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

CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY – SEPTEMBER 28, 2015 — 4:00 P.M.
1520 MARKET ST. #2000
ST. LOUIS, MO. 63103
www.stlouis-mo.gov/cultural-resources

Approval of the August 24, 2015 minutes. Approval of the current Agenda.

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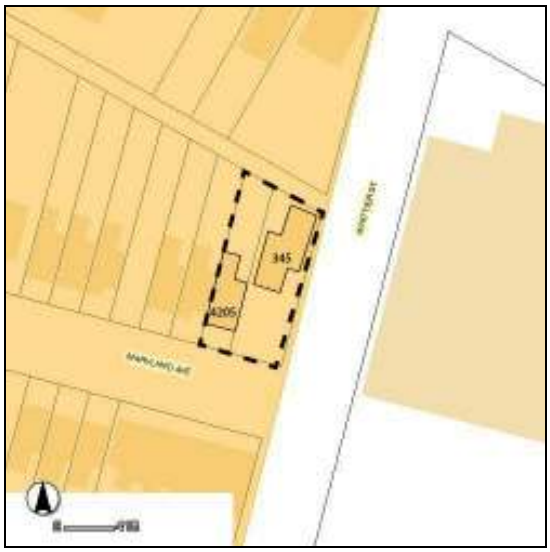
CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

A.

DATE:	September 28, 2015
ADDRESS:	4205 Maryland and 345 Whittier Street
ITEM:	Preliminary Review: Demolish house at 4205 Maryland Avenue and commercial building at 345 Whittier Street for construction of MSD's Gaslight Square Sewer Improvement Project.
JURISDICTION:	Central West End Local Historic District — Ward 18
STAFF:	Betsy Bradley, Cultural Resources Office

345 WHITTIER AND 4205 MARYLAND AVENUE



OWNER/APPLICANT:
Felita Middleton, Charles & Regina Bass
Richard L. Wilburn, Jr., URS on behalf of Metropolitan St. Louis Sewer District

RECOMMENDATION:
That the Preservation Board grant Preliminary Approval to the project solves a serious problem and is in an appropriate location.

THE PROJECT:

The Metropolitan St. Louis Sewer District has been addressing the problem of inadequate sewage management in the Whittier Street area and has concluded that a new pumping station is the best solution. Its Gaslight Square Sewer Improvement Project will make use of two parcels: 345 Whittier at the corner of Maryland and Whittier on which a commercial building stands and the adjacent one at 4205 Maryland where a single-family dwelling stands.

The visible portion of the installation will consist of a generator in a metal cabinet, and perhaps a fuel tank, a concrete pad, a control panel cabinet and aluminum hatches and manhole covers at grade, positioned just south of the alley near Whittier Street; these elements will be enclosed with a 6-foot wrought-iron security fence. Vehicular access will be via the existing, somewhat widened curb cut via a concrete driveway and perpendicular parking pad south of and adjacent to the fenced area. There will be no above grade components in proximity to the front portion of the adjacent residence or close to the Maryland Avenue cul-de-sac; the southern portion of the property will be a grass lawn with yet-to-be-determined landscaping.

This preliminary review addresses both the demolition of the two buildings and the design of the new facility.

RELEVANT LEGISLATION:

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

V. Demolition

Buildings identified as contributing properties in the Central West End *Certified Local Historic District* are considered historically significant to the character and integrity of the historic district. However, construction continued after the period of significance identified for the district and those buildings may also be architecturally significant, having become part of the historic character of the Central West End. Any of these buildings determined eligible for listing in the National Register of Historic Places by the State Historic Preservation Office or that are determined by the Cultural Resources Office to be Merit or High Merit properties are also historically significant. All architecturally and historically significant buildings are an irreplaceable asset, and as such their demolition is not allowed without a specific recommendation for demolition from the Cultural Resources Office, a full hearing by the Preservation Board, and approval by that Board.

When reviewing any application for demolition within the historic district, the Cultural Resources Office shall consider the following criteria:

1. Its architectural quality and special character, if any;

   345 Whittier is one-story brick commercial building erected during the late 1920s. Brick piers divide the façade into four bays and a tall parapet has a basket-weave pattern of brick. The storefront bays have been infilled. A one-bay wide addition stands on the south side of the main building, set further back from the street. This building is considered to be a Merit building as it is a contributing building in the Central West End Certified Local Historic district.

4205 Maryland is a three-story single-family dwelling erected ca. 1900. The brick building is terminated by a front-facing gambrel roof form that fronts a third-story clad with lapped siding. A full-width front porch and an angled-bay window at the second story dominate the façade. This building is considered to be a Merit building as it is a contributing building in the Central West End Certified Local Historic district.

While both 345 Whittier and 4205 Maryland are Merit buildings in the historic district, they do not have any special character or exceptional architectural quality. The commercial building on Whittier is very typical of the one-story commercial buildings erected during the 1920s. The house on Maryland has many of the elements common on buildings of its era built on the block west of Whittier. Two other houses on that block have gambrel-roofs facing the street, as well as the full-width porches and wide bay windows on the second story.

2. Condition of the building;

   The condition of the buildings is not known to be a reason for demolition. They are considered to be Sound in terms of Ordinance 64689.

3. Its presence in the historic district, as in its relative visibility;

   Maryland Avenue is a cul-de-sac at Whittier and the visual presence of 4205 Maryland is somewhat reduced by that traffic pattern. It is visible from Whittier, as is the commercial building. North-bound traffic on Whittier is directed east on McPherson Avenue, one block to the north, and is not a particularly high-volume street north of the entrance to the Schnucks parking lot opposite the cul-de-sac of Maryland Avenue.

4. The immediate setting;

   Whittier is the eastern boundary of the Central West End historic district. The large Schnucks grocery store on the east side of Whittier, opposite the commercial building, makes the immediate setting one that does not have as strong an historic context as most of the district.

5. The impact of its removal on the urban fabric; and

   The effect of the loss of the two Merit buildings on the urban fabric would be a relatively small change on the west side of Whittier, in terms of the much more dominant modern shopping center and Schnucks store on the east side of Whittier. While Whittier is the logical boundary for the district, the properties on that street are varied and include new construction at Lindell and McPherson.

6. Any construction proposed to replace it.

   The pumping station and storage capacity that will be provided will be almost entirely underground. The presence of the pumping station would be that of a public utility facility consisting of a group of metal cabinets and boxes enclosed by a wrought-iron security fence and flanked by an off-street vehicle driveway and parking pad. The above-grade elements will be positioned on the alley half of the two parcels it will occupy, leaving a lawn area adjacent to the Maryland Avenue cul-de-sac.

Ordinance 64832 includes the most recently adopted set of criteria that used to determine whether it is in the city's interest to approve or deny the proposed demolition.

The criteria in that ordinance are addressed above, except for:

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.

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.

   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.

   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.

      These criteria address the ability of the properties to be maintained in their current use and, in the case of the commercial building, rehabilitated. The conditions in the Central West End would support such use and reinvestment, as would nearly any properties selected for this utility project in the area where the pumping station needs to be located.

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 Resources Office's consideration of the Central West End Historic District standards for demolition, as well as the demolition review criteria from Ordinances 64689 and 64932 led to these preliminary findings.

- The Metropolitan St. Louis Sewer District has carefully sited the project for maximum efficiency and to solve serious sewer problems.
- The two properties proposed for demolition, 345 Whittier and 4205 Maryland, are Merit properties in the Central West End Historic District. Nevertheless, neither property exhibits any special character or exceptional architectural significance.
- The condition of the buildings is not known to be a reason for demolition. They are considered to be Sound in terms of Ordinance 64689.
- The buildings are located at the eastern edge of the historic district; 4205 Maryland is at the end of a cul-de-sac and 345 Whittier is opposite the Schnucks grocery store.
- The buildings on the west side of Whittier at the edge of the historic district include new construction, a historic building and its parking lot, and the historic buildings in question. Whittier is not a high-traffic street other than to provide access to the Schnucks parking lot.
- The impact of the loss of the buildings on a portion of the district that does not have a strong historic character would not introduce a less-cohesive streetscape; rather, it would be part of the varied character at the edge of the district.
- The project area lacks the strong historic context of most of the Central West End Historic District, and is therefore a site for the MSD project that would have the least impact on the historic district, while serving properties in that district.
- The project location was determined by many factors related to its function that would affect its long-term usefulness and need to serve the immediate vicinity.
- The proposed construction would not have an intrusive presence at the corner of Maryland and Whittier as most of the pumping station would be below grade and the above-grade portion would be adjacent to the alley.
- The above-grade portion of the facility would be enclosed by a wrought-iron security fence; a paved vehicular access drive and parking pad would be adjacent to it. The low-pitched slope of the terrace and continuous lawns facing Maryland Avenue would be maintained.
- The demolition review criteria of a redevelopment plan adopted by ordinance, neighborhood effect and reuse potential, commonly-controlled property and accessory structures are not applicable for this review.

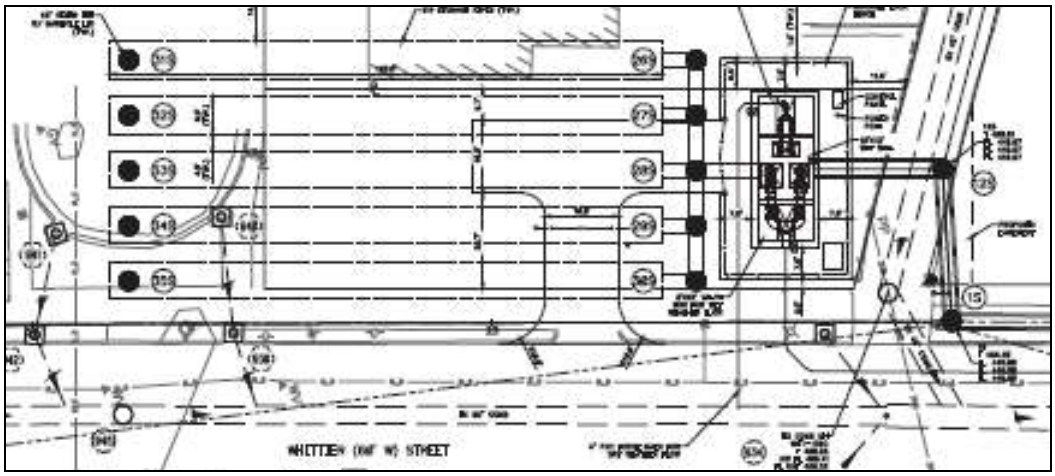
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant Preliminary Approval to the demolition of the two Merit buildings as the Metropolitan St. Louis Sewer District has carefully sited the project for maximum efficiency and to

solve serious sewer problems; as the site is in a portion of the Central West End Local Historic District that has a varied character; and as the project would not introduce the loss of historic buildings into a strong historic streetscape nor cause the loss of buildings with special architectural quality.

345 WHITTIER, LOOKING NORTHWEST

4205 MARYLAND

PROJECT SITE, LOOKING SOUTHWEST



SITE PLAN, NORTH TO RIGHT

SIMILAR INSTALLATION TO INDICATE ABOVE GROUND ELEMENTS

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

B.

DATE:	September 28, 2015
ADDRESS:	4066 Russell Boulevard
ITEM:	Preliminary Review: Construct a one-story commercial building on the site of an abandoned service station proposed for rehabilitation.
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.

THE PROJECT

The applicants received preliminary approval from the Preservation Board in March to convert a two-story service station, constructed in 1960, into a single-family house. In October 2014, they presented to the Board a plan to rehabilitate an adjacent one-story commercial to the east, which also received preliminary approval.

The applicants have been unable to acquire the commercial property, however, and wish instead to construct a small one-story commercial building on the existing property, to be sited at the corner of Russell and Thurman Avenues.

RELEVANT LEGISLATION:

Excerpt from Shaw Historic District Ordinance #59400:

Commercial and Non-Residential Uses

1. Use:
   A building or premises shall be utilized only for the uses permitted in the zoning district within which the building or premises is located, except none of the following uses shall be permitted: drive-in restaurants, car lots, trucking lots and gas stations.
   Complies.

2. Structures:
   New construction or alterations to existing structures: 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:
      a. On blocks where buildings are the same height, new or renovated structures are to be equal to that height.
      b. On blocks with varying heights, new or renovated structures should be compatible with these heights.
      c. No building shall be less than 2 stories.
         Does not comply. The new building will be only one story. However, the existing building at the rear of the property is primarily a one-story garage with only a partial second story; and one-story buildings are extant to the east and directly opposite the site. The building has been designed to emphasize the corner with a vertical element that will add to its mass.

B. Location, Spacing, Width and Setback:
   Location, spacing, and width of new buildings should be consistent with existing patterns of the block. If there is a uniform setback on a block, new buildings should be positioned accordingly.
   Generally complies. Along Russell, the building will align with the setbacks of the historic corner commercial buildings to the west. Along Thurman, the building will be set slightly back from the building line to accommodate a single row of outdoor tables; it will still succeed in filling what is now an empty corner.

C. Exterior Materials:
Materials for new or renovated structures are to be compatible with the predominant original building materials and texture of these materials and shall include wood, brick and natural stone. The use of any concrete block and imitation, artificial or simulated materials is not acceptable. Aluminum or other types of siding are only acceptable when they are to be used in the place of wood siding and are the approximate same gauge as original wood siding. Raw aluminum or steel are not acceptable. All building material samples including mortar, shall be submitted prior to approval.

Partly complies. The building is intended to replicate the exterior treatment proposed for the converted service station at the rear and to continue its Mid-century Modern vocabulary. The majority of the building will be faced in smooth-finished stucco, a material which was used historically on front facades in the district, although the majority of buildings in the immediate vicinity of the site have brick fronts. Many of these, however, have been painted in light colors and now present a uniform appearance that is similar to the proposed wall treatment. The vertical element will be clad in cementitious panels in a limestone color.

D. Details:
Architectural details on structures shall be maintained in similar size, detail and material. Architectural details on new or renovated buildings shall be compatible with existing details in terms of design, materials and scale. Doors, windows and other openings on both new and renovated structures should be in the same horizontal and vertical 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. Raw or unfinished aluminum is not acceptable for storm doors and windows. Awnings are to be of canvas or canvas-like only. Shutters on new or renovated buildings should be made of wood and be the same size as the windows. Gutters should be of color finished aluminum, sheet metal or other non-corrosive metal. Gutters shall not be made of raw or unfinished aluminum or steel. Balconies and porches on new or renovated structures should be compatible with original balconies and porches. Existing storefronts should maintain original size, details and materials. New storefronts are to be compatible with the existing storefronts relative to size, materials and details.

Partly complies. While the proposed details are contemporary in character, they reference materials and some details present in the district's historic buildings, such as a recessed corner entry and storefront.

E. Roof Shapes:
On blocks where a roof shape and lines are dominant, new or renovated structures should have the same roof shape and lines. On blocks where there are different roof shapes and designs, new or renovated structures should have roof shapes and lines that are compatible to the existing. Materials for new or renovated structures are to be compatible with the predominant original materials in the neighborhood. Aluminum or plastic siding, corrugated sheet metal, tar-paper and bright colored asphalt shingles on mansard roofs are not acceptable where visible from the street. A consistent material should be used on any given roof.

Complies. The roof will be flat, as are the majority of roofs in the district.

F. Walls. Fences and Enclosures:
Materials and construction of new or renovated fences, when visible from the street, should be compatible with the character of the neighborhood. Materials shall include wood, stone, brick, wrought iron or evergreen hedge. Chain link or wire fabrics are not recommended when visible from the street. If used, painting them black or dark green is then recommended. Height of fences should not exceed six feet. Barbed wire is not allowed….

A tall fence is proposed to run east of the café at the building line, but its design and material have not been finalized.

J. Parking and Loading Docks:
Parking for commercial use should be either behind the structure or along the side and shall be screened from the street(s), alley and any adjacent residential use. Loading docks are to be placed on the alley side of the building unless access is impossible and must be placed on the street side of the building.

The amount of parking required for the café has not been determined as yet. The property has existing paved areas and curb cuts that can be utilized.

K. Signs:
Signs within the commercial district shall be in accordance with the zoning ordinance except that in no case will the following be allowed:

a. Non-appurtenant advertising signs.
b. Pylon signs in excess of 25Æ in height.
c. Wall signs above the second floor window sill level. Wall signs should be designed to complement the existing building and never cover windows or other architectural elements. Where more than one wall sign exists on a single structure or a series of related structures, all signs should be basically similar in character and placement. Office buildings without first floor retail establishments shall have no more than one wall sign per facade located below the second floor window sill line designating only the name and address of the building.
d. Roof top signs.
e. Projecting signs are not acceptable if they obstruct the view of adjacent signs, obstruct windows or other architectural elements or extend above the second floor window sill level. Only one projecting sign is allowed per street frontage for each establishment.
f. Flashing or rotating elements.
g. Painted wall signs.
h. No more than three signs on a corner building.

The number and design of signs for the building has not been finalized but will comply with these requirements.

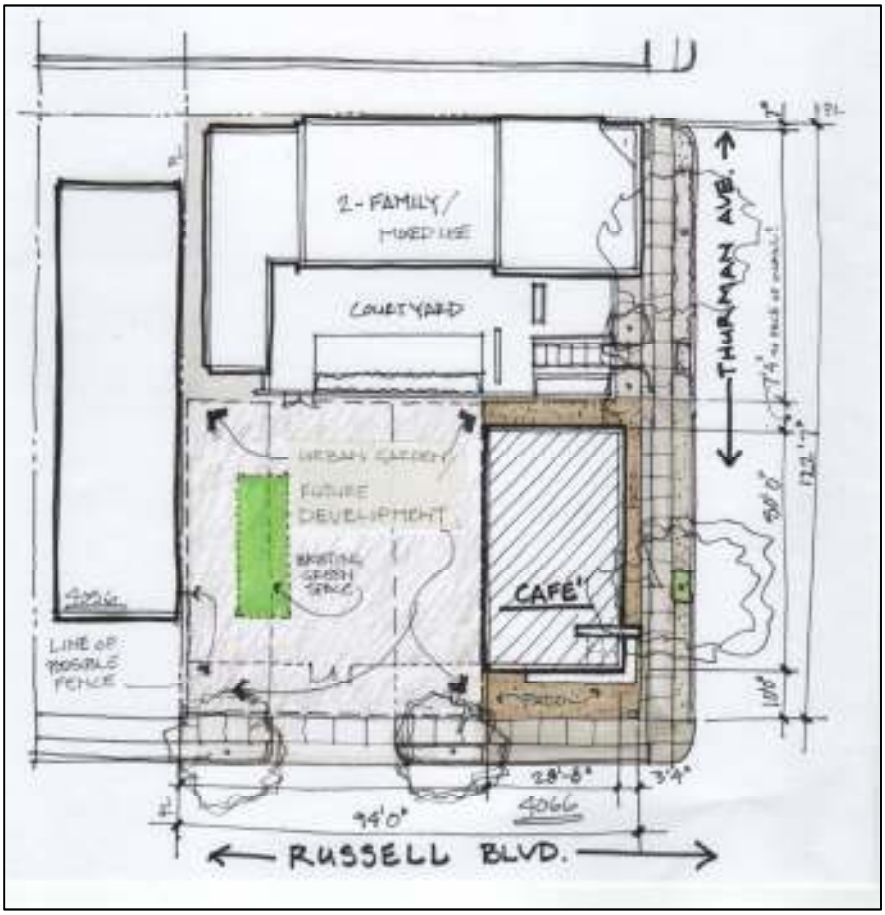
PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the criteria for new commercial 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.
- This former commercial property was developed with a building at the alley and this site plan and the form of the existing building create conditions that limit the property's ability to be compatible with nearby historic properties.
- The proposed commercial building will continue the vocabulary and materials proposed for the rehabilitated structure, the design of which was approved by the Preservation Board in March 2015.
- The proposed exterior materials are generally in compliance with the Shaw Historic District Standards.
- The building will return a strong corner presence to the intersection of Russell and Thurman Avenues.
- The new building, while thoroughly contemporary, does to some extent reference historic elements 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 redesign project on a preliminary basis, with the stipulation that final exterior materials and finishes are approved by the Cultural Resources Office staff.

RENDERING OF PROPOSED BUILDING FROM RUSSELL LOOKING SOUTHEAST



PROPOSED SITE PLAN (NORTH IS AT BOTTOM)

LOOKING SOUTHWEST FROM RUSSELL

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

C.

DATE: September 28, 2015
ADDRESS: 2018 Geyer Avenue
ITEM: Preliminary Review to construct a two-story, four unit townhouse.
JURISDICTION: McKinley Heights Historic District — Ward 7
STAFF: Bob Bettis, Cultural Resources Office

2018 GEYER AVENUE

OWNER/APPLICANT
Holy Trinity Serbian Orthodox Church

STAFF RECOMMENDATION:
That the Preservation Board grants preliminary approval with the condition that the design be developed as proposed and that the Cultural Resources Office review and approve final plans and materials.

THE PROJECT

The applicant proposes to construct a four-family townhouse on a vacant lot in the McKinley Heights Local Historic District

RELEVANT LEGISLATION:

Excerpt from Ordinance #67901, the McKinley Heights Historic District Rehabilitation and New Construction Standards

ARTICLE 1: DEFINITIONS

101.14 Model Example

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

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

Complies. The applicant has submitted a building from the neighborhood that is compliant with the definition of Model Example.

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

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

301.1 Site

A site plan shall describe the following:

1. Alignment
   a. New buildings shall have their Public Facades parallel to the Public Façade of the adjacent buildings…

Complies. The building will front on Geyer Avenue.

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

Complies. The new building will adhere to the building line on Geyer.

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 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 building shares visual characteristics with existing historic buildings on the street.

301.3 Scale

1. Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e.g., the size of a door relative to a window.)
2. A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings….

   Complies. The building will be two stories in height and floor levels will be the same as the adjacent buildings.

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. Proportions of details on the Public Facade will follow those of the Model Examples.

301.5 Ratio of Solid to Void

1. The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.
2. The total area of windows and doors in the Public Façade of a new building shall be no less than 25% and no more than 33% of the total area of the façade.
3. The height of a window in a Public Façade shall be between twice and three times the width.
4. The ratio of solid to void may be based on a Model Example.

   Complies. The ratio of solid to void at the Public Facade follows that of its Model Example.

301.6 Façade Material and Material Color

1. Finish materials shall be one of the following:
   1. For walls:
      1. Kiln-fired brick (2-1/3" x 8" x 3-5/8")
      2. Stone common to the McKinley Heights Historic District
      3. Scored stucco and sandstone

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

   Appears to comply. No material samples have yet been submitted, but the applicant intends to use brick on three sides.

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

      Complies.

2. 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.

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

   Complies.

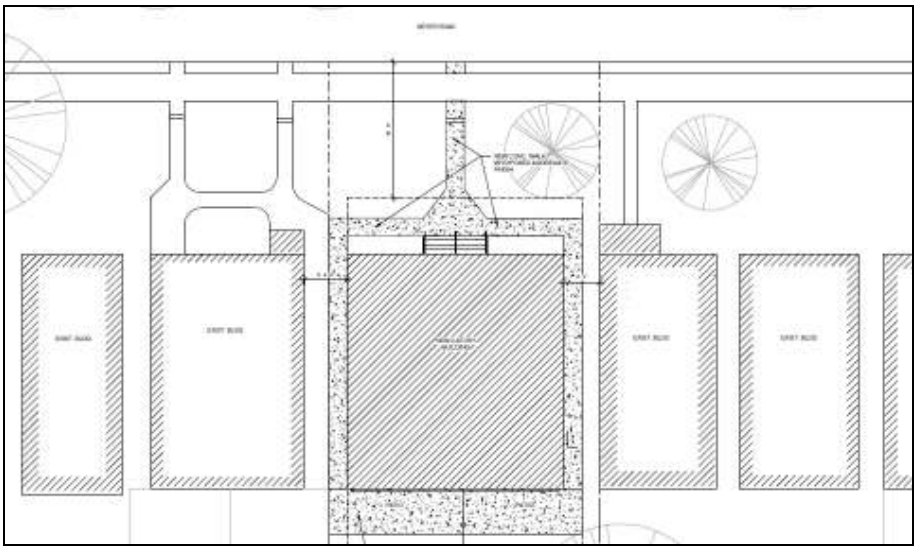
PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office’s consideration of the criteria for new residential construction in the McKinley Heights Local Historic District Standards led to these preliminary findings:

- The proposed site for the new construction is located in the McKinley Heights Local Historic District.
- The proposed design complies with all requirements for new construction in the McKinley Heights Historic District Standards.
- Final material choices have not been made, but the applicant intends to comply with the requirements of the Historic District Standards.

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

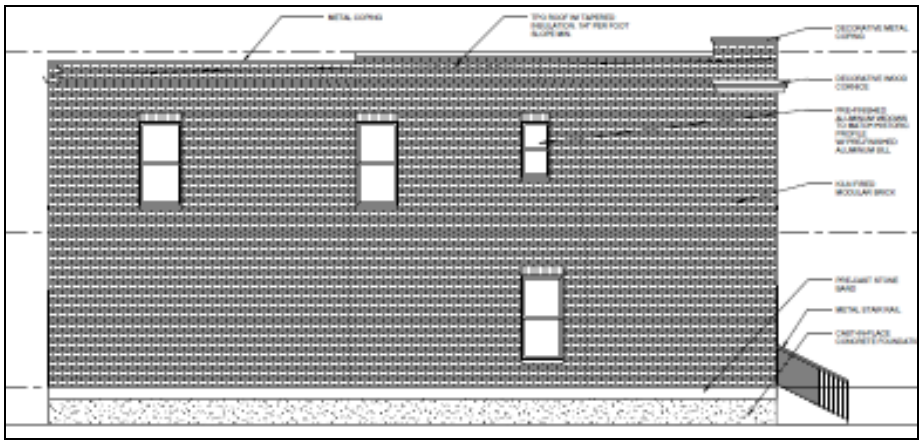
STREETSCAPE



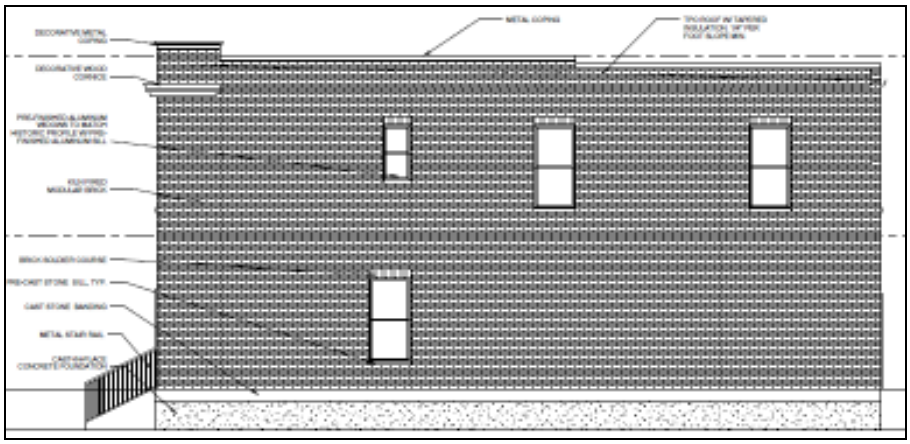
SITE PLAN

NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

MODEL EXAMPLE – 2038 GEYER AVENUE

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

D.

DATE: September 28, 2015
ADDRESS: 2858-62 Indiana Avenue
ITEM: Preliminary Review: Construction of three detached single-family houses.
JURISDICTION: Benton Park Local Historic District — Ward 9
STAFF: Jan Cameron, Cultural Resources Office

2758-62 INDIANA

OWNER/DEVELOPER:
City Life/Nicholas Shapiro

ARCHITECT:
U.I.C./Sarah Gibson

STAFF RECOMMENDATION:
That the Preservation Board grant preliminary approval subject to review of final details, materials and exterior colors by the Cultural Resources Office.

THE PROJECT

The applicant proposes to construct three single-family residences on two large vacant parcels.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District:

PART III
HISTORIC DISTRICT DESIGN STANDARDS

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

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

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

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

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

The applicant has presented a Model Example of a single-family house located in the Benton Park Historic District. The Cultural Resources Office has confirmed that it is an appropriate choice for a Model Example; however, while the proposed design has a similar scale and form, it deviates from the Model Example in a number of ways.

2. A Model Example shall be evidenced by a series of photographs or photographic reproductions…which shall include the following:
    1. In the case of proposed construction or reconstruction…
    2. In the case of proposed new construction:
        1. Photographs or photographic reproductions showing, in its entirety, the public façade and, where possible, each façade of the Model Example building; and
        2. Photographs, or photographic reproductions showing, in detail, special elements thereof, including, but not limited to windows, cornices and dormers.

            The applicants have provided as Model Examples front façade photos of two similar, three-bay row houses, but have provided no addresses.

3. The Model Example concept is not intended to preclude contemporary designs but to assure that they are compatible with their environment.

    The proposed infill buildings are contemporary in design.

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

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

301.1 Site

A site plan shall describe the following:

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

        Complies. Public Facades will face Indiana.

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

        Complies. The setback of the block is irregular; the proposed buildings will conform to the setback of the majority of buildings on 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 buildings' heights and widths are in compliance with the massing of most of the buildings on this block of Indiana. The block has buildings of varying scale: to the north of the project site is a 1-1/2 story house with a gambrel roof, a 2-1/2 story with mansard roof and a 3-story building. Directly south of the site is a large commercial/residential building. The height of the proposed buildings will form an appropriate transition between the differing heights of the adjacent properties.

301.3 Scale

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

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

   Complies. The design is two stories in height, consistent with the majority of historic buildings on the block. Floor-to-ceiling heights are compatible as well.

301.4 Proportion

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

Complies. Building elements are compatible with adjacent residential buildings, although they do not duplicate those of the Model Example.

301.5 Ratio of Solid to Void

1. The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.
2. The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.
3. The height of a window in the Public Facade shall be between twice and three times the width.
4. The ratio of solid to void may be based on a Model Example.

   Complies. The fenestration and entries on the Public Façades are generally compatible with historic buildings on the block, although they do not duplicate those of the Model Example.

301.6 Facade Material and Material Color

1. Finish materials shall be one of the following:
   1. For walls:
      1. Kiln-fired brick (2-1/3" by 8" by 3-5/8")
         Comment: Brick within the Benton Park Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Benton Park Historic District is red or orange with only minor variations in coloration.
      2. Stone common to the Benton Park Historic District.
      3. Scored stucco and sandstone.
      4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

         Partly complies. Front elevations will be veneered in red brick. Side elevations, which will be partly visible, will have two-foot brick returns; the remainder of the first 16 feet will be sheathed with fiberboard cement panels painted to match the brick. This substitution was proposed as a

compromise to a larger brick return. The rest of each side facade will have lap siding.

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

    Complies. Foundations will be painted concrete.

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

    Does not comply. Based upon the colored elevations submitted, the intent is to paint front foundations and side returns a brick-like color.

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

    Complies.

PRELIMINARY FINDINGS AND CONCLUSION:

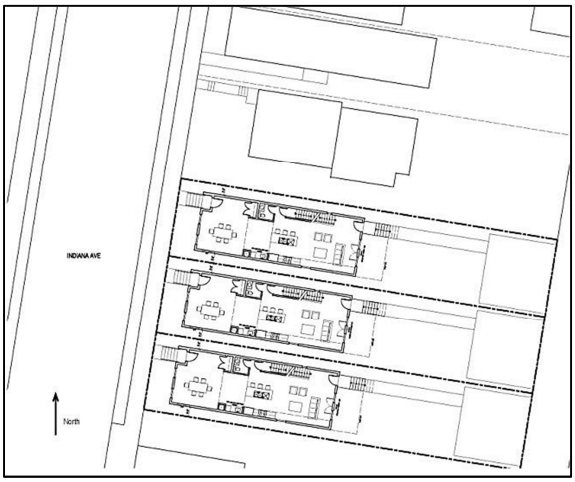
The Cultural Resources Office's consideration of the criteria for new residential construction in the Benton Park Historic District Standards led to these preliminary findings:

- The proposed site for construction, 2858-62 Indiana, is located in the Benton Park Local Historic District.
- The Benton Park Standards specifically do not discourage contemporary design for infill buildings.
- The design for the new building uses the Model Example as a basis for "comparison and as a source of ideas for … new construction" and introduces contemporary design for some of the elements of the building.
- Materials and exterior colors are critical in promoting compatibility of contemporary design within a historic neighborhood; the design complies with a brick front façade and by maintaining a consistency of color on visible elevations.
- All three buildings will be identical in design and materials.
- The proposed massing, scale, and proportions of the buildings are appropriate for its site and compatible with adjacent buildings. While there is some deviation from elements of the submitted Model Example, the design generally fits well within the context of the block and district.

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

PROPOSED BUILDINGS IN CONTEXT WITH EXISTING FABRIC

SUBMITTED MODEL EXAMPLES



PROPOSED SITE PLAN WITH ADJACENT PROPERTIES

SIDE FACADES

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

E.

DATE: September 28, 2015
ADDRESS: 2716 Indiana Avenue
ITEM: Preliminary Review: Construction of a new single-family house.
JURISDICTION: Benton Park Local Historic District — Ward 9
STAFF: Jan Cameron, Cultural Resources Office

2716 INDIANA

OWNER/DEVELOPER:
City Life/Nicholas Shapiro

ARCHITECT:
U.I.C./Sarah Gibson

STAFF RECOMMENDATION:
That the Preservation Board grant preliminary approval subject to review of final details, materials and exterior colors by the Cultural Resources Office.

THE PROJECT

The applicant proposes to construct a single-family residence on a vacant parcel.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District:

PART III
HISTORIC DISTRICT DESIGN STANDARDS

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

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

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

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

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

The applicant has presented a Model Example of a single-family house located in the Benton Park Historic District. The Cultural Resources Office has confirmed that it is an appropriate choice for a Model Example;

however, while the proposed design has a similar scale and form, it deviates from the ME in a number of ways.

2. A Model Example shall be evidenced by a series of photographs or photographic reproductions…which shall include the following:
    1. In the case of proposed construction or reconstruction…
    2. In the case of proposed new construction:
        1. Photographs or photographic reproductions showing, in its entirety, the public façade and, where possible, each façade of the Model Example building; and
        2. Photographs, or photographic reproductions showing, in detail, special elements thereof, including, but not limited to windows, cornices and dormers.

            The applicants have provided as Model Examples front façade photos of two similar, three-bay row houses, but have provided no addresses.

3. The Model Example concept is not intended to preclude contemporary designs but to assure that they are compatible with their environment.

    The proposed infill building is contemporary in design.

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

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

301.1 Site

A site plan shall describe the following:

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

        Complies. The Public Facade will face Indiana.

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

        Complies.

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 building's height and width are in compliance with the massing of the buildings to either side.

301.3 Scale

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

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

   Complies. The building is two stories in height, consistent with the majority of historic buildings on the block. Floor-to-ceiling heights are compatible as well.

301.5 Proportion

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

Complies. Building elements are compatible with adjacent residential buildings, although they do not duplicate those of the Model Example.

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3. The height of a window in the Public Facade shall be between twice and three times the width.
4. The ratio of solid to void may be based on a Model Example.

   Complies. The fenestration and entry on the Public Façade are generally in conformance with historic buildings on the block, although they do not exactly duplicate those of the Model Example.

301.6 Facade Material and Material Color

1. Finish materials shall be one of the following:
   1. For walls:
      1. Kiln-fired brick (2-1/3" by 8" by 3-5/8")
         Comment: Brick within the Benton Park Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Benton Park Historic District is red or orange with only minor variations in coloration.
      2. Stone common to the Benton Park Historic District.
      3. Scored stucco and sandstone.
      4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

         Partly complies. The front elevation will be veneered in red brick. Both side elevations, which will be partly visible, will have a two-foot brick return; the remainder of the first 16 feet will be sheathed with fiberboard cement panels painted to match the brick. This substitution was proposed

as a compromise to a larger brick return. The rest of each side facade will have painted lap siding.

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

    Complies. The foundation will be painted concrete.

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

    Does not comply. Based upon the colored elevations submitted, the intent is to paint the foundation of the front and the side returns a brick-like color.

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

    Complies.

PRELIMINARY FINDINGS AND CONCLUSION:

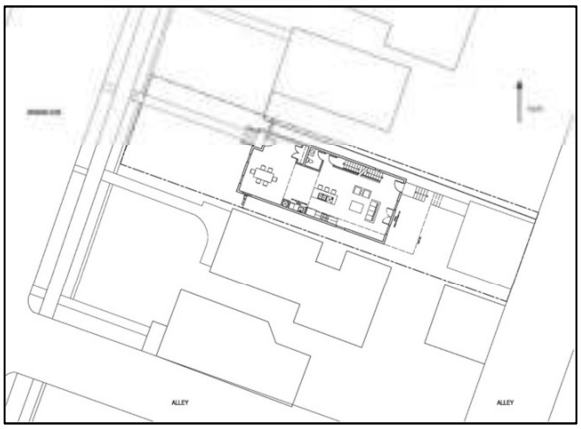
The Cultural Resources Office's consideration of the criteria for new residential construction in the Benton Park Historic District Standards led to these preliminary findings:

- The proposed site for construction, 2716 Indiana, is located in the Benton Park Local Historic District.
- The Benton Park Standards specifically do not discourage contemporary design for infill buildings.
- The design for the new building uses the Model Example as a basis for "comparison and as a source of ideas for … new construction" and introduces contemporary design for some of the elements of the building.
- Materials and exterior colors are critical in promoting compatibility of contemporary design within a historic neighborhood; the design complies with a brick front façade and by maintaining a consistency of color on visible elevations.
- The proposed massing, scale, and proportions of the building are appropriate for its site and compatible with adjacent buildings. While there is some deviation from elements of the submitted Model Example, the design generally fits well within the context of the block and district.

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

PROPOSED BUILDING IN CONTEXT WITH EXISTING FABRIC

SUBMITTED MODEL EXAMPLES



PROPOSED SITE PLAN WITH ADJACENT PROPERTIES

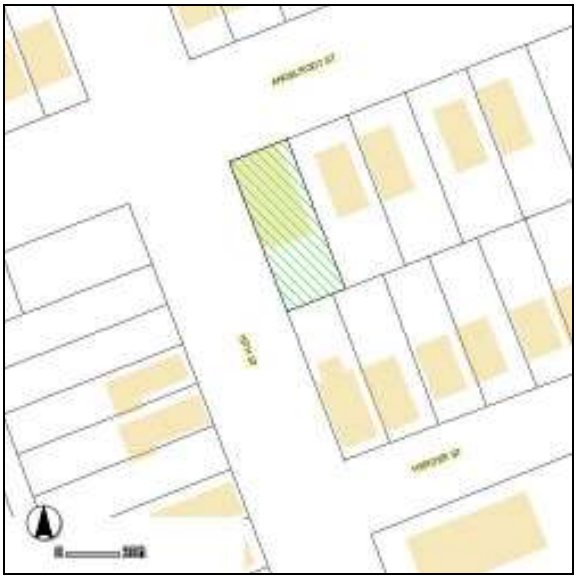
SIDE FACADES

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

F.

DATE:	September 28, 2015
Address:	3332 North 19th Street
ITEM:	(Deferred Item) Appeal of Director's denial to retain noncompliant exterior façade alterations.
JURISDICTION:	Hyde Park Local Historic District — Ward 3
STAFF:	Bob Bettis, Cultural Resources Office

3332 NORTH 19TH STREET



OWNER/APPLICANT:
Larry Reed

RECOMMENDATION:
That the Preservation Board uphold the Director's denial of the application as the alterations do not comply with the Hyde Park Neighborhood Local Historic District standards.

THE PROJECT:

The applicant is proposing to retain alterations to the façade of a one-story commercial building that were started without a building permit. The design is not in compliance with the Hyde Park Standards. The Preservation Board deferred the item one month to allow the applicant time to consult with the Alderman and neighborhood.

RELEVANT LEGISLATION:

Excerpt from Hyde Park Historic District Ordinance #57484:

II. COMMERCIAL/INDUSTRIAL (PROPOSED "F", "G", "J" ZONING DISTRICTS)

3. Exterior Materials.
   In Hyde Park brick masonry, stone masonry or stucco are dominant with terra cotta and wood used for trim and other architectural features. All new building materials shall be compatible in type and texture with the dominant materials of adjacent buildings. Artificial masonry such as "Perma-Stone" is not permitted. A submission of all building material samples including mortar shall be required prior to approval.

   Does not comply. The owners have installed EIFS over the entire front façade and wrapped it around the sides several feet. The original brick has been covered over. EIFS is not a compatible material with the dominate brick of adjacent buildings.

5. Details.
   Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated similar details salvaged from other buildings may be substituted. Both new and replacement window and door frames shall be limited to wood or color finished aluminum.

   Does not comply. The completed work has completely changed the historic appearance of the building. Although previously somewhat altered, the general configuration of the storefront was still in place. The original false mansard and bracketed cornice have been removed and replaced with a parapet and false pedimented entry. The new EIFS has covered over original glazed brick columns along the front façade.

PRELIMINARY FINDINGS AND CONCLUSIONS:

The Cultural Resource Office's consideration of the criteria for exterior alterations in the Hyde Park historic district standards led to these preliminary findings:

- 3332 North 19th St is located in the Hyde Park Local Historic District.
- The work was started without a building permit.
- The exterior is now clad in EIFS and is not compliant with the material requirements in the Hyde Park standards.

- The owner removed the original brackets and false mansard and covered over glazed brick on the front façade with EIFS.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application alter the exterior of the building as the design and materials do not comply with the Hyde Park Neighborhood Local Historic District standards.

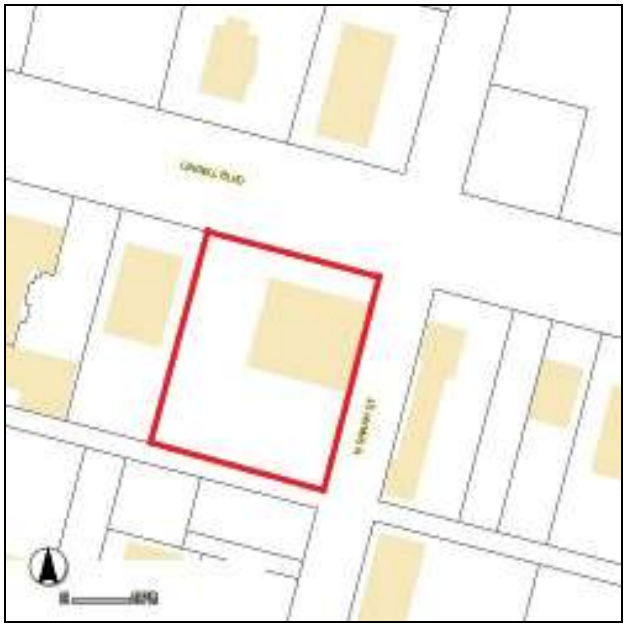
BUILDING BEFORE UNPERMITTED WORK

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

G.

DATE:	September 28, 2015
ADDRESS:	4100 Lindell Boulevard
ITEM:	Appeal of Director's denial to install 11 signs.
JURISDICTION:	41XX-43XX Lindell Local Historic District — Ward 17
STAFF:	Andrea Gagen, Preservation Planner, Cultural Resources Office

4100 LINDELL BLVD.



OWNER:
Eagle Bank

APPLICANT:
Piros Signs, Inc./Joe Phillips

RECOMMENDATION:
That the Preservation Board uphold the Director's denial, as the signs do not comply with the 41XX-43XX Lindell Historic District Standards.

THE CURRENT WORK:

The applicant applied for a permit to install two (2) projecting signs, two (2) wall signs and seven (7) ground signs. The projecting signs, one wall sign and one ground sign are proposed to be internally illuminated. The two projecting signs and one of the wall signs are proposed to be mounted above the second-story window sill. The permit was denied as several of the proposed signs do not meet the 41XX-43XX Lindell Historic District standards. The owner has appealed the decision.

RELEVANT LEGISLATION:

Excerpt from Ordinance #69420, the 41XX-43XX Lindell Historic District:

EXISTING COMMERCIAL BUILDINGS

K. SIGNS

Wall signs shall be placed below the second floor window sill level. Wall signs should be designed to complement the existing building and shall never cover windows or other architectural elements. Where more than one wall sign exists on a single structure or a series of related structures, all signs shall be related in character, color and placement. There shall be no more than one wall sign per façade and it shall state only the name and address of the building.

Projecting signs must not obstruct the view of adjacent signs, obstruct windows or other architectural elements or extend above the second floor windowsill level. Only one projecting sign is allowed per street frontage for each establishment.

Signs shall be in accordance with the zoning ordinance. In no case will the following be allowed:

1. Non-appurtenant advertising signs.
2. Back-lit or internally-lighted signs.
3. Signs in excess of 25 feet in height.
4. Roof top signs.
5. Flashing or rotating elements.
6. Painted wall signs.

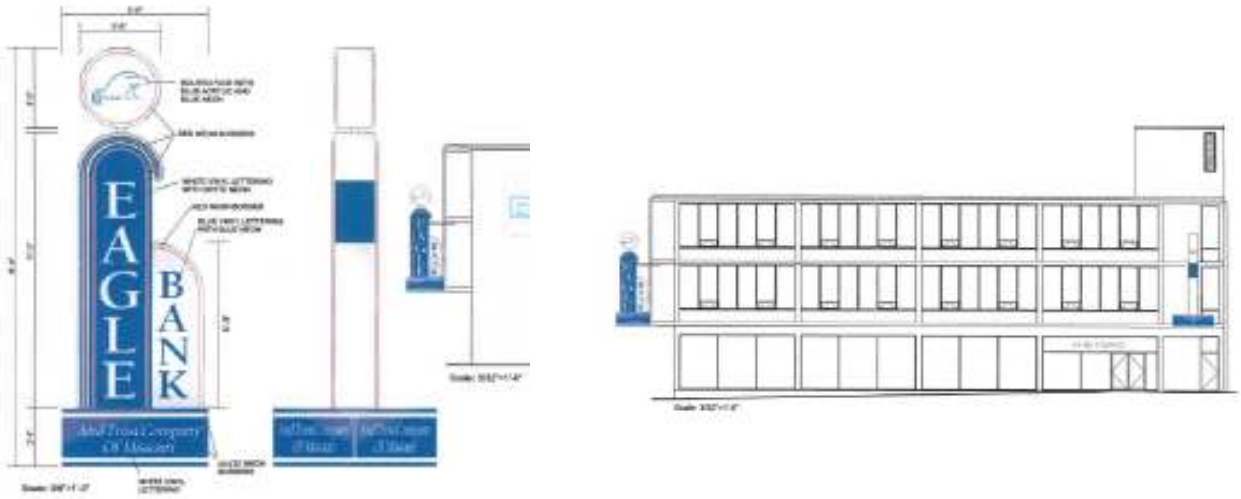
Does not comply. The two projecting signs are proposed to be mounted above the second-story window sill. They are proposed to be mounted to and would diminish the presence of an architecturally significant feature of the building, the metal structure of the building's distinctive *brise solei*. One wall sign is also proposed to be mounted above the second-story window sill, on the west side of the building near the parapet. The two projecting signs, the large monument sign and the wall sign on the canopy are proposed to be internally illuminated. The two wall signs are not related in character, color or placement.

PRELIMINARY FINDINGS AND CONCLUSION:

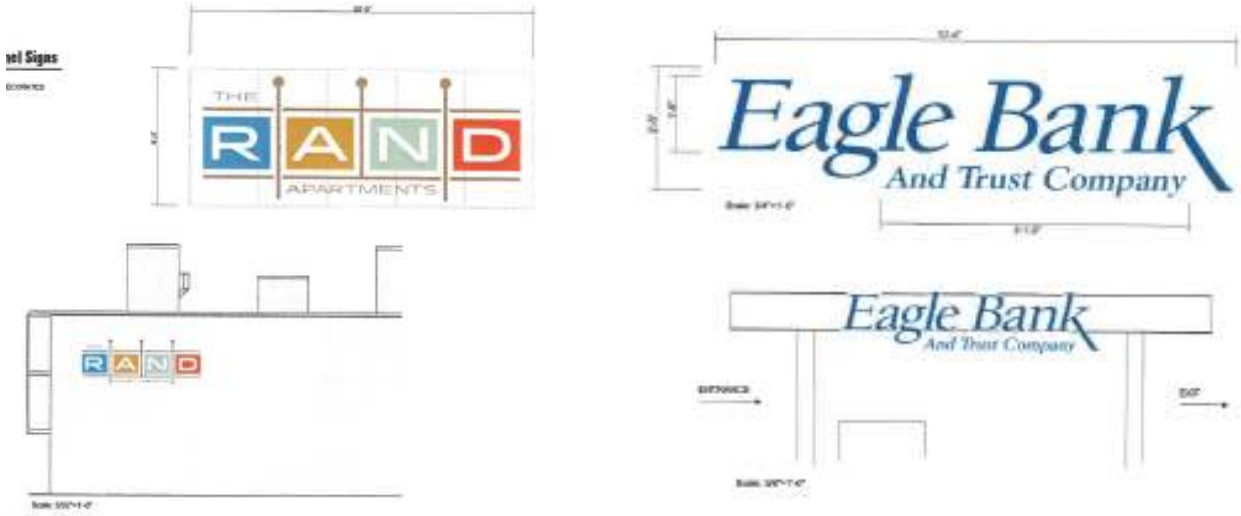
The Cultural Resources Office's consideration of the 41XX-43XX Lindell Historic District standards and the specific criteria for walls on a visible facade led to these preliminary findings.

- 4100 Lindell Blvd. is located in the 41XX-43XX Lindell Local Historic District.
- Several of the signs proposed do not comply with the requirements of the historic district standards in that:
    - The two projecting signs, one wall sign and the large monument sign are internally-lit.
    - The two projecting signs and one wall sign will project above the second-story window sill level.
    - Two projecting signs are proposed to be mounted on a significant architectural element.
- The two wall signs are not related in character, color or placement.
- The six (6) small directional signs meet the historic district standards.

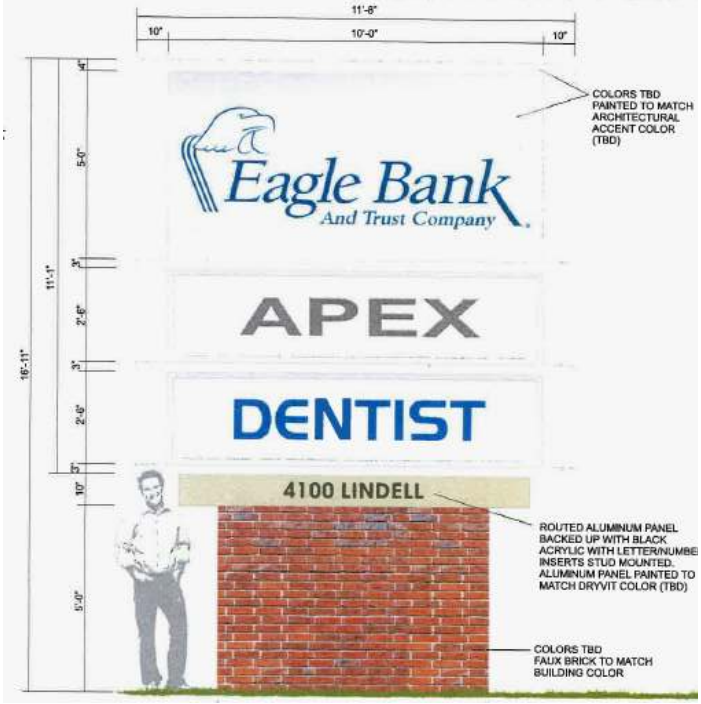
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application for 11 signs as it does not comply with the 41XX-43XX Lindell Local Historic District standards.



DESIGN AND PLACEMENT OF PROPOSED PROJECTING SIGNS



DESIGN AND PLACEMENT OF PROPOSED WALL SIGNS



PROPOSED MONUMENT SIGN

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

H.

DATE:	September 28, 2015
ADDRESS:	3971 Flora Place
ITEM:	Appeal of Director's denial to replace a retaining wall.
JURISDICTION:	Shaw Neighborhood Local Historic District — Ward 8
STAFF:	Andrea Gagen, Preservation Planner, Cultural Resources Office

3971 FLORA PLACE

OWNER/APPLICANT:
John and Shannon Grass

RECOMMENDATION:
That the Preservation Board uphold the Director's denial, as the retaining wall does not comply with the Shaw Historic District Standards.

THE CURRENT WORK:

The owner applied for a permit to replace an approximately 60-foot-long wood railroad tie retaining wall and fence along Lawrence Street at his property, 3971 Flora Place. The retaining wall would be up to 3 feet high and be constructed of Versa-Lok Mosaic concrete units. The wall will step back somewhat due to the nature of the materials used. The permit was denied as the retaining wall does not meet the Shaw Neighborhood Historic District standards. The owner has appealed the decision.

RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, the Shaw Neighborhood Historic District:

Residential Appearance and Use Standards

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 proposed retaining wall would be constructed with concrete units which is not an approved material under the historic district standards. The wall would not be completely vertical, as an historic retaining wall would have been.

PRELIMINARY FINDINGS AND CONCLUSION:

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

- 3971 Flora Place is located in the Shaw Neighborhood Local Historic District.
- The existing railroad tie retaining wall is non-compliant, but was installed by a previous owner.
- The proposed Versa-Lok retaining wall is a concrete block product which is not an approved material under the historic district standards.
- The proposed wall would be a maximum of 3 feet high and would not be completely vertical, as an historic retaining wall would have been.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application to construct a retaining wall as it does not comply with the Shaw Neighborhood Local Historic District standards.

VIEW OF EXISITNG RETAINING WALL LOOKING NORTHEAST –
PROPOSED RETAINING WALL WOULD BE IN SAME LOCATION

VIEW OF EXISITING RETAINING WALL LOOKING SOUTHEAST

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

I.

DATE:	September 28, 2015
ADDRESS:	4632 Maryland Avenue
ITEM:	Appeal of a Director's denial to retain two retaining walls built without a permit.
JURISDICTION:	Central West End Local Historic District — Ward 28
STAFF:	Bob Bettis, Preservation Planner, Cultural Resources Office

4632 MARYLAND AVENUE

OWNER/APPLICANT:
Richard Callison

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

THE CURRENT WORK:

The applicant has applied for a building permit application to retain two concrete block retaining walls in front of the building at 4632 Maryland Avenue that were constructed without a building permit. The application was denied as the retaining walls did not meet the Central West End historic district standards. The owner has appealed the denial.

RELEVANT LEGISLATION:

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

A. Walls, Fences and Enclosures

Walls, fences, gates and other enclosures form an important part of the overall streetscape. Original or historic walls, iron fences and gates, gatehouses, and other enclosures, as well as arches and other historic architectural features, shall always be preserved through repair and maintenance. When non-original or non-historic retaining walls or tie-walls require replacement, the original grade of the site shall be returned if feasible or more appropriate materials shall be used. New walls, fences and other enclosures shall be brick, stone, stucco, wood, wrought iron or evergreen or deciduous hedge when visible from the sidewalk or street, as is consistent with the existing dominant materials within the historic district.

Does not comply. The owner removed non-compliant cast concrete block walls and replaced them with new non-compliant cast concrete walls. Both the new retaining walls and their material are prohibited under the standards, which require that the slope of the front lawn be returned to the terrace form if feasible. The appellant has not indicated any reason that returning the historic grade would not have been a feasible alternative.

PRELIMINARY FINDINGS AND CONCLUSION:

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

- 4632 Maryland Avenue is located in the Central West End Local Historic District.
- The retaining walls were constructed without a permit.
- The original slope of the front terrace had been altered previously by non-compliant cast concrete block retaining walls.
- The standards require that when a non-compliant wall is removed, the original grade of the property be returned if feasible.
- The replacement retaining walls are highly visible and constructed of decorative concrete blocks, which is not an acceptable material under the historic district standards.

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

VIEW OF PREVIOUS WALL IN PLACE SINCE AT LEAST 2007 FROM GOOGLE STREET VIEW

VIEW OF CONSTRUCTED WALL