



**CULTURAL RESOURCES OFFICE
 PRESERVATION BOARD
 REGULAR MEETING
 MONDAY JULY 28, 2014 — 4:00 P.M.
 1520 MARKET ST. #2000
www.stlouis-mo.gov/cultural-resources**

Roll call - Approval of the June 23, 2014 minutes - Approval of agenda.
 Presentation of National Association of Preservation Commissions Award

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| B. 4325-29 MANCHESTER & 4321 MANCHESTER | Forest Park Southeast National Register District | Demolition for mixed use bldg..... | 10 |

APPEAL OF DENIALS

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SPECIAL AGENDA ITEMS

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A.

DATE: July 28, 2014
 ADDRESS: 4066 Russell Boulevard
 ITEM: Preliminary Review: Redesign of vacant service station and conversion to single-family house
 JURISDICTION: Shaw Certified Local Historic District — Ward 8
 STAFF: Jan Cameron, Cultural Resources Office



4066 RUSSELL BOULEVARD

OWNER/APPLICANTS:
 William & Maureen McCuen

RECOMMENDATION:
 That the Preservation Board grant preliminary approval to the project with the stipulation that final drawings and exterior material finishes are reviewed and approved by the Cultural Resources Office staff.



THE PROJECT

The applicants are working with the Community Development Administration on a project to convert a two-story service station, constructed in 1960, into a single-family house. Located at the southeast corner of Russell and Thurman Avenues, in the center of the Shaw Neighborhood Certified Historic District, 4066 Russell is considered to be a non-contributing resource to the historic district. The property is currently derelict and in deteriorated condition; the first story of the main block has been altered from its original storefront configuration.

Because the proposed redesign would make significant alterations to the exterior of this Mid-century Modern building, the Cultural Resources Office considered the project's compliance with the historic district standards as if it were a new infill building to the historic district.

RELEVANT LEGISLATION:

Excerpt from Shaw Historic District Ordinance #59400:

Residential Appearance and Use Standards

6. Structures:

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

A. Height:

New buildings or altered existing buildings, including all appurtenances, must be constructed within 15% of the average height of existing residential buildings on the block. Wherever feasible, floor to floor heights should approximate the existing building in the block. When feasible, new residential structures shall have their first floor elevation approximately the same distance above the front grade as the existing buildings in the block.

Complies. The main block of the building remains at its 2-story height, as does the one-story garage wing that extends to the east. Opaque railings that screen the roof decks and solar arrays will add slightly to the building's original height but remain well within 15% of the height of adjacent historic buildings, which are predominantly 2-stories in height.

B. Location:

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

Not applicable. The existing building is sited at the southern property line, abutting the alley. A small garage addition is planned to the east wall, also at the property line.

C. Exterior Materials:

Materials on the fronts and other portions of new or renovated buildings visible from the street and on corner properties, those sides of the building exposed to the street (excluding garages) are to be compatible with the predominant original building materials: wood, brick, stone. Aluminum steel, any type of siding, and artificial masonry such as PermaStone or Z-Brick, are not allowed. Stucco material is not allowed except where the stucco was the original building material.

Partly complies. The majority of the building, currently concrete block will be faced in smooth-finished stucco, a material which was used for front facades on buildings in the district, although the majority of those in the immediate vicinity of the site have brick fronts. Many of these have been painted in light colors and now present a uniform appearance that is similar to the proposed wall treatment. Trim for panel insets is proposed to be a horizontal cement board siding that, while not lap siding, does reflect a traditional material used for bays, porches and other secondary elements on historic buildings. Metal panels that will compose the railings at the roof line are reflective of historic metal cornices common throughout the district.

D. Details:

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

Partly complies. While the proposed details are strongly contemporary in character, they reference materials and some details present in the district's historic buildings, such as a recessed main entry, window bays and the generally vertical orientation of window openings.

E. Roof Shapes:

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

Partly complies. The flat roofs of both the main 2-story block and the garage wing will carry roof decks screened by metal panels which, using a contemporary vocabulary, are intended to reference the metal cornices of many historic buildings in the district. The project also includes a small, one-room addition to the roof of the main block. It has been positioned to limit its visibility from the street, and has the general feeling of a monitor or cupola.

F. Roof Materials:

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

Complies. All roofs are flat. Solar panels on the garage extension will be hidden from street view by the parapet and solid railing.

G. Walls, Fences, and Enclosures:

Yard dividers, walls, enclosures, or fences in front of building line are not permitted. Fences or walls on or behind the building line, when prominently visible from the street, should be of wood, stone, brick, brick-faced concrete, ornamental iron or dark painted chain link. All side fences shall be limited to six feet in height.

Does not comply. The project includes an 8-foot high concrete wall with decorative panels in front of the main, north wall of the building; the concrete material will be similar to the finish on the building and its impact will be softened with landscaping. The wall height will be considerably higher than the standards allow, although its setback from the street and its design that is integrated with the building, somewhat mitigates the effect. The staff also recommends that the wall be a single material, i.e. without panels, to be more compatible with historic precedent.

As the building is sited at the rear property line, the wall will be in front of the building but considerably behind the building line of the street. The intent is to create a secure, private garden area for the house, which will have no other private yard space.

H. Landscaping:

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

Appears to comply. No formal landscape plan has been submitted.

I. Paving and Ground Cover Material:

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

Complies.

J. Street Furniture and Utilities:

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

Unable to determine at this time.

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

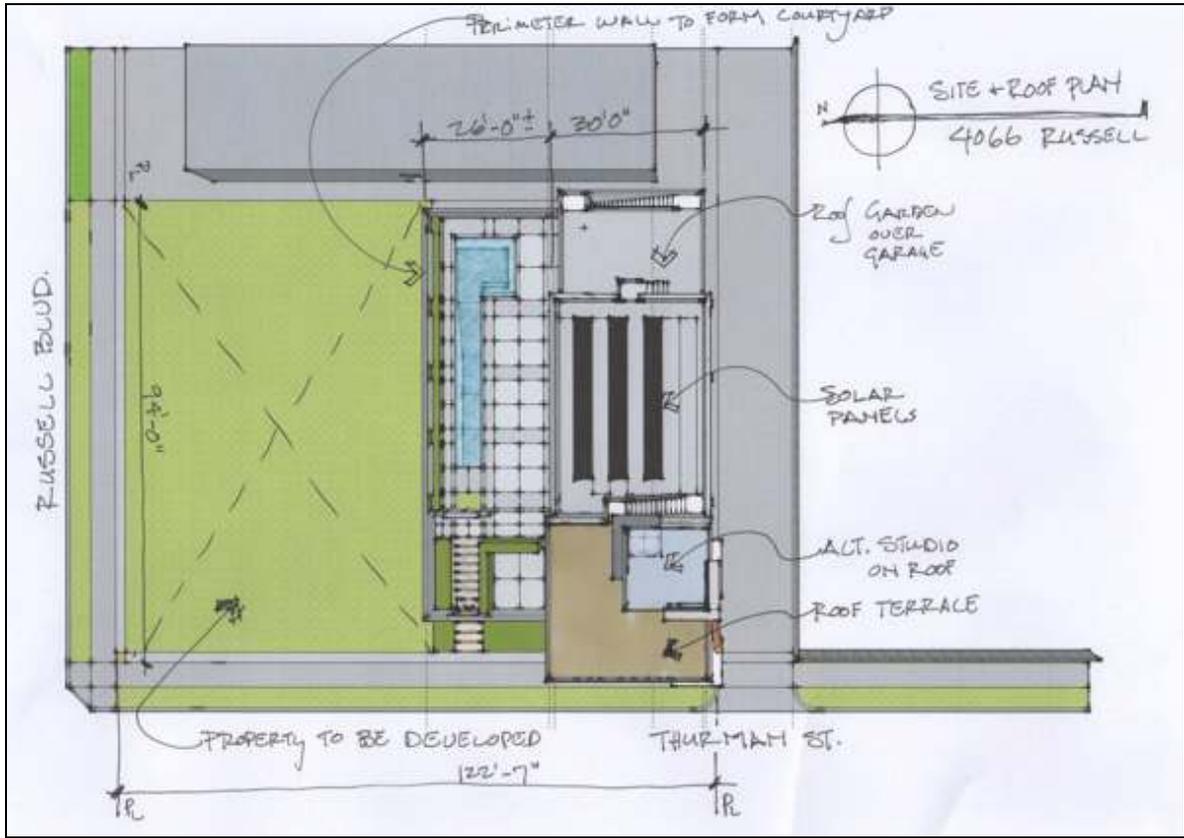
Complies. A small garage will be attached at the eastern end of the building to provide private parking; entry will be from the alley.

PRELIMINARY FINDINGS AND CONCLUSION:

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

- The proposed site for construction, 4066 Russell Boulevard, is located in the Shaw Local Historic District.
- As a non-contributing resource in the historic district, the exterior design standards for the Shaw district do not apply and are in some instances irrelevant to the review of the design.
- The Shaw standards do not discourage contemporary design applied to non-contributing resources or new construction in the district.
- The former commercial property was developed with the building at the alley and this site plan and the existing building form create conditions that limit the property's ability to be compatible with nearby properties.
- The proposed exterior materials are generally in compliance with the Shaw Historic District Standards.
- The proposed redesign of the house, while thoroughly contemporary, does to some extent reference historic details found within the historic district and the Standards do not prohibit contemporary design that is deemed compatible with historic buildings.
- The proposed 8-foot high concrete wall is not in compliance with the standards, but may be considered appropriate given its setback from the street and its integration in material and form with the design of the building.

Based on the Preliminary Findings, the Cultural Resources Office recommends that the Preservation Board approve the proposed redesign project on a preliminary basis, with the stipulation that final exterior materials and finishes are approved by the Cultural Resources Office staff.



PROPOSED SITE PLAN (NORTH IS TO THE LEFT)



EXISTING FRONT ELEVATION



EXISTING WEST (THURMAN) ELEVATION



RUSSELL ELEVATION (NORTH)



THURMAN ELEVATION (WEST)



PERSPECTIVE LOOKING NORTH TO FLORA PLACE



BIRDS-EYE VIEW LOOKING SOUTHEAST



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

B.

DATE: July 28, 2014
 ADDRESSES: 4325-29 and 4321 Manchester Avenue
 ITEM: Demolition of a commercial building to be followed by the construction of a mixed-use building
 JURISDICTION: The Forest Park Southeast National Register Historic District, Preservation Review District — Ward 17
 STAFF: Betsy Bradley, Cultural Resources Office



4325-29 MANCHESTER

OWNER:
 4321-25 Manchester, LLC

APPLICANT:
 Sarah Gibson, UIC

RECOMMENDATION:
 That the Preservation Board withhold approval of the demolition of the sound, Merit building unless one of the demolition review criterion is more specifically addressed.



THE PROPOSAL:

The applicant, who recently acquired the historic building at 4325-29 Manchester, as well as the vacant lot to the east, 4321 Manchester, proposes to demolish the historic commercial building at 4325-29 Manchester and construct a mixed-use commercial and residential building on a combined parcel.

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689
PART X - DEMOLITION REVIEWS
SECTION FIFTY-EIGHT.

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

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.
Not applicable.
- B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

The Forest Park Southeast Historic District, listed in the National Register of Historic Places in 2001, was increased in 2005 with the addition of a three-block-long stretch of the Manchester Avenue commercial corridor. At that time, the J.C. Higley Commercial Building at 4325-29

Manchester was identified as a contributing property in the expanded historic district. Higley was the architect of the one-story building with three storefronts erected in 1916.

As a contributing building to the National Register district, 4325-29 Manchester is a Merit building. It represents the popularity of one-story commercial buildings during the 1910s and 1920s, a form that eliminated the second story residential space provided in commercial blocks.

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.

Exterior examination of the building does not reveal conditions that suggest that the building is unsound.

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 percentage of vacant commercial buildings on Manchester in the Grove has decreased significantly during the past few years. The neighboring commercial building is occupied by a restaurant on the main floor, indicative of the strong turn-around that has taken place in the maintenance and occupancy of nearby buildings.

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 Higley Commercial Building occupies the full build-to line of the parcel, has three volumes that could be used individually or combined, and has room at the rear for an addition and/or parking. The commercial building has the potential for reuse in a thriving and eclectic commercial area that is experiencing a revival.

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 property was recently acquired as an investment opportunity. State and federal historic tax credits are available for support the rehabilitation of 4325-59 Manchester, an opportunity that supports the economic feasibility of rehabilitation and reuse. The applicant intends to present estimated costs for a project that includes the rehabilitation of the Higley Commercial Building.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.
2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.
3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

The Higley Commercial Building contributes to the historic character of the Manchester Avenue commercial area. On a block that has experienced some loss of historic buildings, its presence maintains the historic integrity, density and rhythm of structures of the street. Its storefronts maintain the rhythm of historic building scale and the building exhibits many common commercial building characteristics that exemplify the character of the historic district commercial corridor on Manchester in The Grove.

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;
Yes.
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 the 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 that require additional off-street parking.
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 applicant proposes the construction of a three-story mixed-use building. Its footprint would have a setback from the east side property line and extend from the sidewalk to the alley. Two commercial spaces would flank the entrance to the residential portion of the building on the ground floor in front of a large parking garage for building residents. Floors two and three would have ten apartments on each level.

The new design is a reinterpretation of the commercial block building. Its references to the elements of that type of building and the prevalent use of brick on Manchester

Avenue are limited and abstract. Contrast with existing buildings would be noticeable with the prominence of zinc panels, in three colors, on the façade. A limited use of brick and cement fiber siding in a color similar to the brick complete the materials palette. The building would not have an easily identified compatibility through its architectural character and materials, yet is not obviously incompatible in most aspects.

The scale of the proposed building at nearly full occupancy of the parcel at full height, would establish a new scale in the historic district portion of Manchester Avenue. It may overwhelm the scale and relationships of historic buildings to their parcels that nearly all have private outdoor space at the rear. The 2006 building across Manchester also extends to the alley but has a one-story rear wing – approximately one-half the depth of the building – that reduces its bulk and scale.

The question of whether the new building would exceed the contribution of the historic Higley Commercial Building in the integrity of the existing streetscape in the historic district is determined by age and character of the buildings; the continued presence of the existing building supports this stated goal, as well as the overall purpose of Ordinance #64689 to keep sound, Merit buildings standing and in use as irreplaceable aspects of the city's architectural heritage.

The direct comparison of the historic building's role in the streetscape with the proposed one should expand to also consider another possible outcome. New construction on the 4321 parcel adjacent to the rehabilitated and reoccupied Higley Commercial Building is the approach most firmly supported by Ordinance #64689, particularly in consideration of the ranking of the demolition review criteria, and the retention of sound Merit buildings that the criteria support.

The proposed building supports neighborhood's aspirations for a transformation of Manchester Avenue and the Grove into a mix of historic and new buildings. There are parcels on which this new construction could take place where the demolition of an historic building would not be necessary – both within and outside the boundaries of the historic district. The preliminary approval of the demolition and new construction would indicate support for this vision.

4. The proposed use complies with current zoning requirements.

The zoning is "G," Local Commercial and Office and the Strategic Land Use Designation is Neighborhood Commerce.

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

The owner proposes to start construction within twelve months.

- 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:

- 4325-59 Manchester, the Higley Commercial Building, is a contributing resource to the Forest Park Southeast National Register Historic District and is located in a Preservation Review District; it is a Merit building under the definition of Ordinance #64689.
- The historic commercial building shows no evidence of conditions that indicate that it is not in a sound condition.
- The turn-around in the occupancy of commercial properties on Manchester in The Grove, and the ability of a property owner to make use of state and/or federal historic tax credits indicate that this building has re-use potential that warrants further exploration by this or another property owner.
- The location of the building on a blockfront that has experienced some loss of historic buildings makes it's presence an important element in the historic district streetscape. The loss of the Higley Commercial building would diminish the historic integrity, density and rhythm of the blockfront, as well as the sense of The Grove being primarily a historic commercial corridor along Manchester Avenue.
- The owner intends to provide evidence for the consideration of the rehabilitation of the Higley Commercial Building as part of the project and address the economic feasibility of that approach.
- The proposed new construction has been designed to provide an attention-garnering new residential product in The Grove. Its design does not meet the aspects of compatible new design noted in the ordinance, but the overall presence of the building would not be incompatible in the streetscape. Its significantly larger scale does introduce a new, and incompatible, depth of building in the historic district.
- The rehabilitation and reuse of the 4325-29 building and new construction at 4321 Manchester would be an approach to redevelopment fully supported by Ordinance #64689.
- The preliminary approval of the demolition of a sound, Merit building and subsequent new construction would support the neighborhood's vision for The Grove becoming a mix of historic and newer buildings, a type of urban redevelopment in a historic district less firmly supported by the demolition review criteria in the Ordinance.

RECOMMENDATION:

The Cultural Resources Office recommends that the Preservation Board withhold approval of the demolition of the sound, Merit building unless evidence of the economic infeasibility of the rehabilitation of 4325-29 Manchester is provided and found credible.

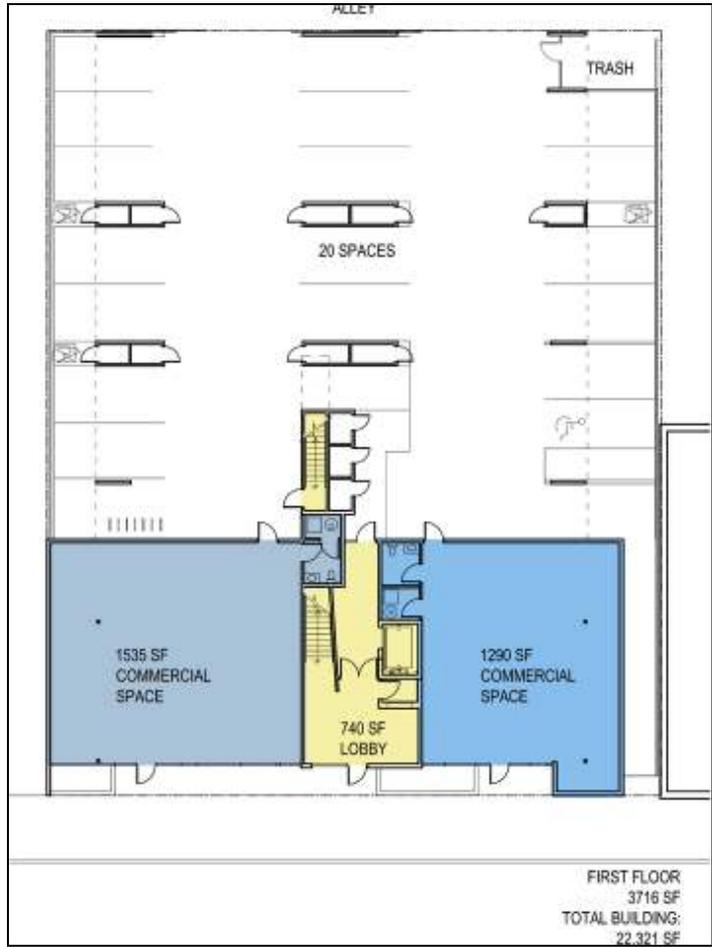
Should the proposed subsequent construction be considered as a criterion to justify demolition, the introduction of a new scale of mixed-use building in a historic district streetscape should be carefully weighed to determine if the scale of the proposed building is architecturally compatible with the existing blockface, as mandated by Ordinance #64689.



MANCHESTER ELEVATION OF PROPOSED NEW BUILDING, 4321 MANCHESTER



4321 MANCHESTER IN THE STREETScape, LOOKING EAST



FIRST FLOOR PLAN



C.

DATE: July 28, 2014
 ADDRESS: 6016 Washington Blvd.
 ITEM: Appeal of Director’s denial to retain a retaining wall
 JURISDICTION: Skinker-DeBaliviere Certified Local Historic District — Ward 28
 STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



6016 WASHINGTON BLVD.

OWNER/APPELLANT:
 Lynnea A. Brumbaugh

RECOMMENDATION:
 That the Preservation Board uphold the Director’s denial, as the retaining wall does not comply with the Skinker-DeBaliviere Historic District Standards.



THE CURRENT WORK:

The owner applied for a permit to retain a water feature and flagstone retaining wall in the front yard in response to a violation letter sent by the Cultural Resources Office as the work was done without a permit.

RELEVANT LEGISLATION:

Excerpt from Ordinance #57688, the Skinker-DeBaliviere Historic District:

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.

Does not comply. Flagstone is not a type of stone originally used when the historic district was developed.

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.

Does not comply. Typically, historic retaining walls in the Skinker-DeBaliviere historic district were constructed of cut, coursed limestone blocks set with mortar. Dry-laid flagstone was not a material historically used in St. Louis as a retaining wall material and therefore is not a compatible material for a retaining wall.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Skinker-DeBaliviere District standards and the specific criteria for walls led to these preliminary findings.

- 6016 Washington Blvd. is located in the Skinker-DeBaliviere Local Historic District.
- After a Citizens Service Bureau complaint, a site visit revealed that a retaining wall and water feature had been constructed without a permit.
- The limited visibility of the water feature from the sidewalk supports approval of this work.
- The application for the wall was not approved as the wall consists of stacked, dry-laid flagstone; the material and method of construction were not historically used in the neighborhood and consequently are not compatible exterior materials.

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 Skinker-DeBaliviere Local Historic District standards.



**6016 WASHINGTON PREVIOUS TO RETAINING WALL CONSTRUCTION –
A VERY LOW LANDSCAPE TIMBER RETAINING WALL EXISTED AT THE HEIGHT OF A CURB**



D.

DATE: July 28, 2014
 ADDRESS: 2225 Chippewa Street
 ITEM: Appeal of the Director’s denial of the demolition of a residential building
 JURISDICTION: The Marine Villa Neighborhood National Register Historic District,
 Preservation Review District — Ward 20
 STAFF: Betsy Bradley, Cultural Resources Office



2225 CHIPPEWA

OWNER AND APPELLANT:

Y. Abigail Willis

RECOMMENDATION:

That the Preservation Board consider carefully the effect of the fire on the condition of the building and the economic feasibility of its recovery to determine if the Director’s denial should be overturned.



THE PROPOSAL:

The owner of 2225 Chippewa Street, located in the Marine Villa Neighborhood National Register Historic District, wishes to demolish a brick residence after a fire that occurred in early 2014.

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

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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.

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- 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 Marine Villa Neighborhood Historic District was listed in the National Register of Historic Places in 2009. The district is significant as one of the working- and middle-class neighborhoods that were established near the City's streetcar lines, in this case the one

running on S. Broadway, and for the use of building types and styles associated with those areas.

As a contributing building to the National Register district, 2225 Chippewa is a Merit building. It is an excellent example of a Late Victorian-Second Empire residence with a Mansard roof built in the mid-1870s. It is typical of the single-family back-to-back houses with side entrances and two bays facing the street. The Mansard roof accommodates a partial second story.

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 fire has damaged the roof and the second story, and the interior of the first story was damaged by heat, smoke and water. At first glance, the four standing brick walls appear sound. The appellant will present evidence of structural instability and reports from two structural engineers that document conditions not readily apparent from the exterior.

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 north and south blockfronts of Chippewa, and those of intersecting Indiana Avenue, are lined primarily with occupied residential buildings of various types. Considering the block front and the streetscape opposite, the current level of repair and maintenance is generally good. The property in question is, however, flanked by two vacant buildings and there are others in the vicinity.

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.

This property was occupied prior to the fire. The presence of adjacent vacant properties and neighborhood real estate values may not support a rehabilitation project that involves some reconstruction.

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 appellant will present information on the value of buildings in the neighborhood, the likelihood that state and/or federal historic tax credits could be used, the feasibility of financing, the costs of remedial work necessary to stabilize the building, and the gut rehab project costs to assess the feasibility of the project and the economic hardship that would be entailed in its execution.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.
2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.

The presence of the residence at 2225 Chippewa, the middle of three buildings at the west end of Chippewa in the historic district, is certainly a factor in the historic density and rhythm of structures on the street. There are a few vacant lots on the block and the avoidance of further loss is a consideration.

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.

2225 Chippewa stands between a 1-1/2 story and a 2-1/2 story building and with them, even as the buildings are varied in style and form, presents an ensemble with the roof crests of the smaller buildings at a uniform height with the cornice of the taller structure. The house contributes to the historic integrity and density of the Chippewa and Indiana intersection, which presents a strong residential edge of the historic district east of the S. Broadway commercial blockfronts.

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

Not applicable.

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

Not applicable. The owner has stated that she would like to build another house on the property, but has provided no plans for imminent new construction.

- 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:

- 2225 Chippewa is a contributing resource to The Marine Villa Neighborhood National Register Historic District and is located in a Preservation Review District; it is a Merit building under the definition of Ordinance #64689.
- The lower story and brick walls of the second story portion of 2225 Chippewa appear to be in sound condition although interior photographs and reports from engineers to be presented by the appellant challenge that conclusion.
- The percentage of occupied properties in the immediate vicinity would be higher if the buildings flanking 2225 were not vacant.
- The economic feasibility and hardship associated with this property must consider several factors, including costs, the likelihood of financing, and the availability of state and/or federal historic tax credits.
- The location of the building between two other historic, but vacant buildings highlights its importance in the historic streetscape and district, but adds to the challenge of the economics of the recovery of the building.
- The owner has stated interest in building a new dwelling on the site but has made no commitment to that statement with building plans or a building permit application.
- Ordinance #64689 states that the demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances. A building fire unexpectedly alters the condition of a building, its owner's economic resources, and, in this case certainly, raises questions about the economic feasibility of its recovery.

RECOMMENDATION:

The Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the demolition application for 2225 Chippewa unless the applicant provides compelling evidence that it is not economically feasible to rehabilitate the building.



FRONT & WEST ELEVATIONS



FRONT & EAST ELEVATION



FRONT DORMER



WEST UPPER STORY WINDOWS



REAR ELEVATION



WEST ELEVATION FROM ALLEY



E.

DATE: July 28, 2014
ADDRESS: 816 Wilmington Avenue
ITEM: Appeal of the Director's denial of the demolition of a residential building.
JURISDICTION: Grand Bates Suburb National Register Historic District — Ward 11
STAFF: Bob Bettis, Cultural Resources Office



816 WILMINGTON AVE

OWNER AND APPELLANT:

Lewis Bernstein

RECOMMENDATION:

That the Preservation Board uphold the Director's Denial of the demolition application for 816 Wilmington and recommend that appropriate steps be taken to stabilize and preserve the building.



THE PROPOSAL:

The owner of 816 Wilmington, located in the Grand Bates Suburb National Register Historic District and in the Carondelet neighborhood, wishes to demolish a brick residence after a fire.

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

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

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.
Not applicable.
- B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of sound high merit structures shall not be approved by the Office. Demolition of merit or qualifying structures shall not be approved except in unusual circumstances which shall be expressly noted.

The Grand Bates Suburb Historic District was listed in the National Register of Historic Places in 2008. The district is significant as one of St. Louis' commuter suburbs, settled by working class residents in the early part of the 20th century. The area retains a high level of

architectural integrity and continuity of transitional architecture in St. Louis at the turn of the century.

As a contributing resource to the National Register district, 816 Wilmington is a Merit building. It is a good example of how tastes in residential architecture changed during the early 20th century. Originally constructed in 1904, the building received new Tudor Revival and Craftsman style façade elements circa 1925.

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 house at 816 Wilmington suffered a fire at the rear of the property. It has sustained damage to a rear frame addition and the exterior rear brick wall. The interior has smoke and water damage and the roof would need to be replaced. However, the walls and foundation of the building are in good condition and the building itself is in no danger of collapse. The residence is sound in terms of the ordinance.

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 majority of the buildings on the block are occupied and well maintained. There is only one vacant lot on the entire block which is adjacent to the east of the subject building.

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 reuse potential of this residential property, if rehabilitated, is at least good. 816 Wilmington would be viable as a single-family for-sale or rental property. As a contributing building in a National Register District, state and/or federal historic tax credits are available to assist in funding its rehabilitation.

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the

feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

The applicant has not submitted any information regarding economic hardship.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.
2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.
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 residence at 816 Wilmington contributes to the integrity, density, continuity and rhythm of small-scale residences on the block and enriches the variety of its residential architecture. Its loss would have a significant effect on the blockfront since the only vacant lot on the street is adjacent to the subject property, and its loss would increase the size of the only void on the block.

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

Not applicable.

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

Not applicable. The owner plans to grade and seed the property after demolition or sell it for redevelopment.

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.

There is a garage on the property but it is not proposed for demolition at this time.

PRELIMINARY FINDINGS AND CONCLUSION:

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

- 816 Wilmington is a contributing resource to the Grand Bates Suburb National Register Historic District and is a Merit building under the definition of Ordinance #64689.
- The front brick portion of 816 Wilmington is in sound condition; the frame rear wing of the house has sustained fire damage and the interior has suffered smoke and water damage. The walls and foundation of the house are intact and sound.
- Given the location of 816 Wilmington in a neighborhood with an active community and some recent rehabilitation and new construction projects, the building has a good reuse potential as state and/or federal historic tax credits are available.
- Ordinance #64689 states that the demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances. A building fire unexpectedly alters the condition of a building and its owner's economic resources. In this case, the limited damage and economic feasibility of the building's recovery suggest that demolition is not supported by the ordinance.

RECOMMENDATION:

The Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the demolition application for 816 Wilmington and recommend that appropriate steps be taken to stabilize and preserve the building.



EAST ELEVATION



WEST ELEVATION



REAR ELEVATION SHOWING FIRE DAMAGED ADDITION



INTERIOR SHOWING SMOKE AND WATER DAMAGE



F.

DATE: July 28, 2014
ADDRESS: 908 Geyer
ITEM: Appeal of Director's denial or an application to install a front door
JURISDICTION: Soulard Neighborhood Certified Local Historic District — Ward 7
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



908 GEYER



OWNER/APPELLANT:
Michael Young

RECOMMENDATION:
That the Preservation Board uphold the Director's denial, as the proposed front door does not comply with the Soulard Neighborhood Historic District Standards.

THE CURRENT WORK:

The owner proposes to install a solid four-panel door in place of the existing historic one-third glass, five-panel door.

RELEVANT LEGISLATION:

Excerpt from Ordinance #62382, the Souldard Neighborhood Historic District:

204 Doors

Comment: Doors, like windows, are an integral part of a building's street facade. Primary entrance doors are one of the strongest first impressions of a building. Door types found in the Souldard Historic District are limited to a few different types. Doors of earlier Federal style buildings are solid, simple in construction and without ornament except for four or six panels. Victorian doors are much more ornate, often with elaborate carvings, recessed panels or other architectural detailing and typically have a glazed area in the upper half to three quarters of the door (See Figure I). Glass in a Victorian door is typically etched, beveled or leaded. Stormer doors often accompany Victorian doors and are of similar design though without any glazed area. As used herein the term "doors" includes stormer doors (see Section 101.21).

Doors shall be one of the following:

- The original wood door restored;
- A new wood door which replicates the original;
- A finished metal door of a style which replicates the original; or
- Based on a Model Example.

The owner proposes to install a four-panel door which does not replicate the original door on the building. The owner has not provided a Model Example. A four-panel door is not appropriate for a building of this age and style.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Souldard Neighborhood District standards and the specific criteria for doors led to these preliminary findings:

- 908 Geyer is located in the Souldard Neighborhood Local Historic District.
- The owner proposes to install a four-panel door in place of the existing one-third glass, five-panel door.
- The application could not be approved as the proposed door does not replicate the original door or an appropriate Model Example.
- A four-panel door is appropriate for some buildings constructed in the 1870s and 1880s in the district, but not for 908 Geyer, which was constructed c. 1905.

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 Souldard Neighborhood Local Historic District standards.



CLOSE-UP OF EXISTING FRONT DOOR



G.

DATE: July 28, 2014
ADDRESS: 1918 LaSalle Street
ITEM: Appeal of the Director's denial to retain vinyl siding and windows on rear façade.
JURISDICTION: Lafayette Square Local Historic District — Ward 6
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



1918 LaSalle

OWNER/ APPELLANT:
Dennis Kaiser

RECOMMENDATION:
That the Preservation Board uphold the Director's denial, as the windows and siding do not comply with the Lafayette Square District Standards.



THE PROPOSAL:

The owner wishes to retain non-compliant vinyl windows and siding installed without a building permit.

RELEVANT LEGISLATION:

Excerpt from Ordinance #69112, the Lafayette Square Historic District:

202.2 Wood Siding

Comment: Wood siding is typically found at the sides of dormers, enclosed porches, rear additions and occasionally an entire building within the district.

- A] Wood siding shall be painted.
- B] Replacement materials are limited to new wood siding that replicates the original in design, dimension and method of application.
- C] The sides of a dormer may be resided as provided in Section 201.6 (D).
- D] The following replacement materials are prohibited:
 - 1) Masonite, aluminum, steel and vinyl siding are prohibited.
Does not comply. The installed siding is vinyl.

203.2 Windows at secondary and rear facades.

A] Replacement Windows

- 1) Replacement windows shall be constructed of the following materials:
 - a) Materials outlined in 203.1
 - b) Fiberglass and composite materials
 - c) Metal clad wood
- 2) Replacement windows to be installed in secondary public façades that are within ten feet (10') of a public sidewalk shall be wood, as on the primary façade.
- 3) Vinyl is prohibited as a replacement material.
Does not comply. The installed windows are vinyl.

PRELIMINARY FINDINGS AND CONCLUSION:

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.

- 1918 LaSalle is located in the Lafayette Square Local Historic District.
- The two windows and siding were installed without a building permit.
- The installed windows and siding are vinyl and do not comply with the Lafayette Square Local Historic District Standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director’s denial of the application as the windows and siding do not comply with the Lafayette Square Local Historic District standards.



VIEW FROM ALLEY OF ONE OF THE INSTALLED VINYL WINDOWS AND SIDING



H.

DATE: July 28, 2014
ADDRESS: 3300 Lemp Avenue
ITEM: Appeal of the Director's denial to install a roof top deck.
JURISDICTION: Benton Park Local Historic District — Ward 9
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



3300 LEMP AVE.

OWNER/ APPELLANT:

Alex David

RECOMMENDATION:

That the Preservation Board uphold the Director's denial, as the roof top deck does not comply with the Benton Park Historic District Rehabilitation and New Construction Standards.



THE PROPOSAL:

The owner wishes to install a rooftop deck that will be street visible and not compliant with the Benton Park Historic District Standards.

RELEVANT LEGISLATION:

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

8. Roof Decks.

Roof Decks are allowed only above Private Facades of buildings and shall not be visually dominant from any street.

Does not comply. The proposed roof deck will be visible above both a Public and Semi-Public façade. Visible roof decks are only allowed over private facades.

PRELIMINARY FINDINGS AND CONCLUSION:

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

- 3300 Lemp is located in the Benton Park Local Historic District.
- The proposed roof deck would be visible above a Public and Semi-Public façade.
- It would be possible to have a smaller roof deck, one not visible as required, a project that would meet the owner’s desires and the historic district standards.

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



DETAIL OF NORTH FACADE



VISIBLE ROOF LOOKING SOUTHWEST



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

I.

DATE: July 28, 2014
ADDRESS: 3235 Missouri Avenue
ITEM: Appeal of the Director's denial to retain a fence .
JURISDICTION: Benton Park Local Historic District — Ward 9
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



3235 MISSOURI

OWNER/ APPELLANT:
Joseph Herbert & Angelica Smith

RECOMMENDATION:
That the Preservation Board uphold the Director's denial, as the metal fence does not comply with the Benton Park District Standards.



THE CURRENT WORK:

The applicant had an approved permit to construct a retaining wall in 2011. A separate permit was necessary to install a compliant fence on the wall. After a Citizens Service Bureau complaint, a site visit revealed that fencing had been installed without a permit.

RELEVANT LEGISLATION:

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

101.14 Model Example

1. A building or elements(s) of a single building type or style constructed prior to 75 years ago:
 1. Existing or once existed 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.

While the McKinley Bridge handrail likely meets the 75 year age requirement and is from St. Louis, the local iron works provided fencing for residential properties. Such residential fencing is the intended Model Example for residential properties.

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 Façade and either painted a dark color or clad with a dark colored vinyl.
 4. Wire fences based on historical model.
2. Low fences shall be based on a Model Example. When located in front of a Public façade of a building, the Model Example fence shall be located in front of a building of similar vintage to the property under consideration.

Does not comply. The installed fence was once part of the McKinley bridge handrail system. This standard reiterates the intent that a residential fence be the Model Example for a residential fence installation. Therefore, the installed fence is not based on a Model Example.

PRELIMINARY FINDINGS AND CONCLUSION:

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.

- 3235 Missouri is located in the Benton Park Local Historic District.
- The fence was installed without a building permit.

- The fence is not based on a residential Model Example as required per the historic district standards.
- The fence posts used are large pipes and not appropriate to use as fencing material. The replacement of the pipe posts with posts with a suitable cap would bring the fence closer to the design and material of a Model Example.

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



INSTALLED FENCE

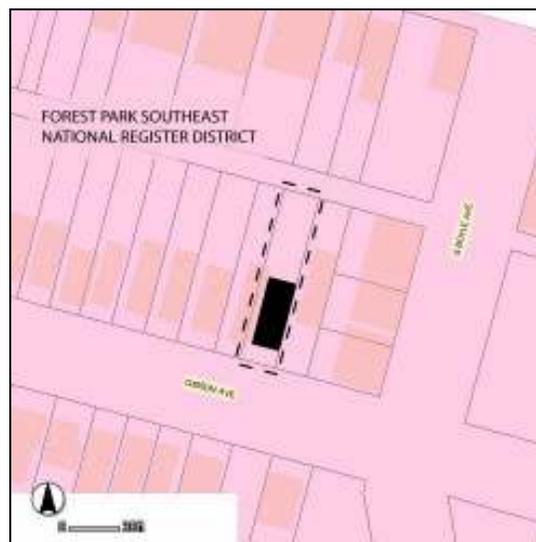


J.

DATE: July 28, 2014
ADDRESSES: 4309 Gibson Avenue
ITEM: Appeal of the Director's denial to demolish a residential building.
JURISDICTION: The Forest Park Southeast Historic District National Register Historic District, Preservation Review District — Ward 17
STAFF: Betsy H. Bradley, Cultural Resources Office



4309 GIBSON



OWNER AND APPELLANT:

Kevin Spencer

RECOMMENDATION:

That the Preservation Board uphold the Director's denial of the demolition application for 4309 Gibson Avenue and recommend that appropriate steps be taken to stabilize and preserve the building.

THE PROPOSAL:

The owner of 4309 Gibson Avenue, located in the Forest Park Southeast National Register Historic District and a Preservation Review District, wishes to demolish a two-story brick residential building, constructed c. 1905. The current owner has been in control of the property, vacant for the last two years, since 1999. The Cultural Resources Office denied condemnation of the property in 2010 and 2012, indicating that the property was sound and one that should be rehabilitated rather than demolished.

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.

At the time the Forest Park Southeast Historic District was listed in the National Register of Historic Places in 2001, 4309 Gibson was identified as a contributing property constructed circa 1905. Therefore, 4309 Gibson is a Merit building, an excellent example of a Romanesque Revival style flats building with a side bay recessed entrance. It features an iron-spot brick foundation and diamond-point pressed brick accents at the voussoirs of round-arched window and door openings. The façade is terminated with a castellated parapet. This flats building is similar to other buildings close by on both sides of Gibson, and is representative of the dwellings erected in the working- and middle-class residential neighborhood and historic district.

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 has sustained damage to the castellated parapet and the loss of some of the outer wythe of brick on a discrete portion of the Gibson façade. Discoloration of brick on the west elevation, loose brick near the parapet on the east elevation, and deteriorated roofing visible in Google Earth aerial photographs indicate a history of deferred maintenance. Yet, based on exterior examination, the damage falls short of structural deterioration and the building appears sound in terms of the ordinance.

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 north and south blockfronts of Gibson between Boyle and Tower Grove Avenues are densely lined with historic residences, most of which are two stories in height and built as two- or four-flat buildings. The current level of repair and maintenance is generally good although not every building is 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.

This property is similar in size to other occupied properties in the immediate vicinity in the historic district, many of which are converted to single-family residences. The availability of state and/or federal historic tax credits to repair the damage and complete other needed work suggests that the reuse potential is good or better. Both residential

and commercial properties in the Forest Park Southeast Historic District are being rehabilitated and the neighborhood is experiencing revitalization.

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 stated that he does not have the finances to restore the property.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.
2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of structures within the block.

The presence of the flats building at 4309 Gibson is important to maintain the historic density and rhythm of residences on the north side of Gibson, as well as the continuity and rhythm of both facing blockfronts. There are a few vacant lots on the block and it is important to avoid further loss.

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.

4309 Gibson stands between a narrow vacant lot and a small wood-framed residence. The brick flats building anchors the east end of the north side of Gibson, west of the buildings that face Boyle and furthers the integrity, balance and density of the blockfront.

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...

Not applicable. The owner has stated that he would like to beautify the neighborhood with a vacant lot rather than retain the deteriorated building.

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:

- 4309 Gibson is a contributing resource to the Forest Park Southeast National Register Historic District and is located in a Preservation Review District; it is a Merit building under the definition of Ordinance #64689.
- The building appears to be in sound condition although it exhibits damage at the front façade and parapet and other consequences of deferred maintenance and repair.
- The use of – or conversion of – the flats building to a single-family residence and the repair of damage is a project that could make use of state and/or federal historic tax credits and therefore the reuse potential of the property warrants exploration of rehabilitation.
- The owner states that he does not have the economic resources to restore the building.
- The location of the building on a blockfront with a high degree of integrity and a strong sense of historic urban design makes 4309 Gibson an important element at the east end of the north blockfront of Gibson between Boyle and Forest Park Avenues.
- The owner is not proposing subsequent new construction.
- Ordinance #64689 states that the demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances; no unusual such circumstances are present and therefore the requirements for approval of the demolition of 4309 Gibson Avenue are not met.

RECOMMENDATION:

The Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the demolition application for 4309 Gibson and recommend that appropriate steps be taken to stabilize and preserve the building.



NORTH AND WEST ELEVATIONS



K.

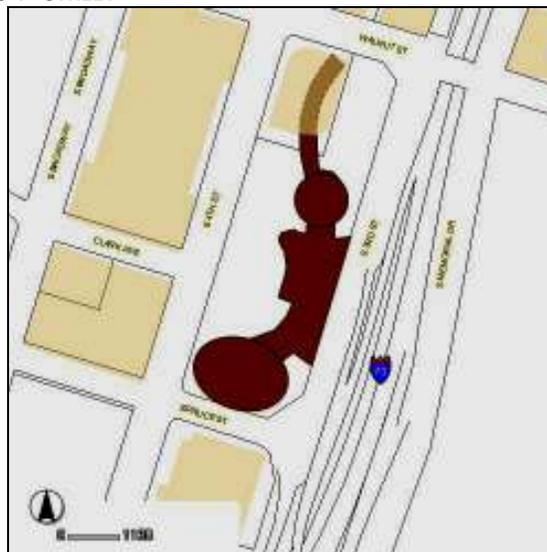
DATE: July 28, 2014
 ADDRESS: 200 South 4th Street — Ward: 7
 ITEM: Nomination to the National Register of Stouffer’s Riverfront Inn
 STAFF: Jan Cameron, Cultural Resources Office



200 S 4th STREET

PREPARER:
 Matt Bivens, Lafser & Associates

RECOMMENDATION:
 The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements for listing in the National Register of Historic Places.



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 nomination states that the Stouffer's Riverfront Inn, most recently operated as the Millennium Hotel, located at 200 South Fourth Street is eligible for local listing in the National Register of Historic Places as a significant component of the Civic Center Redevelopment Corporation's urban renewal plans for downtown St. Louis after some decades marked by decline and disinvestment. The hotel complex, with its distinctive spaces, shapes and architecture, was a key element to the revitalization of the inner city and the new skyline that accompanied the Arch on the riverfront. As it provided essential hotel and convention space in the heart of downtown, this Modernistic complex quickly became a crucial piece of the modernizing of downtown St. Louis and its skyline.

As the complex was not completed prior to 50 years ago, it must meet Criterion G for having achieved exceptional significance within the past 50 years. As proposed, the period of significance begins with 1969 when the complex opened for business and concludes in 1975 when the oval tower erected at the south end of the property was completed.

The Cultural Resources Office concludes that the hotel complex has community planning and development significance, as well as architectural significance as a major urban renewal project and Modernist complex in downtown St. Louis, and therefore is eligible for listing in the National Register.



L.

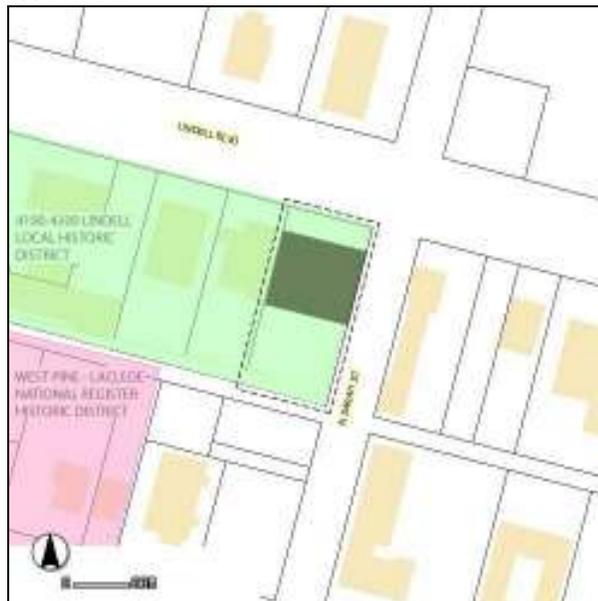
DATE: July 28, 2014
ADDRESS: 4100 Lindell Avenue — WARD: 17
ITEM: Nomination to the National Register of Remington Rand Building
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



4100 LINDELL

PREPARER:
Matt Bivens, Lafser & Associates

RECOMMENDATION:
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements for listing in the National Register of Historic Places.



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 nomination states that the Remington Rand Building, most recently occupied by the St. Louis Housing Authority, is eligible for listing in the National Register of Historic Places as a significant and early example of the design work of Gyo Obata at the architectural firm of Hellmuth, Obata, and Kassabaum (HOK). The building, designed in 1956 and completed in 1957 was the new facility for the Sperry-Rand Corporation's Remington Rand office in St. Louis. Remington Rand presented its UNIVAC computer and other business support products to customers at the prominent location on Lindell Avenue.

The Cultural Resources Office concurs that the property is eligible for listing in the National Register. The preparer is still working with SHPO staff on properly articulating the building's significance, but its architectural significance in Gyo Obata's and HOK's bodies of work is clear.