. New porches, stoops and steps at Semi-Public and Private Facades shall be based on a Model Example.
2. Decks are prohibited at Semi-Public Facades except when those occur at the rear of a building.
3. Decks, whether constructed at a Semi-Public Facade at the rear of a building or at a Private Facade, must not:
    1. Obscure any architectural detail of the building such as windows, doors, or ornamental brick work; or
    2. Be visually dominant because of mass, scale, or topology of the land.

**Although there was a porch in the same location, the handrails and construction are not based on a Model Example. In addition, the deck is not allowed as it is not at the rear of the building.**

**206.5 Wood Elements on Appendages**

1. Reconstructed wood elements shall be of wood, except architectural details such as brackets which may be of the materials listed under replacement materials for wood cornices (Section 201.8(3)(2)(3)). A Model Example shall be used.
2. Reconstructed wood handrails shall be one of the following:
    1. A wood handrail based on a Model Example
    2. The Benton Park type (Georgian) handrail common to St. Louis.

3. Wood handrails shall receive one of the following finishes:
    1. paint;
    2. an opaque stain; or
    3. Natural Wolmanized wood (acceptable on Private Facade, only).

    **The handrail used on the porch and deck do not conform to the historic district standards, as it is of a contemporary design. The porch and deck are stained, but it is not an opaque stain.**

**PRELIMINARY FINDINGS AND CONCLUSION:**

The Cultural Resources Office's consideration of the criteria for appendages in the Benton Park Historic District Standards led to these preliminary findings:

- The project site for construction, 2019 Withnell, is located in the Benton Park Local Historic District.
- Due to the wide side yard, the east side of the building is considered to be a Semi-Public Façade.
- The side porch and deck were constructed without a permit and are not based on a Model Example.
- Although there was previously a similar porch at that location, the details do not conform to the historic district standards.
- The added deck is not allowed under the historic district standards as it in not at the rear of the building.

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 Benton Park Local Historic District standards.

**VIEW OF PORCH FROM EAST ON WITHNELL**

**NEW PORCH AND DECK**

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

**G.**

DATE: June 27, 2016
ADDRESSES: 3857 South Broadway
ITEM: Demolition of a two-story commercial building
JURISDICTION: Preservation Review District — Ward 20
STAFF: Jan Cameron, Cultural Resources Office

**3857 and 3853 SOUTH BROADWAY**

**OWNER:**
JVH Properties LLC – Joseph Haberstreit

**APPLICANT:**
A-1 Wrecking – Charles Hemphill

**RECOMMENDATION:**
That the Preservation Board uphold the Director's denial of the demolition application for 3857 South Broadway and recommend that appropriate steps be taken to stabilize and preserve the building.

**THE PROPOSAL:**

The owner of 3857 South Broadway, located in the Marine Villa Neighborhood and in a Preservation Review District, wishes to demolish a two-story brick commercial building, constructed c. 1875. The building was condemned by the Building Division on 5/26/2016. The owners then filed a demolition application. Due to ordinance time limitations, the application was administratively denied by the Cultural Resources Office and scheduled for review by the Preservation Board.

**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.

**3857 South Broadway is a Qualifying structure under the definition of Ordinance 64689, meaning that while it is not currently listed in the National Register of Historic Places, it is eligible to be so listed. The building itself dates from c. 1875, but received a new Craftsman-style front façade in 1926, at the same time a one-story addition was constructed on the north. The façade features a shaped parapet and terra cotta detailing.**

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

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

   **The building appears in general to be sound, except for the later façade addition to the front, which is separating from the main block and needs repair. This condition was the basis for the Building Division's recent condemnation. In addition, because the building's south façade was originally attached to another building, it is composed of soft interior brick. The façade has been painted and repointed in a hard mortar, which has caused deterioration of individual bricks. There appears to have been little maintenance completed in recent years.**

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

   **The building predates the attached one-story commercial building at 3853 South Broadway. The buildings are also connected by a large canopy.**

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

   **The area surrounding 3857 South Broadway is well-maintained and buildings are sound. There are few vacancies.**

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 building is located in a well-maintained block. Reuse potential, once the building has been repaired, is reasonable.**

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 evidence relating to financial 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.

   **Loss of 3857 will have a significant impact upon the block front and will further open the vacant corner at Keokuk.**

3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

   **The age of the building, as well as its Craftsman-style front, are unusual for this area of the City and are significant to the streetscape.**

4. The elimination of uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

   **Not applicable.**

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

   **Not applicable.**

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:

- 3857 South Broadway is a contributing resource to the Marine Villa Neighborhood and located in a Preservation Review District; it is a Qualifying building under the definition of Ordinance #64689.
- The building appears to be in sound condition although there are masonry issues, particularly relating to the separation of the added front façade and exhibits other consequences of deferred maintenance and repair.
- The applicant has submitted no evidence to use to assess economic hardship that would be incurred by the repair and rehabilitation of the building.
- The location of the building on a blockfront with good integrity and historic urban design contributes to the importance of 3857 South Broadway to the street and neighborhood.
- The owner is not proposing subsequent any construction on the site.
- Ordinance #64689 states that the demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances; no evidence has been submitted to support such circumstances.

**RECOMMENDATION:**

The Cultural Resources Office recommends that the Preservation Board uphold the Denial of the demolition application for 3857 South Broadway.

**FRONT ELEVATION**

**SOUTH ELEVATION**

**SOUTH WALL DETAIL**

**WALL SEPARATION**

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

**H.**

DATE: July 25, 2016
ADDRESS: 3711-3739, 3815R, 3749R Market St., 3700-3800 Forest Park Ave. — Ward: 17
ITEM: Nomination to the National Register of the Century Electric Foundry Complex
STAFF: Andrea Gagen

**CENTURY ELECTRIC FOUNDRY COMPLEX – 3700 FOREST PARK AVE.**

**PREPARER:**
Christina Claggett, Lawrence Group

**OWNER:** FOPA Partners LLC

**RECOMMENDATION:**
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the complex of buildings meets the requirements of National Register Criterion A.

**RELEVANT LEGISLATION:**

**Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)**
Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

**PROPERTY SUMMARY:**

The Century Electric Foundry Complex at 3711-3739, 3815R, 3749R Market St., 3700-3800 Forest Park Ave. is eligible for local listing in the National Register of Historic Places (NRHP) under Criterion A in the area of Industry, both as a manufacturing site and a processing site.

Originally purchased in 1926 by Century Electric, development on the site continued for 25 years and resulted in three main structures. These masonry structures are industrial in character. The main foundry building retains some outstanding architectural details and the complex also retains some of its industrial equipment.

The site served as the electric motor foundry and manufacturing complex from 1929-1956. Century Electric was one of the top St. Louis companies in the electrical manufacturing industry and differed from their competitors by building dedicated facilities for their foundry and manufacturing functions, separate from their headquarters.

The Cultural Resources Offices concurs that the complex of buildings eligible for listing in the National Register under Criterion A in the area of Industry.

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

**I.**

DATE: July 25, 2016
ADDRESS: 2647 Locust Street — Ward: 6
ITEM: Nomination to the National Register of the Schwab Clothing Company Building
STAFF: Andrea Gagen

**SCHWAB CLOTHING COMPANY BUILDING**

**PREPARER:**
Karen Bode Baxter & Tim Maloney

**OWNER:** Elliot's Neighbor LLC

**RECOMMENDATION:**
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criteria A & C.

**RELEVANT LEGISLATION:**

**Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)**
Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

**PROPERTY SUMMARY:**

The Schwab Clothing Company Building at 2647 Locust Street is eligible for local listing in the National Register of Historic Places (NRHP) under Criterion A for Community Planning and Development and Criterion C in the area of Architecture.

The Second Renaissance Revival style building, constructed as an investment property for Washington University in 1909, is a five story, red brick, three-part commercial building. Due to its height compared to the mostly one- and two-story buildings surrounding the site, it commanded a prominent place in the streetscape. It was the first commercial building to be constructed on Locust St., west of Jefferson, in what had been a prominent residential area.

The building is one of only a few remaining mid-sized single-storefront, three-part commercial buildings in the Central Business District of St. Louis. It is noted for the symmetry of its formal design.

The Cultural Resources Offices concurs that this property is eligible for listing in the National Register under Criterion A in the area of Industry.