



**CULTURAL RESOURCES OFFICE
 PRESERVATION BOARD
 REGULAR MEETING
 MONDAY AUGUST 26, 2013 — 4:00 P.M.
 1520 MARKET ST. #2000
www.stlouis-mo.gov/cultural-resources**

Roll Call

Approval of the July 22, 2013 meeting minutes. Approval of current agenda.

PRELIMINARY REVIEWS	Jurisdiction	Project	Page
A. 4104 DeTONTY	Shaw Historic District	Construct sixteen houses	1
B. 4142-58 BLAINE	North I-44 Historic District	Construct seven houses	9
C. 4323 McREE	North I-44 Historic District	Construct a new house.....	15
D. 2629 S. 11 th STREET	Soulard Historic District.....	Construct a new house.....	20
E. 1000 MISSISSIPPI.....	Lafayette Square Historic District.	Install blade sign.....	27
F. 3867 LAFAYETTE.....	Tiffany National Register District	Partial demolition: north wing ...	31
	& Preservation Review District		

NEW APPLICATIONS

G. 1831 S. 7 th STREET	Soulard Historic District.....	Construct building	38
H. 238 N. EUCLID.....	Central West End Historic District.....	Construct addition.....	45
I. 1 GOVERNMENT DRIVE	Forest Park/St. Louis Zoo	Construct polar bear habitat.....	53

APPEALS OF DENIALS

J. 5911 McPHERSON	Skinker-DeBaliviere Historic District .	Replace windows, wrap trim.....	55
-------------------------	---	---------------------------------	----



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

A.

DATE: August 26, 2013
ADDRESS: 4104-56 DeTonty Street
ITEM: Preliminary Review: 16 new single family houses
JURISDICTION: Shaw Certified Local Historic District — Ward 8
STAFF: Jan Cameron, Cultural Resources Office



4100 BLOCK OF DETONTY

OWNER/APPLICANT:
UIC/Brent Crittenden

RECOMMENDATION:
That the Preservation Board grant an exception to the Shaw Historic District Standards and issue a preliminary approval to this proposal for new construction.



THE PROJECT

The applicant is working with the Community Development Administration on a project to construct sixteen single-family houses on fourteen currently vacant parcels on the 4100 block of DeTonty Street, on the northern edge of the Shaw Neighborhood Certified Historic District.

The project was tabled at the July 22 meeting of the Preservation Board to allow the applicant to reconsider his design and bring the project closer to compliance with the Shaw Historic District Standards. The applicant's current submission represents a significant revision to the original proposal.

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 remaining buildings on the block are two stories. The new proposal presents 2-story buildings at the street and has increased the height of interior buildings to be compatible with 1½-story buildings in the district.

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.

Partly complies. While along DeTonty there is a variety of residential building types — one-, two- and four-family buildings — all are sited to face the street and conform to a consistent setback. The initial site arrangement of two “courts” perpendicular to DeTonty, each with 8 houses facing an interior walk has not changed. However, the revised design has added an additional apartment or

home office block to the rear of each house adjacent to the street, which will have secondary entrances facing DeTonty.

Since the July meeting, a survey has been completed that indicates that while the project still encroaches on the DeTonty building line, the encroachment is not as great as originally thought. The garages for the DeTonty units are still set back and will adhere to the building line, as was presented at the last meeting.

It should be noted that several courts or cul-de-sacs are extant in the nearby neighborhood, two within the Shaw historic district: Hortus Court at its southern edge and Shaw Place — a historic private street that pre-dates the Shaw neighborhood — to the east, although both are narrower and considerably deeper than the planned development.

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. All houses in the development will be frame: those adjacent to DeTonty will have a brick veneer on two sides and part of a third; the remainder will be clad with cementitious siding and painted. Buildings in the Shaw District with rare exceptions are brick, and siding, if it appears at all, is limited to small architectural details.

The brick veneer on the DeTonty houses has been revised to be a consistent color; on these houses, siding has been restricted to balconies and decorative bays that, while contemporary in form, reference similar details on historic buildings. The remaining houses are proposed to be sided in a single, consistent color. The current proposal also substitutes stoops covered by projecting second-story balconies for the non-compliant masonry porches of the previous design.

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 project's details are strongly contemporary in character, they now reference elements of historic buildings with balconies, projecting eaves and bays. Most importantly, the fenestration pattern has been revised so that openings are vertical in proportion and arrayed in bays, a significant departure from the first proposal and one which considerably enhances the project's compatibility with the historic fabric of the district.

E. Roof Shapes:

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

Complies. The revised project presents flat roofs at DeTonty and front gable roofs of appropriate slope in the rest of the development.

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.

Appears to comply. The proposed roof material has not been submitted; however, solar panels will be hidden from street view on rear-facing roof slopes.

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.

Unable to determine at this time. Fencing is intended along the alley and adjacent properties; its material and design have not yet been submitted.

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. There are several retaining walls proposed along DeTonty; new retaining walls are acceptable under the Shaw Historic District Standards if the design is based on historic precedent. The developer has agreed to comply with this requirement, although the final design, location and extent of the walls has not yet been determined.

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. Most houses will have detached garages; those at the rear of the development will have basement garages, entered from the alley.

PRELIMINARY FINDINGS AND CONCLUSION:

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

- The proposed site for construction, 4104-56 DeTonty, is located in the Shaw Local Historic District.
- While the site is currently vacant, the remainder of DeTonty Avenue has a consistent and intact streetscape.
- The large site fronts on Interstate Highway 44, a location that has made redevelopment of the property difficult.
- The proposed development site consists of 14 vacant parcels for new construction; an adjacent four-family building to be rehabilitated; and another vacant parcel to the west, incorporating more than three-quarters of the block. Arrangements have also been made with the private owner of the single-family at 4100 DeTonty to include it within the development site; therefore to some degree the project creates its own neighborhood context.
- The proposed new construction does not replicate the siting and arrangement of buildings in the historic district: all other properties on DeTonty face the street and conform to a consistent setback. The proposed plan is arranged perpendicular to the street along interior courtyards; and while courtyard arrangements do exist in the Shaw district and neighborhood, this plan does not replicate the arrangement, parcel size and details of

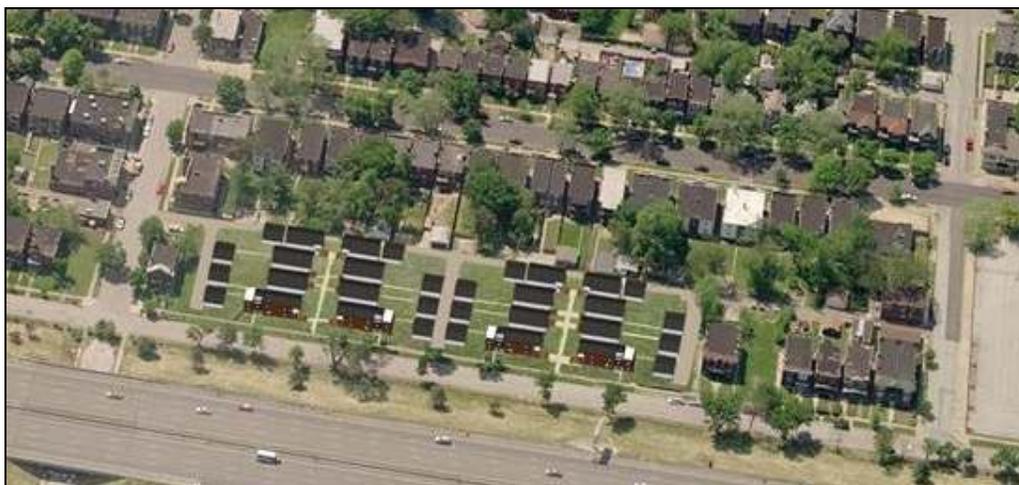
such courtyard developments. Nevertheless, they can be considered a broadly-defined precedent for the proposed plan.

- The proposed four front houses of the development will encroach to somewhat upon the street's established building line, although their detached garages will not. The impact will not be significant, however, given the distance of the new construction from the existing historic buildings on the block.
- The proposed exterior materials are generally in compliance with the Shaw Historic District Standards.
- The design of the houses, while boldly contemporary in massing and detail, 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.

Based on the Preliminary Findings, the Cultural Resources Office recommends that the Preservation Board approve the proposed new construction on a preliminary basis, granting an exception to the Standards for those elements of the project that deviate from the Shaw Neighborhood standards because of the large site and difficulties of site development.



AERIAL VIEW LOOKING SOUTH



PROPOSED SITE PLAN



STREETSCAPE AT DeTONTY



RENDERING OF TYPICAL COURT



PROPOSED DETONTY STREETSCAPE SHOWING NEW SIDE ENTRIES



RENDERING OF FOUR PROPOSED DESIGNS



NEW DESIGNS IN CONTEXT WITH ADJACENT HISTORIC PROPERTIES



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

B.

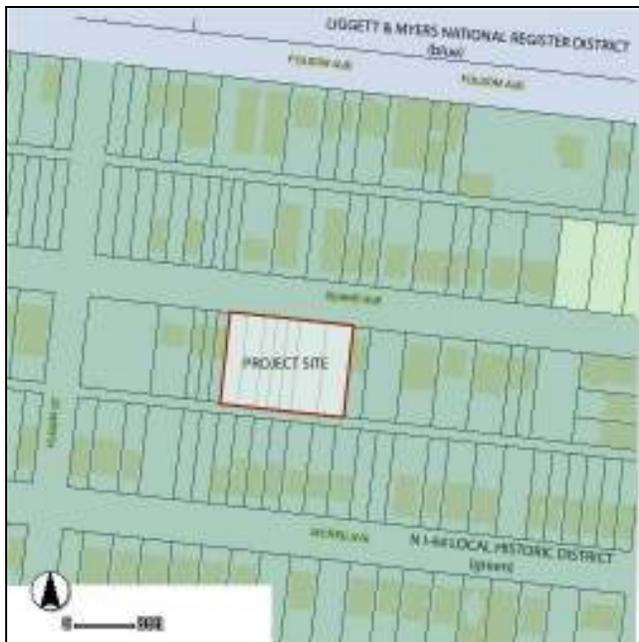
DATE: August 26, 2013
 ADDRESS: 4142-4158 Blaine Avenue
 ITEM: Preliminary Review: New construction, 7 single-family houses
 JURISDICTION: North I-44 Certified Local Historic District — Ward 19
 STAFF: Betsy Bradley, Cultural Resources Office



4142-4158 BLAINE

OWNER/APPLICANT:
 Botanical Heights Homes, LLC

RECOMMENDATION:
 That the Preservation Board indicate preliminary approval for some aspects of the proposal and request further study of components that do not meet the North I-44 Historic District Standards.



THE PROJECT

Two residential models are proposed for construction in the Blaine Avenue project area: a one-story “flounder” with a single-pitch roof; and a flat-roofed model with a partial second-story at the front of the dwelling. No more than three of the “flounder” models will be built in the project area and the other houses will be the taller model. Additional new construction will take place as part of the larger project of nine dwellings, in a previously-approved design, at the intersection of Klemm and Blaine.

RELEVANT LEGISLATION:

Excerpt from Ordinance #60370, North I-44 Local Historic District Use, Construction and Restoration Standards:

1. Exterior Materials:

New construction shall be of exterior materials similar to those already in use on the street, such as brick, wood trim, and glass. Any additions or alterations to primary facades or to prominently-visible secondary facades shall conform to the historic character of the building. The use of imitation, artificial or simulated exterior materials is prohibited, except when such materials serve to replicate original architectural elements which have been lost or destroyed.

APPROVED:

Brick

Glass

Aluminum or steel gutters (color-clad and complementary to the building)

Stone

Wood (for unenclosed rear porches, decorative trim surrounding windows and doors, and replacement of original wood treatment)(Painted or stained with opaque stain)

Painted or color anodized metal

Copper or zinc (for roof, gutters, downspouts)

Terra cotta (trim)

Cast or wrought iron

Slate (for roof, dormers, siding)

Vinyl siding (as replacement for original clapboards)

PROHIBITED:

Permastone

Stucco

Aluminum or T-111 Siding

Expanded metal screens

Raw aluminum or galvanized steel

Porcelainized metal panels

Corrugated fiberglass, cement asbestos board or asbestos shingles (for wall treatment)

Unpainted or untreated wood

Raw concrete block

Ceramic tile (in vertical applications)

Tar paper or roll roofing

Any material not specifically intended for exterior use

The proposed panels of cement fiber are not in the list of approved materials. Moreover, they are similar to the prohibited cement asbestos board and porcelainized metal panels in material and appearance. The placement of the panels in various shapes and in three or four tiers is an arrangement that does not evoke the small-scale repetition of brick, cut stone, or wood siding, but does provide some visual interest in the cladding material. The proposed use of two colors close in shade and value can be seen in some of the blended shades of brick used in the historic buildings with Craftsman style influences and in contrasting shades of brick in the mid-century buildings, although not in an arrangement of color blocks as proposed. The use of cement fiber siding that appears to be wood siding has been accepted before as a substitute for wood siding; it is proposed for use as an accent material on façades and on secondary elevations. Cement fiber panels have been used as an accent material on the façades that are primarily brick in this historic district. The absence of any brick on the façades of the proposed models introduces a new condition, one not compatible with the list of approved materials.

Height and Location:

On blocks where buildings are generally the same height, new or renovated residential structures are to be within 15% of the average height of existing buildings on the block.

Commercial structures may be one-story in height. On blocks with varying heights, new or renovated residential buildings shall fit within the overall pattern of the block.

Complies. The blockface on Blaine between Klemm and Thurman is quite varied. West of the project area, a mid-1950s one-story house stands west of a set of three attached two-story two-family units. East of the project area, another one-story house, this one built during the 1960s, is flanked by a vacant lot. Two-story buildings dominate the east end of the block. A pair of one-story apartment buildings stands across Blaine from the project area; the rest of that side of the block is a combination of one- and two-story houses. The proposal of both one- and two-story residences in the project area meets the standards. The height of historic and new buildings appears to be within the 15 percent range.

Location, spacing, width and setback:

Location and spacing of new residential buildings shall be consistent with existing patterns on the block and the width of such buildings shall be consistent with existing building widths. If there is an existing uniform setback for residences on the block, new buildings shall maintain that setback.

The new houses will be closely spaced on re-platted lots of 25-foot width; the 18-foot wide houses will be centered on the lots and maintain the relatively close spacing of the historic residences on Blaine. The relatively high terrace on which the flanking existing houses stand will be maintained. The dwellings will be placed so that the front wall of all will adhere to the building line, but wing walls and porches will extend beyond the building line.

Details: Architectural details on new structures shall be compatible with details on existing buildings in terms of design, materials and scale.

The designs of the one-and two-story residences are more compatible in overall volume, scale, setback and height than in the use of architectural details. A contemporary aesthetic introduces some new forms and omits details common on existing buildings in the district. Window openings would be compatible in their vertical orientation and their placement on the two-story model relate to the horizontal position of the windows on the historic building adjacent to the property. Both models have side entrances near the middle of the building. The two-story model has a roof above an at-grade patio in front and a walk along the side of the house that references the front porches of older houses; a wall on the yard side of the walk encloses a portion of this entrance sequence. On the one-story model, a wall brought forward of the façade shelters the sidewalk as it edges the front room of the house in a similar manner.

Roofs: Materials for new or renovated roofs shall be compatible with the original materials in the neighborhood.

Complies.

Walls and Fences:

1. Residential:

Materials and construction of new or renovated fences, when visible from the street, shall be compatible with the character of the neighborhood. Materials shall include wood, stone, brick, wrought iron or evergreen hedge. Unpainted chain link and wire fabric are prohibited. If used it is required that such materials be painted or coated in black, dark green or some other appropriate color. Height and fences shall not exceed 6 feet in the rear yard, 42 inches at the building line. Fences are prohibited in front of the building line. A side yard fence on a corner lot may not extend beyond the face of the main wall of the building, or in front of the building line of the interior lots of the cross street, whichever is least restrictive.

Complies.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the criteria for new residential construction in the North-I44 Historic District Standards led to these preliminary findings:

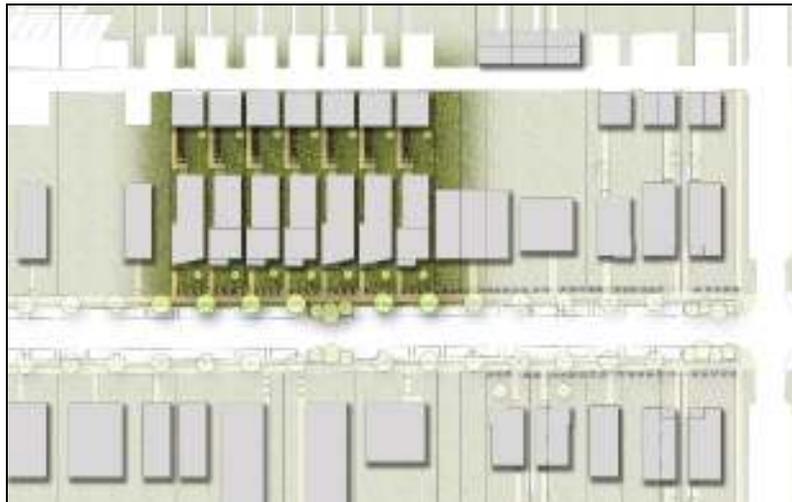
- The proposed site for construction, 4142-4158 Blaine, is located in the North I-44 Local Historic District.
- The applicant proposes to construct seven houses, a combination of a modern interpretation of a flounder and a coordinated two-story model.
- Both models would be compatible with the dwellings on the block and nearby in the district in terms of scale, siting, setback, and overall height.
- The models would continue the use of a contemporary aesthetic for new houses in the North I-44 District, while introducing new designs and materials.

- The façades of both models are proposed to be dominated by a cement fiber board panels and will not have any brick. The panels are not included in the short list of approved materials and are similar to materials expressly prohibited. The material is compatible with the more contemporary style of the houses, yet appears on other new dwellings in the historic district only as an accent material.
- The use of two closely-related colors adds some visual variety in color, as seen in the use of contrasting colors of brick and blended shades of brick in nearby buildings in the district.
- The design incorporates elements that are not common in housing in the historic district, but that do not dominate the designs, such as the set-back side entrances, or that evoke more traditional elements, the use of a roofed patio rather than a porch.
- Recent new construction has established a mix of traditional and contemporary buildings in the North I-44 district and this project will continue that pattern.

Based on the preliminary findings, the Cultural Resources Office recommends that the Preservation Board indicate approval of the other aspects of the contemporary design for the two house models but direct the applicant to reconsider the use of a non-compliant exterior building material for a majority of the façades of both models and the compatibility of floor to ceiling heights as revealed by the fenestration patterns.



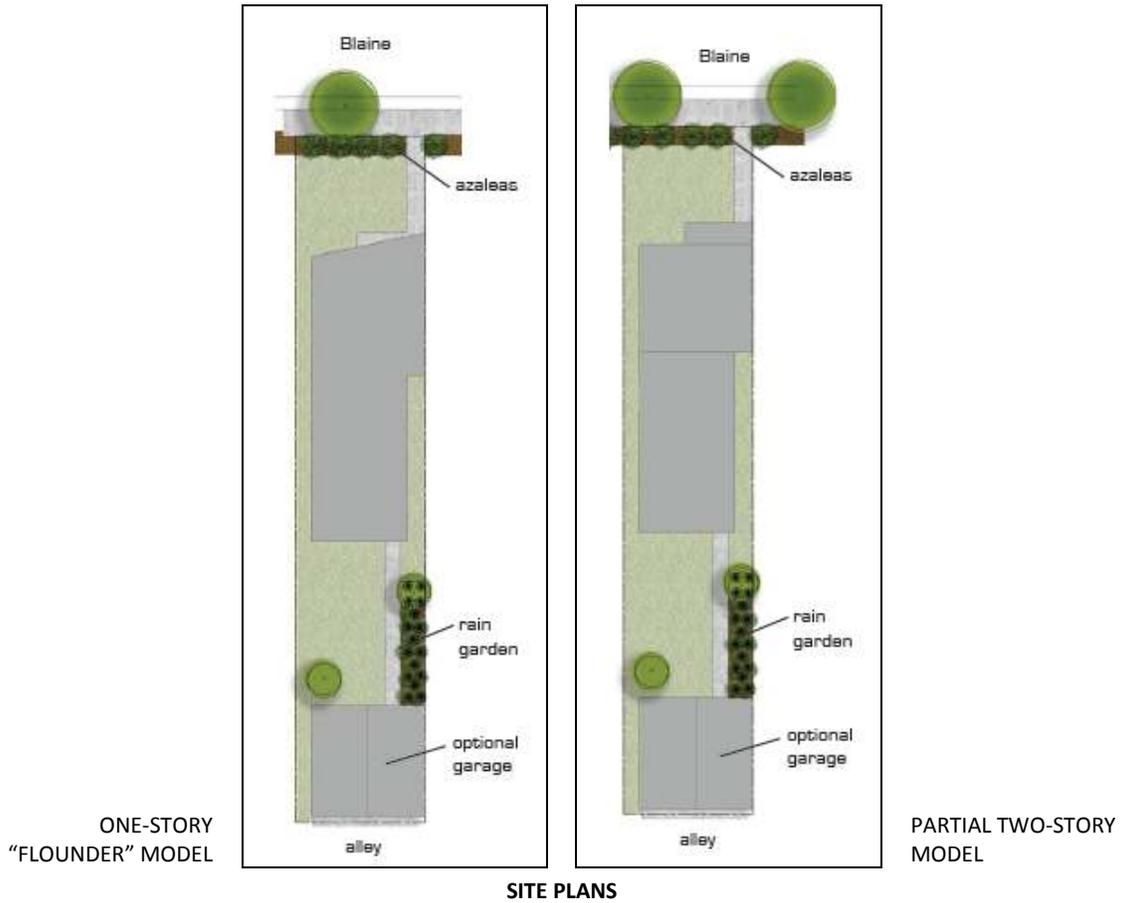
PROPOSED NEW RESIDENCES IN STREETScape



SITE PLAN FOR PROJECT



PROPOSED MODELS





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

C.

DATE: August 26, 2013
 ADDRESS: 4232 McRee
 ITEM: Preliminary Review: New construction, single-family house
 JURISDICTION: North-I-44 Certified Local Historic District — Ward 19
 STAFF: Betsy Bradley, Cultural Resources Office



4232 McREE

OWNER/APPLICANT:
 Botanical Heights Homes, LLC

RECOMMENDATION:
 That the Preservation Board grant preliminary approval to this proposal for new construction as it is compatible in scale, setback and height and continues the use of a contemporary aesthetic for new construction in the North I-44 Local Historic District.



RELEVANT LEGISLATION:

Excerpt from Ordinance #60370, North I-44 Local Historic District Use, Construction and Restoration Standards:

2. Exterior Materials:

New construction shall be of exterior materials similar to those already in use on the street, such as brick, wood trim, and glass. Any additions or alterations to primary facades or to prominently-visible secondary facades shall conform to the historic character of the building. The use of imitation, artificial or simulated exterior materials is prohibited, except when such materials serve to replicate original architectural elements which have been lost or destroyed.

APPROVED:

Brick	Painted or color anodized metal
Glass	Copper or zinc (for roof, gutters, downspouts)
Aluminum or steel gutters (color-clad and complementary to the building)	Terra cotta (trim)
Stone	Cast or wrought iron
Wood (for unenclosed rear porches, decorative trim surrounding windows and doors, and replacement of original wood treatment)(Painted or stained with opaque stain)	Slate (for roof, dormers, siding)
	Vinyl siding (as replacement for original clapboards)

PROHIBITED

Permastone	Unpainted or untreated wood
Stucco	Raw concrete block
Aluminum or T-111 Siding	Ceramic tile (in vertical applications)
Expanded metal screens	Tar paper or roll roofing
Raw aluminum or galvanized steel	Any material not specifically intended for exterior use
Porcelanized metal panels	
Corrugated fiberglass, cement asbestos board or asbestos shingles (for wall treatment)	

Complies. The new building would use approved materials, brick and wood siding, but would introduce the use of wood siding on the façade to the block. The cedar siding, and panel of cedar plywood would need to have a finish that avoided an unpainted appearance.

Height and Location:

On blocks where buildings are generally the same height, new or renovated residential structures are to be within 15% of the average height of existing buildings on the block. Commercial structures may be one-story in height. On blocks with varying heights, new or renovated residential buildings shall fit within the overall pattern of the block.

Complies.

Location, spacing, width and setback:

Location and spacing of new residential buildings shall be consistent with existing patterns on the block and the width of such buildings shall be consistent with existing building widths. If there is an existing uniform setback for residences on the block, new buildings shall maintain that setback.

The new building would maintain the setback and be comparable in width and volume to the dwelling to the west. The spacing of the building is close to that building with a side yard on the east side.

Details: Architectural details on new structures shall be compatible with details on existing buildings in terms of design, materials and scale.

Complies in intent. The design is more compatible in overall volume, scale, and setback than in the use of architectural details, as it has a contemporary aesthetic. It introduces some new forms and details and omits details common on existing buildings in the district.

Roofs: Materials for new or renovated roofs shall be compatible with the original materials in the neighborhood.

Complies.

Walls and Fences:

1. Residential:

Materials and construction of new or renovated fences, when visible from the street, shall be compatible with the character of the neighborhood. Materials shall include wood, stone, brick, wrought iron or evergreen hedge. Unpainted chain link and wire fabric are prohibited. If used it is required that such materials be painted or coated in black, dark green or some other appropriate color. Height and fences shall not exceed 6 feet in the rear yard, 42 inches at the building line. Fences are prohibited in front of the building line. A side yard fence on a corner lot may not extend beyond the face of the main wall of the building, or in front of the building line of the interior lots of the cross street, whichever is least restrictive.

Complies.

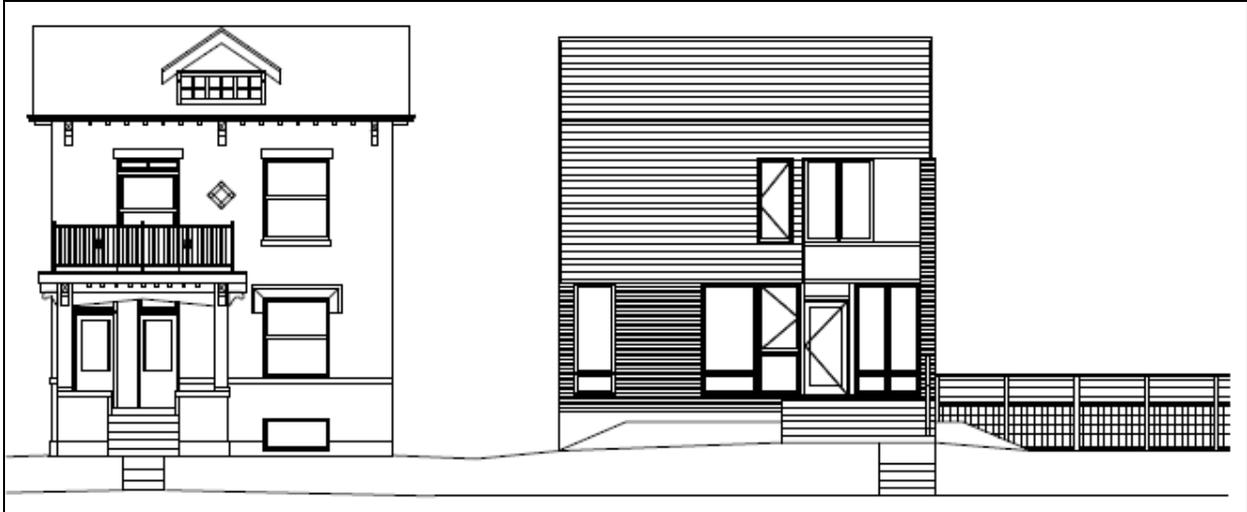
PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the criteria for new residential construction in the North-I44 Historic District Standards led to these preliminary findings:

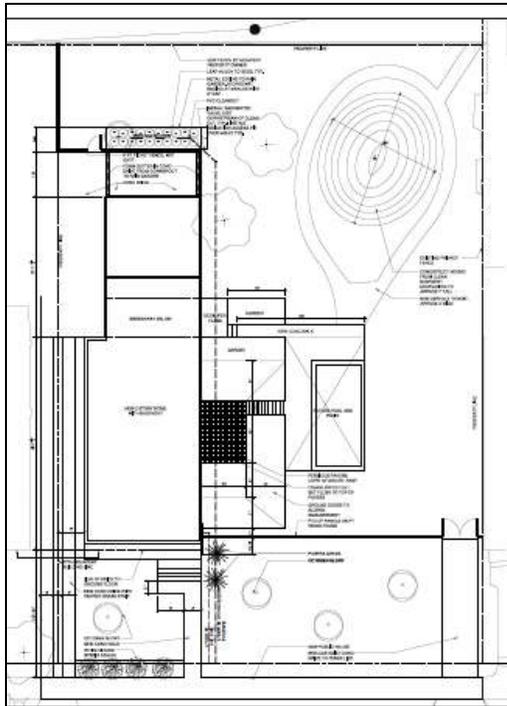
- The proposed site for construction, 4232 McRee, is located in the North I-44 Local Historic District.
- The applicant proposes to construct a dwelling that is compatible with the dwellings on the block in terms of scale, siting, setback, and height and that has a decidedly contemporary aesthetic.
- The contemporary aesthetic of the house introduces new forms and details and does not incorporate architectural details common in the historic district. The construction of several residences in the district that are compatible in many ways except for the use of materials

and architectural details has established a mix of traditional and contemporary buildings in the North I-44 district.

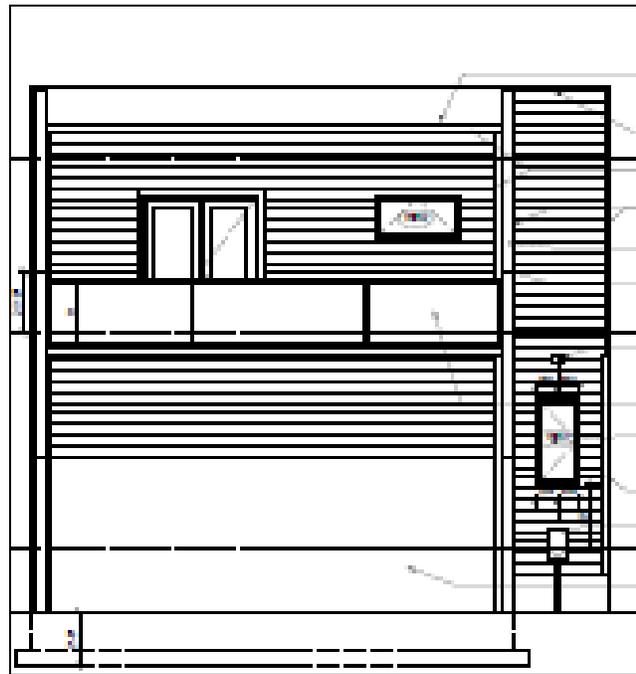
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the proposed new construction as the project would continue the use of contemporary design in the North I-44 Local Historic District and is compatible in scale, height, and siting, with the condition that the design be developed as proposed and that design details will be reviewed and approved by the Cultural Resources Office to ensure compliance with the district standards.



PROPOSED HOUSE WITH EXISTING ONE TO WEST



MCREE FACADE



NORTH FACADE



EAST FACADE



WEST FACADE



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

D.

DATE: August 26, 2013
ADDRESS: 2629 S. 11th St.
ITEM: Preliminary Review to construct a single-family residence
JURISDICTION: Soulard Certified Local Historic District — Ward 9
STAFF: Andrea Gagen, Cultural Resources Office



2629 S. 11th ST.

OWNER:
The Askins Development Group LLC

APPLICANT:
Stacey Clear

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



THE PROJECT:

The applicant proposes to construct a 2-story single-family residence on the vacant lot at 2629 S. 11th Street in the Souldard Historic District. The proposed building will be situated on a corner.

RELEVANT LEGISLATION:

Excerpt from Ordinance #62382, the Souldard Historic District:

ARTICLE 3: NEW BUILDINGS

301 PUBLIC AND SEMI-PUBLIC FACADES OF NEW CONSTRUCTION

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

Note: the applicant has provided a Model Example for the proposed new construction. There is some variation from the Model Example in the width of the proposed building; the Model Example also has a taller raised basement than what is proposed and this additional height is necessary for the new building to have comparable floor heights as the adjacent buildings on the block. The proposed front door also is not in the Italianate style of the Model Example and therefore is not appropriate for the proposed house design.

301.1 Site

A site plan shall describe the following:

Alignment

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

Complies. The Public Façade is parallel to 11th Street.

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

Not applicable.

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

Not applicable.

Setback

New buildings shall have the same setback as adjacent buildings.

Not applicable.

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

Not applicable.

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

Not applicable.

Setback may be based on a Model Example.

Complies. The proposed setback continues the step back that is present on the remainder of the block.

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

301.3 Scale

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

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

Does not comply as the interior floor levels do not align with those of the 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.

Not applicable.

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

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

Not applicable.

301.4 Proportion

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

Partially complies. The building is slightly wider than the Model Example, which is on the same block. To the south across McGirk Street, there is a another historic building with a pitched roof that is of similar width.

301.5 Ratio of Solid to Void

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

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

Complies.

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

Complies.

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

Not applicable.

301.6 Facade Material and Material Color

Finish materials shall be one of the following:

For walls:

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

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

Complies. The front and south façade, and side return are proposed to be brick veneer.

Stone common to the Soulard Historic District.

Scored stucco and sandstone.³⁶

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

For foundations:

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

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

Cast-in-place concrete, painted.

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

Complies. The applicant intends to use cast-in-place concrete.

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

Complies.

302 PRIVATE FACADES OF NEW CONSTRUCTION

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

Complies.

PRELIMINARY FINDINGS AND CONCLUSION:

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

- 2629 S. 11th St. is located in the Soulard Neighborhood Local Historic District.
- The applicant provided a Model Example for the proposed new construction, although there is some variation in the width, interior floor heights & the front door.
- The mass, ratio of solid-to-void, façade materials and roof type all comply with the Soulard Historic District standards.
- There are other buildings of a similar width in the historic district and this variation from the Model Example is acceptable.
- The floor levels of the proposed building and the style of its entry door do not replicate those of the Model Example.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the proposed new construction with the stipulation that the floor heights and entrance door are brought into compliance with the Soulard Neighborhood Local Historic District standards, and that final plans, materials and design details be approved by the Cultural Resources Office.



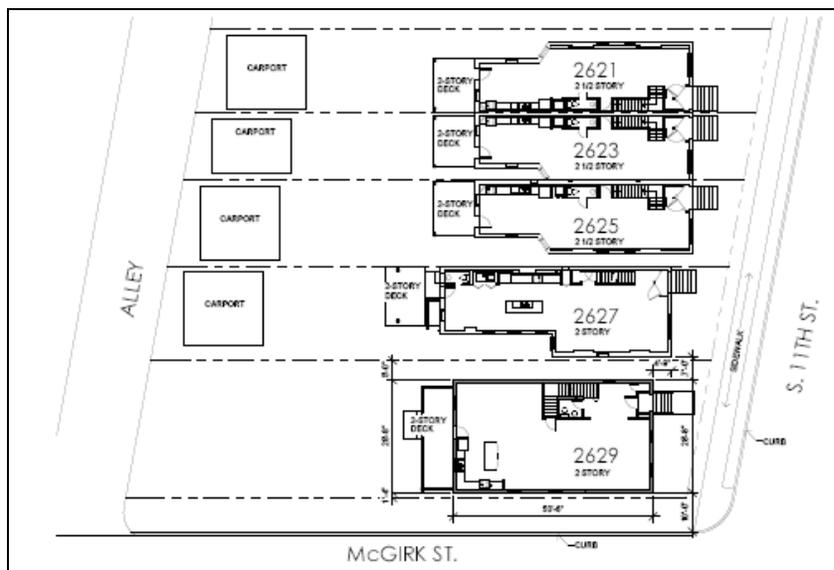
PROPOSED MODEL EXAMPLE



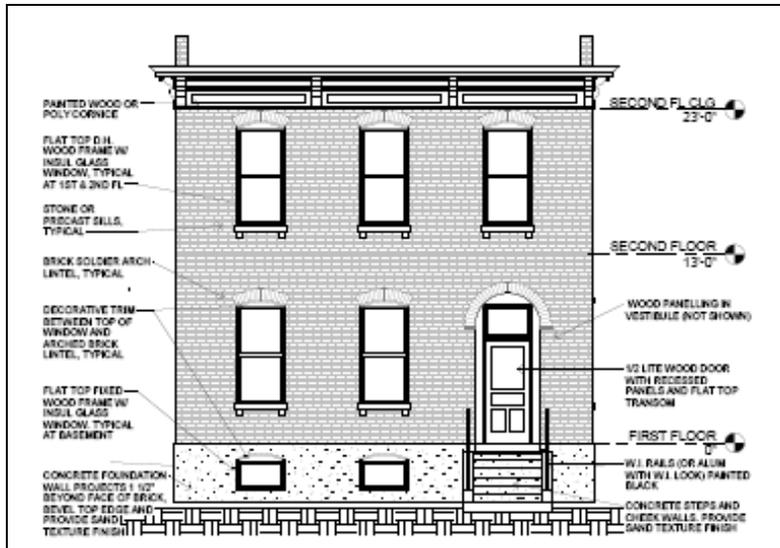
BUILDING SOUTH ACROSS MCGIRK THAT WOULD SERVE AS A MODEL EXAMPLE FOR FRONT FAÇADE WIDTH



ADJACENT BUILDINGS TO NORTH



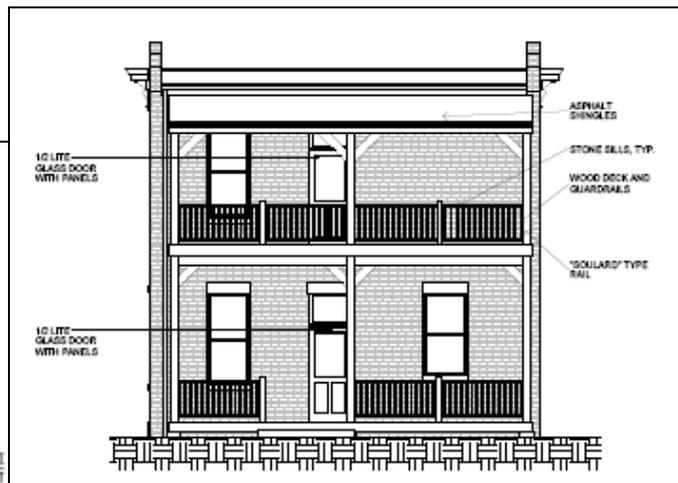
PROPOSED SITE PLAN



PROPOSED FRONT FACADE



PROPOSED SOUTH ELEVATION



PROPOSED REAR ELEVATION



PROPOSED STREETSCAPE



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

E.

DATE: August 26, 2013
ADDRESS: 1000 Mississippi Avenue
ITEM: Preliminary Review to install a blade sign
JURISDICTION: Lafayette Square Local Historic District — Ward 6
STAFF: Andrea Gagen, Cultural Resources Office

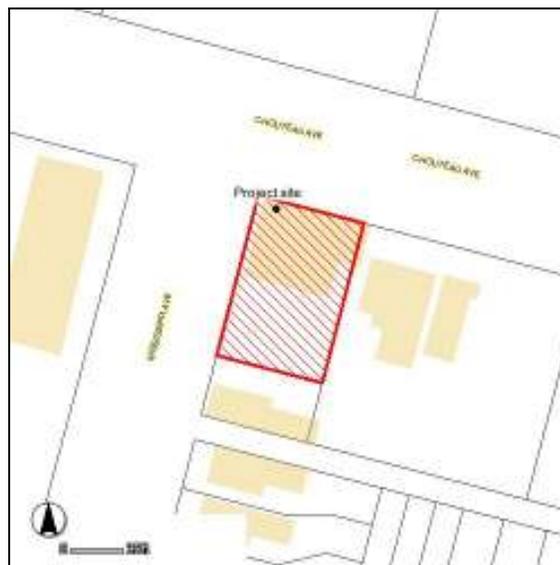


1000 MISSISSIPPI AV.

OWNER:
Sean Kelley

APPLICANTS:
Edward A. Charak

RECOMMENDATIONS:
That the Preservation Board consider approval of the proposed location of the sign as there are site-specific conditions that limit visibility of signs in the location required in the Lafayette Square Historic District standards.



RELEVANT LEGISLATION:

Excerpt from Ordinance #63327, the Lafayette Square Historic District:

ARTICLE 2 – HISTORIC BUILDINGS

207.7 Signs at Public Facades

A] No non-appurtenant (off-site) signs are allowed.

Comment: Commercial signs are defined as those located at buildings that were originally built to house commercial uses; commercial signs at residential structures refer to installations at residential structures that have been converted to commercial or mixed-use.

B] Commercial signs

1) Commercial signs are otherwise regulated herein and by city, state and federal law.

2) Signs shall not project beyond the face of the building more than 36 inches.

Complies. The sign does not project more than 36 inches.

3) A 6-inch maximum height for lettering on the apron of an awning is permitted.

Not applicable.

4) Placard signs shall be metal or painted wood, and shall not exceed 800 square inches in size.

Does not comply, the sign is proposed to be 2' x 6' or 1,728 square inches.

5) Signs shall not be applied above the second floor window sill line.

Does not comply, sign would be placed above the second story window sill.

6) Sign lettering may be painted onto the flat fascia trim above storefront windows.

Not applicable.

7) Signs may be painted on the storefront glass, with the stipulations that the height of letters does not exceed 6 inches and the lines of the sign are limited to 4.

Not applicable.

8) Signs shall not be electric, except for decorative or “open” signs. Flashing lights are not allowed.

Not applicable.

9) See Section 207.5 for exterior lighting restrictions.

See above.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the criteria for new construction in the Lafayette Square Historic District led to these preliminary findings.

- The proposed sign would be installed on a building within the Lafayette Square Historic District.

- The entrance columns at Chouteau and Mississippi obstruct the corner of the storefront when viewed looking east.
- The proposed sign would be installed above the second story window sill.
- Lighting for the sign has not been addressed.
- The proposed sign exceeds 800 square inches.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board consider approval of a sign that meets the size requirements in the Lafayette Square Historic District standards at the proposed location as there are site-specific conditions that limit visibility of a sign in the location required in the standards.



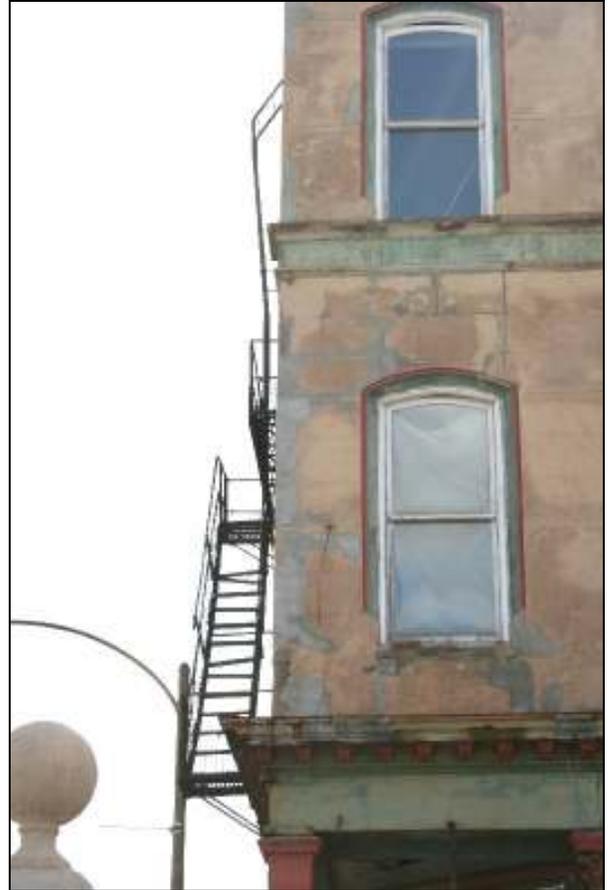
PROPOSED BLADE SIGN



VIEW OF SIGN LOCATION FROM CHOUTEAU



COLUMNS BLOCK VIEW OF STOREFRONT LOOKING EAST



DETAIL OF PROPOSED SIGN LOCATION



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

F.

DATE: August 26, 2013
 ADDRESS: 3867 Lafayette Avenue
 ITEM: Preliminary Review: demolition of north wing
 JURISDICTION: Tiffany Neighborhood National Register Historic District — Ward 19
 STAFF: Betsy Bradley, Director, Cultural Resources Office



3867 LAFAYETTE



OWNER/APPLICANT: Garden District Commission/Thomas Pickel

RECOMMENDATION:
 That the Preservation Board deny approval of the partial demolition unless a compelling argument is presented for the demolition of the north wing in order for the rehabilitation of the Lafayette Avenue wing to be undertaken.

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.

3867 Lafayette is located in the Tiffany Neighborhood National Register Historic District. The Garden District Commission proposes to demolish only the north wing of the building.

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.

3867 Lafayette is a three-story apartment building designed in 1913 by architect Lawrence Ewald, FAIA, who also developed the property. The Lafayette façade has a slightly recessed central section in which the entrance is located. Semi-circular arched French

doors at the third story are tucked under false shed roofs with exposed rafter ends. The flanking bays with sunroom windows set under broad relieving arches are also capped with shed roofs. The 39th Street façade, set back with a terrace in front, has a similar arrangement. The two parts of the building are not connected internally and a court open to the east separates the two portions.

3867 Lafayette was one of the modern apartment buildings erected in the southern tier of blocks in the district. The influence of the Craftsman style that is prominent along Lafayette is present in its design.

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 condition of this building appears to be sound, based on exterior inspection.

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.

While the building appears to be one structure, the two wings are attached at only one point, the southwest corner of the rear wing, and there is no interior connection. Demolition of one portion of the building would have a minimum physical impact on the other wing.

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 property is located at the southwest corner of the Tiffany Neighborhood National Register Historic District. New single-family development has been completed on the west side of 39th Street. Several rehabilitation projects have taken place in the historic district. At this time, two other rehabilitation projects are proposed for sites north of this one on 39th Street.

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 Garden District Commission states that the 12 apartments in the two wings are too many units on a relatively small parcel and, without off-street parking, would not appeal to tenants who would rent at a market rate. The proposal to demolish the north wing and provide off-street parking is presented as a first critical step in preparing to pass this property on to a developer to rehabilitate into rental apartments. It is noted that the adjacent apartment building on 39th Street, the Marlowe Apartments, has a parking lot behind it and adjacent properties to its east.

- 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.**

No evidence of economic hardship in terms of the rehabilitation of this building has been submitted as the application is for partial demolition prior to the rehabilitation of the Lafayette Avenue wing.

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 articulation of both wings as relatively complete entities and the small overlap of the two wings allows for the north wing to be demolished without leaving the design of the Lafayette Avenue wing appearing to be truncated in an awkward manner.

- 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 39th Street east side blockfront between Lafayette and McRee is intact, consisting of two large apartment buildings. Further north, the 39th Street east side blockfronts are less complete. The west side of 39th Street is within the North I-44 Local Historic District; immediately west of the project site are new dwellings lining Lafayette Avenue. The loss of the set-back north wing of 3867 Lafayette would have an effect primarily on the blockfront on which it is located.

- 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 a contract to purchase the property that includes a 45-day due diligence period.

- 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 anticipated new construction that would be undertaken by a subsequent owner at the time the property is rehabilitated, a surface parking lot, would be adjacent to the Lafayette Avenue apartment wing for which it would provide 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 parking lot would reduce the density of the block and alter its articulation and rhythm.

- 4. The proposed use complies with current zoning requirements;**

The property is in a Neighborhood Preservation Land Use area and is zoned "F," Neighborhood Commercial.

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

The applicant will advise the Board on the project timetable at the Board Meeting.

- 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.**

The north wing of 3867 Lafayette is not an accessory structure.

PRELIMINARY FINDINGS AND CONCLUSION:

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

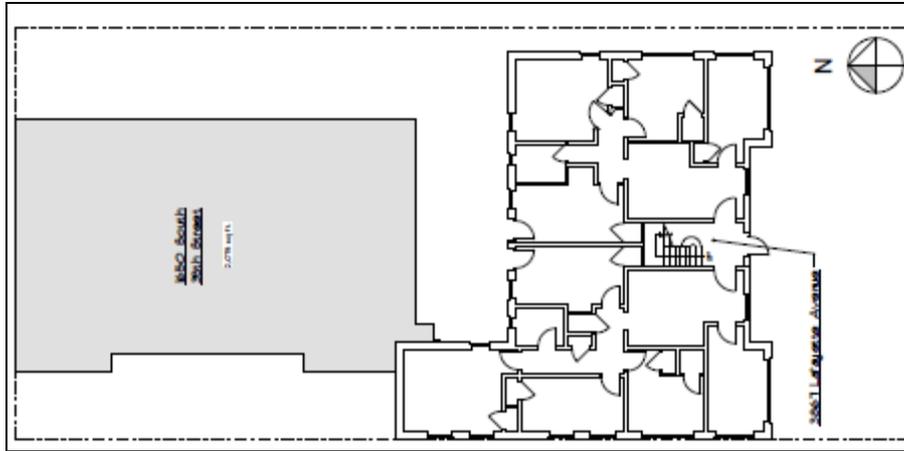
- 3967 Lafayette is a Merit building in the Tiffany Neighborhood National Register Historic District and therefore a Merit building.
- The entire building appears to be in sound condition.
- The Tiffany Neighborhood is experiencing the rehabilitation of some historic buildings and does not present any deterrent to the rehabilitation and reuse of the building.
- The Garden District Commission asserts that the rehabilitation of the apartments in the Lafayette Avenue wing of the apartment building is feasible only if the north wing is demolished to create off-street parking for apartment residents.
- The loss of the north wing would have an impact on the urban design, particularly on the blockfront on which it is located.
- The new construction proposed for the site would be off-street parking for the immediately adjacent Lafayette Avenue wing of apartment building.
- The proposed new construction would not equal or exceed that of the north wing of the apartment building in the streetscape.
- The impact of the rehabilitation of the Lafayette Avenue wing of the apartment building on urban design and neighborhood potential might be considered to offset the loss of the north wing of the building.

The Cultural Resources Office concludes that it would be preferable to have the both wings of the apartment building rehabilitated and occupied. The Garden District Commission may present a compelling argument that another solution is needed to return the building to use.

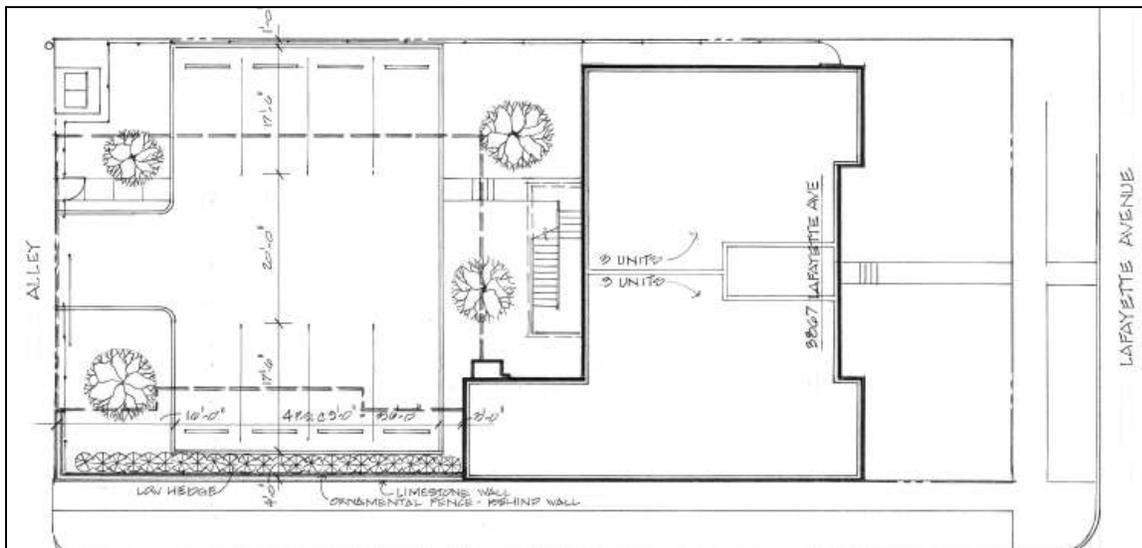
The Cultural Resources Office recommends that the Board instruct the Cultural Resources Office to deny approval of the partial demolition unless it is convinced that that demolition of the north wing is necessary for the rehabilitation of the Lafayette Avenue wing, which has a much stronger effect on urban design.



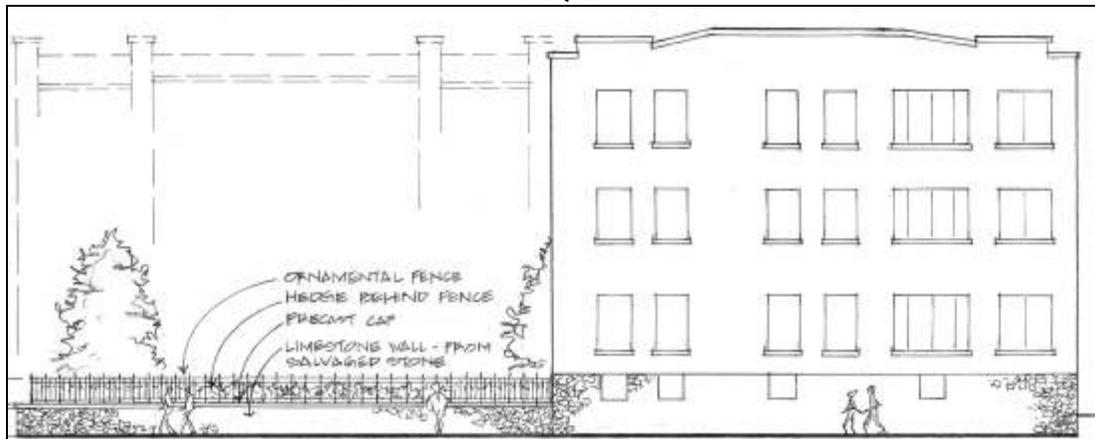
39TH STREET FAÇADE



AS BUILT PLAN SHOWING TWO WINGS



PLAN SHOWING SUBSEQUENT CONSTRUCTION



ELEVATION ON 39TH STREET SHOWING SUBSEQUENT CONSTRUCTION



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

G.

DATE: August 26, 2013
ADDRESS: 1831 S. 7th Street
ITEM: New application: construct a two-story building
JURISDICTION: Soulard Certified Local Historic District — Ward 7
STAFF: Andrea Gagen, Cultural Resources Office



1831 S. 7TH ST.

OWNER/APPLICANT:
KNJ, LLC/Ketan Patel

RECOMMENDATION:
That the Preservation Board grant preliminary approval for the proposed new construction with the stipulation that the Geyer Avenue setback and retaining wall materials are brought into compliance with the Soulard Local Historic District Standards, and that final plans and design details be approved by the Cultural Resources Office for compliance with the district standards.



THE PROJECT:

The applicant proposes to construct a two-story commercial/residential building on the vacant lot at 1831S. 7th Street in the Soulard Historic District. The proposed building will be situated on the corner of 7th Street and Geyer Avenue.

RELEVANT LEGISLATION:

Excerpt from Ordinance #62382, the Soulard Historic District:

ARTICLE 3: NEW BUILDINGS

301 PUBLIC AND SEMI-PUBLIC FACADES OF NEW CONSTRUCTION

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

The applicant has not provided a single Model Example for the proposed new construction; however, much of the design is based on buildings within the historic district. The setback of the building along Geyer is a concern as corner buildings in the historic district are aligned with the sidewalks on both streets.

301.1 Site

A site plan shall describe the following:

Alignment

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

Complies. The Public Façade is parallel to both 7th Street and Geyer.

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

Not applicable.

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

Not applicable.

Setback

New buildings shall have the same setback as adjacent buildings.

Partially complies. The proposed building follows the setback of the buildings along 7th Street but not of those on Geyer.

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

Not applicable.

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

Not applicable.

Setback may be based on a Model Example.

Not applicable.

301.2 Mass

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

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

301.3 Scale

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

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

Complies. There are two other two-story buildings on the block.

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

Not applicable.

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

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

Not applicable.

301.4 Proportion

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

Complies. The proportions of the proposed building are comparable to those of adjacent buildings.

301.5 Ratio of Solid to Void

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

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

Complies.

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

Complies.

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

Not applicable.

301.6 Facade Material and Material Color

Finish materials shall be one of the following:

For walls:

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

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

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

Stone common to the Soulard Historic District.

Scored stucco and sandstone.

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

For foundations:

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

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

Cast-in-place concrete, painted.

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

Not applicable as the foundation is not visible.

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

Complies.

302 PRIVATE FACADES OF NEW CONSTRUCTION

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

Complies.

402.1 Retaining Walls on Public Facades

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

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

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

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

Does not comply as proposed wall is Versa-Lok, a concrete block material.

PRELIMINARY FINDINGS AND CONCLUSION:

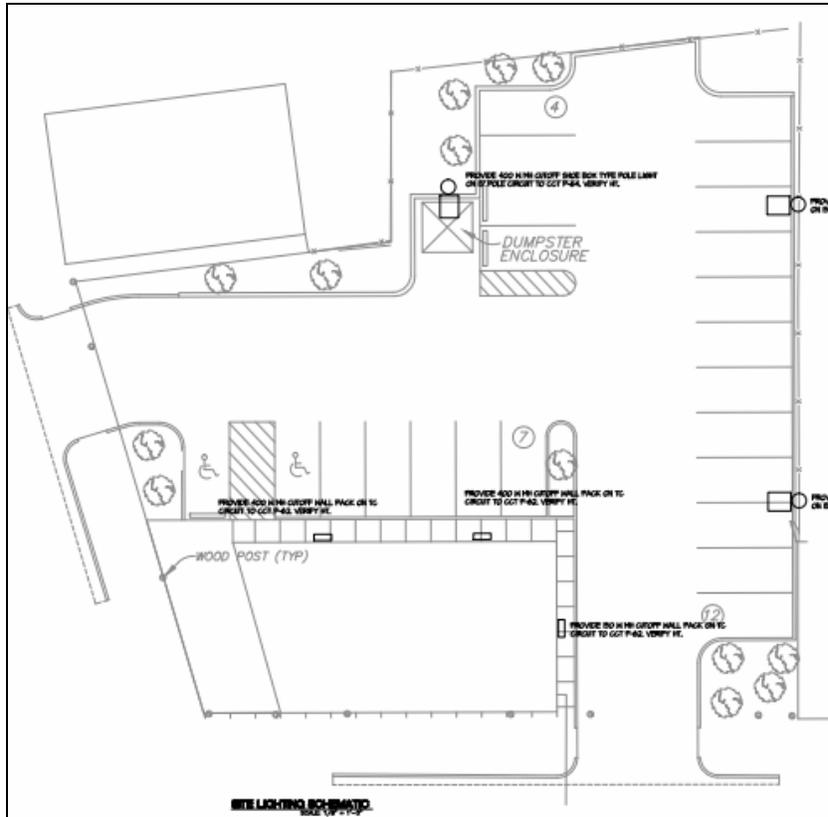
The Cultural Resources Office consideration of the criteria for new construction in the Soulard Historic District led to these preliminary findings.

- 1831 S. 7th St. is located in the Soulard Neighborhood Local Historic District.
- The applicant has not provided a single Model Example for the proposed new construction, although the design draws substantially from buildings in the historic district.
- The mass, scale, proportions, ratio of solid-to-void, façade materials and roof type all comply with the Soulard Historic District standards.
- The building is proposed to be set back from the sidewalk 10 feet on the Geyer elevation, which does not meet the standards and is not typical of corner buildings in the historic district.
- The retaining wall along the parking lot is proposed to be Versa-Lok, which is a prohibited material for a retaining wall under the standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary review approval for the proposed new construction with the stipulation that the setback and retaining wall materials are brought into compliance with the Soulard Neighborhood Local Historic District standards, and that final plans, materials and design details be approved by the Cultural Resources Office.



BUILDINGS ON THE BLOCK



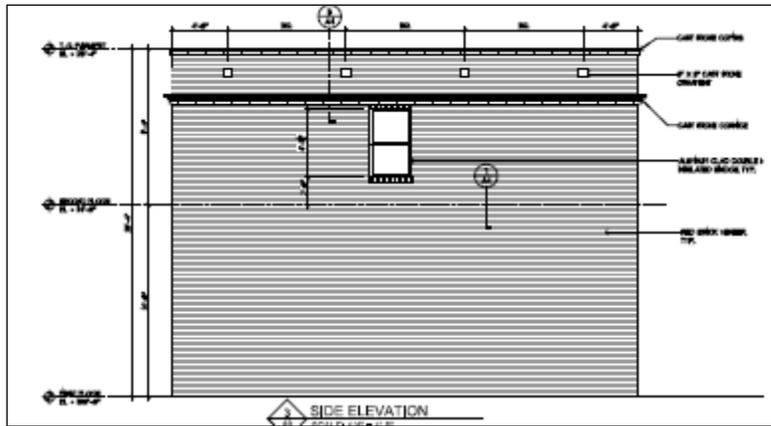
PROPOSED SITE PLAN



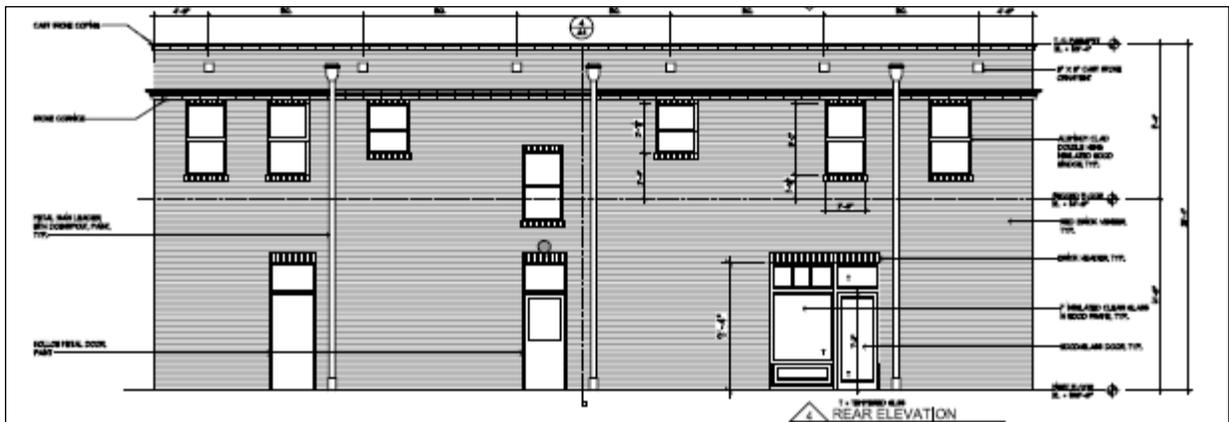
PROPOSED 7th ST. FACADE



PROPOSED GEYER AV. FACADE



PROPOSED NORTH ELEVATION



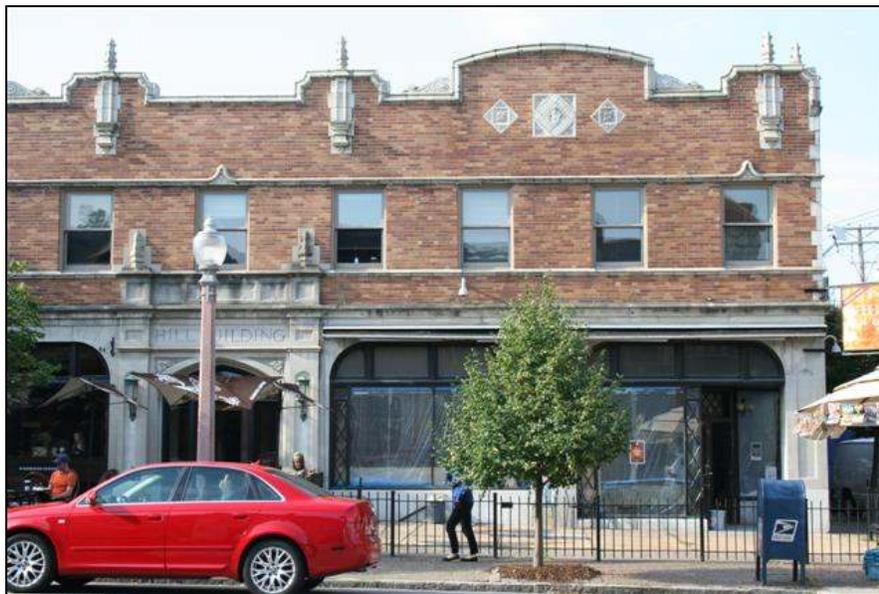
PROPOSED REAR ELEVATION



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

H.

DATE: August 26, 2013
ADDRESS: 238 N. Euclid Avenue
ITEM: New application: construct an addition
JURISDICTION: Central West End Certified Local Historic District — Ward 28
STAFF: Betsy Bradley, Director, Cultural Resources Office

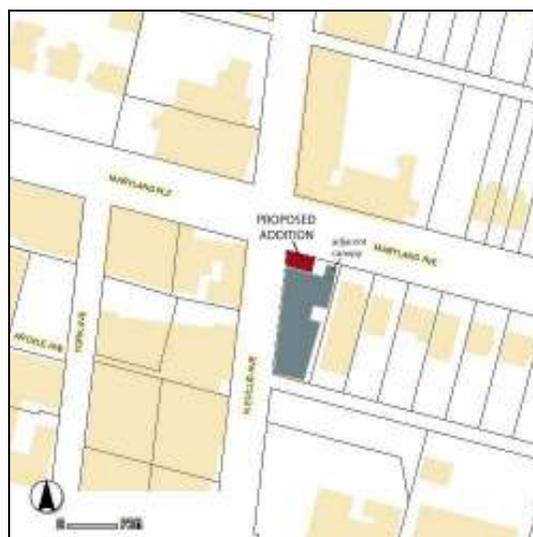


238 N EUCLID

OWNER:
Rothschild Properties St. Louis LLC

APPLICANT:
Gamlin Whiskey House

RECOMMENDATION:
That the Preservation Board deny the application for the proposed addition as the proposal is not in compliance with the Central West End Local Historic District Standards.



PROPOSAL:

The applicant proposes to construct an addition that would consist of a canopy supported by aluminum posts that would cover an area between the main Maryland Place façade and the building line. The canopy would extend across two bays of the storefront and extend to the building corner, across one half of the recessed corner entrance. The perimeter would be edged with planters on the Maryland Plaza and Euclid sides. Storm window-like panels would enclose the space during the colder months.

RELEVANT LEGISLATION:

Excerpt from Ordinance #61177, the Central West End Historic District:

I. Introduction

Some block faces within the historic district exhibit a continuity of design with uniform building heights, setbacks, materials, window sizes, spacing and landscape treatment. These elements help to create an unusually strong “streetscape” which must receive special attention during the design review process. When new construction is proposed, consideration of the “streetscape” and compatible relationships between the new structures and existing ones are of utmost importance.

Developers and others, therefore, shall demonstrate compliance with existing scale, size, setback, and proportion by providing, along with other construction documents, photographs, a street elevation and plan of the proposed project showing adjacent properties. Visual compliance shall be judged on massing and detail in addition to size and scale.

It is not the intention of these regulations to discourage contemporary design that, through careful attention to scale, materials, siting and landscaping, is harmonious with the existing historic structure. The historic character of the historic district is not enhanced by new construction that attempts to mimic the historic.

The emphasis on how uniform building heights, setbacks, materials and other components create strong historic streetscapes, and the need for developers to comply with existing conditions, gives clear direction for the consideration of all proposed work in the Central West End district.

IV. COMMERCIAL BUILDING DESIGN STANDARDS

Repairs and Rehabilitation to Historic Commercial Buildings

B. Architectural Elements

5) Awnings, Canopies, and Wooden Shutters

Canvas awnings that have the form of traditional, retractable awnings, mounted within window openings, are appropriate on commercial structures. All awnings shall conform in size, shape, material and style to the opening to which they are attached. Barrel or balloon shapes should be avoided in favor of traditional sloped shapes with or without valances and end pieces, and all awnings shall fit within the openings to which they are affixed.

Canopies are constructed of iron and glass, copper-sheathed wood and other hard materials. These should be preserved or, if they have been removed, may be replicated when an historic drawing or photograph is available to document what was previously extant. Canvas-covered, metal-framed canopies are appropriate at entrances to hotels and other commercial buildings.

The proposed structure does not meet the definition of either an awning or canopy.

6) Entry Vestibules

If an entry vestibule originally designed as open (e.g., without a door) is proposed for closure to meet a building's security or energy use needs, such alteration of the entry shall be considered on a case-by-case basis.

While the corner entrance vestibule would be kept open, its presence in the streetscape would be minimized with the four-season addition placed in front of its Maryland Place side.

9) Storefronts

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

While this standard does not directly address the possibility of an addition as proposed, the manner in which the addition would obscure two full bays of the storefront is not in keeping with the intent of this standard. While the proposal would not remove the two bays of the Hill Building's storefronts that it would cover, they would no longer be visible from the street.

New Construction or Alterations to Existing Commercial Structures:

When designing a new commercial building, or an addition to an historic commercial building, height, scale, mass, and materials in adjacent buildings as well as the context of the immediate surroundings, shall be strongly considered. When designing an addition to an historic building, the addition shall be compatible in height, scale, mass, and materials to the historic fabric of the original building. The new addition, however, shall be easily distinguishable from the existing historic building. The design of primary entrances to new commercial buildings shall afford accessibility in conjunction with aesthetic and contextual solutions.

The text emphasizes the important of context of the immediate surroundings, as well as the fact that an addition needs to be compatible to the original building. The projection of the proposed addition would block the view from the west of the main Hill Building entrance on Maryland Place in the adjacent bay. The addition would also intrude on the recessed corner entrance, altering its relationship with the streetscape. While a four-season addition on a side elevation of a building could be designed to be compatible, such an extension on the front façade would not, due to its location, be a compatible addition.

B. Location

A new or relocated structure shall be positioned on its respective lot so that the width of the façade and the distance between buildings shall be within 10% of such measurements for a majority of the existing structures on the block face to ensure that any existing rhythm of recurrent building masses to spaces is maintained. The established set back from the street shall also be maintained. Garages and other accessory buildings as well as parking pads must be sited to the rear of, and if at all possible, directly behind, the main building on the lot.

While not addressing this specific situation, the requirement for maintaining the setback from the street emphasizes the relationship between the facades of buildings and the building line. An addition that pushed the building forward for only a portion of a façade is contrary to the requirements in this standard. The irregularity of the resulting building setback would significantly alter the building's historic presence in the Maryland Place streetscape. The location of the proposed addition is in opposition to the intent of the standards.

C. Exterior Materials

In the historic district, brick and stone masonry and stucco are dominant, with terra cotta, wood and metal used for trim and other architectural features. Roof materials shall be slate, clay tile, copper or architectural composite shingles where the roof is visible from public or common areas.

All new building materials shall be the same as the dominant materials of adjacent buildings. Artificial masonry is not permitted, except that cast stone that replicates sandstone or limestone is allowable when laid up in the same manner as the natural stone. Cementitious or other paintable siding of appropriate dimension is an acceptable substitute for wood clapboards. A submission of samples of all building materials, including mortar, shall be required prior to approval.

These materials standards require the high-quality of building materials used on historic buildings for any additions. The planters at some of the perimeter of the building would visually carry the line of the stone bulkhead of the planters and therefore would be read as the base of the addition; their material would matter. The aluminum posts of the canopy would introduce a modern material in contrast to the iron and bronze of the historic storefront metals. The size of the canopy would introduce a scale much larger than the traditional storefront awning or entrance canopy; moreover, it would not meet the definition for either of those building elements, as defined in the standards.

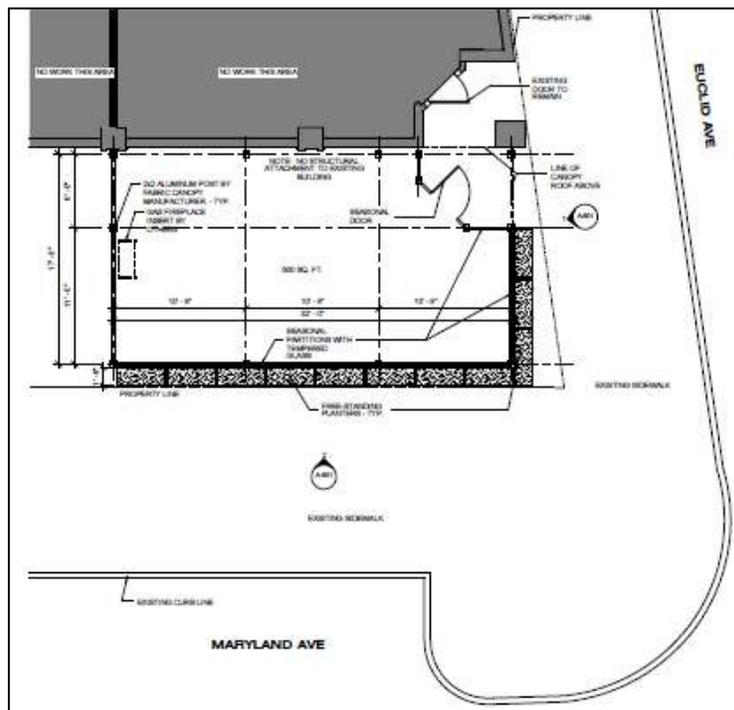
PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the Central West End District standards and the specific criteria for storefront alterations led to these preliminary findings.

- 238 N. Euclid is located in the Central West End Local Historic District.
- The large two-story commercial block, the Hill Building, is prominent in the heart of the commercial area of the historic district and its ranges of storefront bays are strong components of the streetscapes on both N. Euclid and Maryland Place.
- The building has a deep setback from Maryland Place, providing a historic plaza-like area along that side of the building.
- The building has a recessed corner entrance at the corner of N. Euclid and Maryland Place and traditionally such entrances, that are so important to the historic character of the building, have been kept clear of enclosures.

- The proposed four-season addition would create an irregularity in the building setback and obscure the historic storefronts, effects that are counter to the intent of the district standards.
- The projection of the addition would shield from view from Maryland Place the corner entrance at N. Euclid and Maryland and block views of the main entrance to the Hill Building from the west.
- Many other eating and drinking establishments in the Central West End accommodate outdoor seating through the use of areas enclosed with low fences, tables with umbrellas, and the use of outdoor heaters.
- The materials proposed for the addition – canvas and aluminum posts in particular, introduce materials that are not seen on the historic building and are not in keeping with its historic building materials.
- The scale of the canvas-covered structure does not meet the definition of a canopy or awning.
- The proposed location of the addition would require attachment to two stone pillars of the storefront.
- There do not seem to be any conditions inherent in this property that could justify the granting of an exception to the historic district standards that would not also be applicable to other properties in commercial use and set back from the building line in the historic district.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board deny the application for a four-season addition as the proposal does not comply with the Central West End Local Historic District standards.



SITE PLAN



MARYLAND PLACE ELEVATION



N EUCLID ELEVATION



MARYLAND PLACE STOREFRONTS — PROPOSED LOCATION OF ADDITION



CORNER ENTRANCE AT EUCLID



I.

DATE: August 26, 2013
ADDRESS: 1 Government Drive
ITEM: New application: construct a two-story building
JURISDICTION: St. Louis Zoo, Forest Park — Ward 28
STAFF: Jan Cameron, Cultural Resources Office

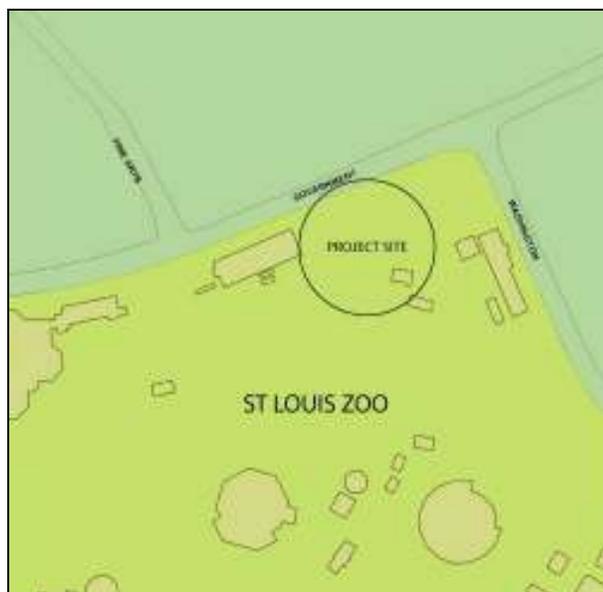


1 GOVERNMENT DRIVE

OWNER:
 City of St. Louis

APPLICANT:
 St. Louis Zoo

RECOMMENDATION:
 That the Preservation Board approve the application for the partial demolition of the existing bear pits and the construction of a new environment and exhibit space for polar bears.



THE PROJECT:

The St. Louis Zoo is proposing to construct a habitat for the exhibition of newly-acquired polar bears. The project includes a one-story multi-purpose support building along Government Drive and an extensive pool and exhibit area that will replace a part of the Zoo's historic bear pits.

RELEVANT LEGISLATION:

Excerpt from Ordinance #64689:

24.24.020 EXTERIOR DESIGN REVIEW OF STRUCTURES OR FIXTURES PAID FOR BY CITY OR ERECTED UPON OR EXTENDING OVER PUBLIC STREETS, PARKS, ETC.

No construction of any building, arch, gate, fence or other fixture which is to be paid for either wholly or in part by the City from general revenue funds of the City shall be begun unless the exterior design thereof shall have been submitted to the Preservation Board and recommendations made by it, except as herein provided, before the final approval thereof by the officer or other person having authority to contract therefor.

Not applicable.

The approval of the Preservation Board shall be required in respect to all fixtures or structures belonging to any person which shall be erected upon or extending over any public street, highway, stream, lake, square, park or other public place within the City, except as provided in this title. In deeds or leases for land made by the City, restrictions may be imposed requiring that the design and location of structures to be altered or erected thereon shall be first approved by the Preservation Board. Nothing requiring the recommendation or approval of the Preservation Board as provided in this section or Section 24.24.010 of this chapter shall be changed in exterior design or location without its approval; provided, that, in case of dispute, the Board of Public Service shall be the final arbiter and its decision shall prevail. If the Preservation Board fails to act upon any matter submitted to it under this section within 45 days after such submission, its approval of the matter submitted shall be presumed.

The design of the proposed new building, pool and environment must be approved by the Preservation Board.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the demolition of the existing Bear Bluffs and the proposed new construction led to these preliminary findings.

- The St. Louis Zoo is located in Forest Park, a city property.
- The existing Bear Bluffs exhibit is a historic resource. Opened to the public in 1921, the exhibit was a model for zoos around the world. The Bluffs have been altered from their original configuration: the center exhibit was removed in 2002-2003 for construction of the Penguin and Puffin Coast, the interior holding area (not visible from the exterior) was closed and other minor alterations have been made. However, the end sections of the exhibit remain essentially intact.

- The Bear Bluffs exhibit is no longer meets the highest modern standards for animal care and is not a suitable environment for polar bears.
- The Polar Bear exhibit will house newly-acquired animals and be built to conform to the standards of the Association of Zoos and Aquariums and the Polar Bear Protection Act.
- The existing Bear Bluffs exhibit has been photographed and digitally scanned. A copy of the documentation will be given to the Cultural Resources Office, and will be kept by the Zoo for the use of future researchers and historians.
- The proposed polar bear house is contextual in mass and scale, and exterior materials with the remaining bear pits and the adjacent Penguin and Puffin house. A brick screening wall will be inserted within the existing brick wall along Government Drive, but the remainder of the serpentine wall will be retained and restored.
- At the request of the Cultural Resources Office, the rear elevations of the polar bear house, which are visible from within the Park, were revised. The unarticulated brick walls were augmented with colored brick coursing; and a utility gate opening onto Government Drive will carry decorative metal panels.

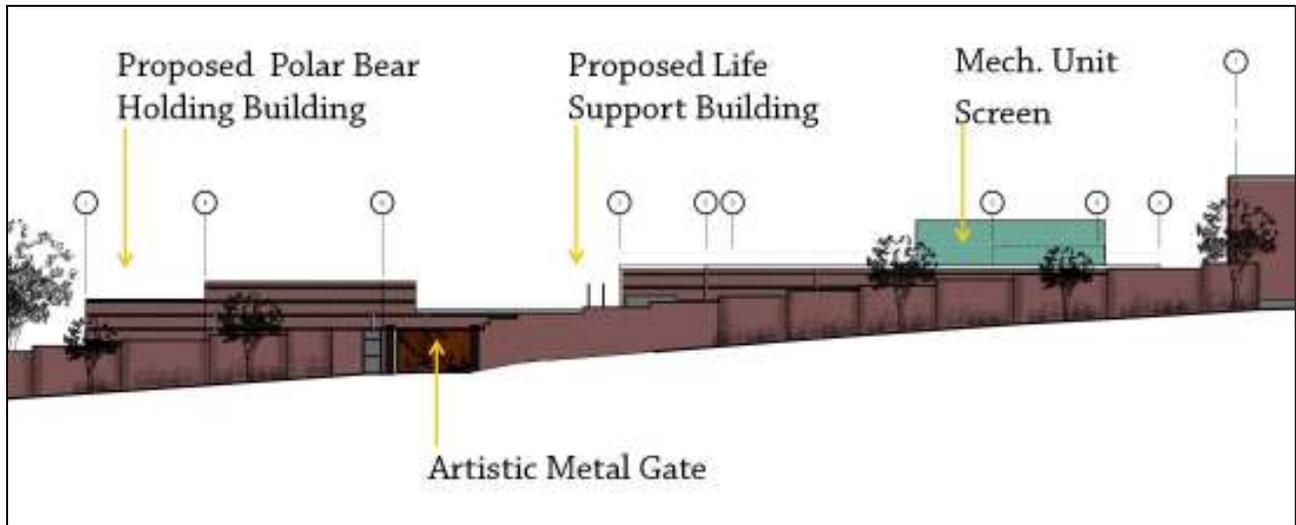
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board approve the application as presented, subject to review and approval of final construction drawings by the Cultural Resources Office.



**AERIAL OF NORTHEAST CORNER OF ZOO
VISITOR'S CENTER AT LEFT, PENGUIN & PUFFIN HOUSE AT CENTER AND CAROUSEL AT RIGHT**



EXISTING BEAR BLUFF EXHIBIT TO BE REMOVED



NORTH ELEVATION AT GOVERNMENT DRIVE



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

J.

DATE: August 26, 2013
SUBJECT: Appeal of Director's Denial to retain vinyl windows installed without a permit
ADDRESS: 5911 McPherson Avenue
JURISDICTION: Skinker-DeBaliviere Local Historic District — Ward 26
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



5911 MCPHERSON

OWNER/APPLICANT:
Gholam Ghasedi

RECOMMENDATIONS:
That the Preservation Board uphold the Director's Denial, as the windows do not comply with the Skinker-DeBaliviere Historic District Standards.



RELEVANT LEGISLATION:

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

RESIDENTIAL APPEARANCE STANDARDS

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.

Does not comply. Windows are not compatible in materials and the proportions are not consistent with historic wood windows. The wood brickmold has also been wrapped in aluminum coil stock. A six-over-six muntin pattern was installed in the windows that is not the original muntin pattern and is inappropriate for the architectural style of the building.

PRELIMINARY FINDINGS AND CONCLUSION:

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

- 5911 McPherson is located in the Skinker-DeBaliviere Local Historic District.
- The vinyl windows were installed without a permit.
- Vinyl is not an approved material for windows on the front of a building under the historic district standards.
- The profiles of the sash, frames and muntins of the installed windows do not match the original windows.
- The brickmold and mullions have been wrapped in coil stock concealing historic wood elements.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application for the windows as they are not in compliance with the Skinker-DeBaliviere Historic District Standards.



DETAIL OF WINDOW AND WRAPPING



DETAIL OF INTERIOR MUNTINS