



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

**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY JANUARY 24TH, 2010
1015 LOCUST ST. #1200
4:00 P.M.**

www.stlouis.missouri.org/citygov/planning/heritage

PRELIMINARY REVIEWS

- A. [4228-34 MARYLAND AVE.](#) CENTRAL WEST END HISTORIC DIST.
- B. [4200 BLOCK OF McREE](#) NORTH I-44 HISTORIC DISTRICT
- C. [150 VICTOR ST.](#) PRESERVATION REVIEW DISTRICT

NEW APPLICATION

- D. [3958 RUSSELL BLVD.](#) SHAW HISTORIC DISTRICT

APPEALS OF STAFF DENIALS

- E. [6178 McPHERSON AVE](#) SKINKER-DeBALIVIERE HISTORIC DIST
- F. [3631 FLAD AVE.](#) SHAW HISTORIC DISTRICT

SPECIAL AGENDA ITEMS

Nominations to the National Register of Historic Places

- G. [HAMILTON HOTEL](#) 956 HAMILTON ST.
- E. [CHAMBERLAIN APTS.](#) 5561 CHAMBERLAIN ST.



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

A.

To: City of St. Louis Preservation Board
Date: January 24, 2011
From: Bob Bettis, Preservation Planner, Cultural Resources Office
Subject: Preliminary Review request for the construction of four single-family houses
Address: 4228-34 Maryland
District: Central West End Local Historic District **Ward:** 18



4228-34 MARYLAND BLVD.

Applicant and Owner:

Jeff Winzerling

Purpose:

To receive preliminary approval by the Preservation Board for the construction of four single family houses.

Staff Recommendation:

That the Preservation Board approve the preliminary application as the proposed design of the buildings comply with the Central West End Design Guidelines.

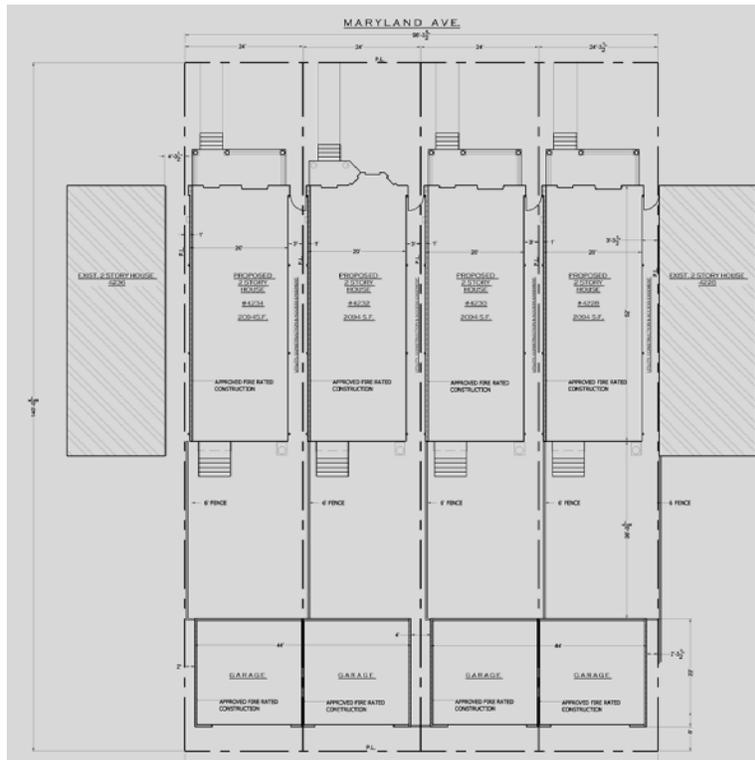


Background

On December 12, 2010, the Cultural Resources Office received a preliminary review application for the construction of four, single-family buildings. Since the proposed new construction is in the Central West End Historic District, the project was scheduled for review by the Preservation Board at its next meeting.



PROPOSED FRONT (NORTH) ELEVATION



PROPOSED SITE PLAN

Site and Surrounding Area

The context of the 4200 block of Maryland is comprised of large, detached single-family buildings displaying various early 20th century Revival styles constructed from 1892 to 1914. The existing three lots will be re-subdivided to accommodate the four new houses.



SOUTHWEST

CONTEXT



NORTHWEST



CONTEXT EAST

Relevant Legislation

Ordinance 56768 - the Central West End Historic District Ordinance

Per Ordinance 56768 - The Central West End Historic District Ordinance

Proposed Use, Construction and Restoration Standards

The prime objective in the proposed Central West End Historic District is to maintain the distinctive character, quality of construction and individual architectural integrity of structures within the district. While there is neither one prevalent architectural style nor a dominant building material, there is a sense of scale, richness of detail and quality of construction, which creates a strong overall image within this district.

Some blocks within the district, however, exhibit a continuity of design with uniform building heights, materials, window size spacing and landscape treatment. These elements help to create an unusually strong “streetscape” which must receive special attention during the design review process. Particularly when new construction is proposed, consideration of the “streetscape” and the relationship of the new structures to existing ones is of utmost importance.

This particular block exemplifies this continuity and uniformity. The proposed buildings are consistent with most houses on the street.

Developers, therefore, shall demonstrate compliance with existing scale, size and proportion by providing, along with other construction documents, 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.

Streetscape and site plan submitted.

It is not the intention of these regulations to in any way discourage contemporary design which through careful attention to scale, materials, siting and landscaping, is harmonious with the historic, existing structures. Distinctive older buildings are not enhanced when new construction which resorts to “fakery and imitation” is used to fill gaps in the streetscape....

2. STRUCTURES – New Construction or Alterations to existing structures:

a. Height

*New buildings including all appurtenances must be constructed within 15 per cent of the average height of existing residential buildings on the block.
[This is measured eave to eave]*

Complies.

b. Location

New or moved structures shall be positioned on their lot so that any existing rhythm of recurrent building masses to spaces is continued as well as the pattern of setback from the street.

Complies. The front facade aligns with the building line of the block.

c. Exterior Materials

In the Central West End 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 “Permastone” is not permitted. A submission of all building material samples including mortar shall be required prior to approval.

Complies. The front facade will be brick

d. Details

...Both new and replacement window and door frames shall be limited to wood or color-finished aluminum.

Complies. Other than the statement above, district standards do not address design details on new construction. No model example is required by the standards. The applicant is using details and materials found on the historic buildings of the 4200 block of Maryland and other homes in the Central West End.

e. Roof Shapes

When one roof shape is employed in a predominance of existing buildings in a block, any proposed new construction or alteration should be viewed with respect to its compatibility with the existing adjacent buildings.

Complies.



VIEW OF SITE LOOKING SOUTHWEST



CONTEXT NORTH OF SITE

f. Roof Materials

Roof materials shall be slate, tile, copper or asphalt shingles where the roof is visible from the street. Brightly colored asphalt shingles are not appropriate....

Complies.

Community Consultation

To date, the Cultural Resources Office has not received comments about the project from any neighborhood group nor from the ward Alderman.

Comments

The overall designs of the houses comply with the Central West End historic district standards. Staff has requested some changes to the design of the second house from the right. The building as proposed has too much of a vertical emphasis. The applicant has agreed to modify the design to include some horizontal elements.

Conclusion

The staff recommends that the preliminary application be approved subject to review of final drawings and materials by the Cultural Resources Office staff.

Contact:

Bob Bettis	Planning and Urban Design Agency, Cultural Resources Office
Telephone:	314-622-3400 Ext. 277
Fax:	314-622-3413
E-mail:	<u>Bettisb@stlouiscity.com</u>



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

Cultural Resources Department

B.

DATE: January 24, 2011
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Preliminary Review: New Construction of 13 houses in a historic district
ADDRESS: 4200 Block of McRee
JURISDICTION: North I-44 Local Historic District — Ward 17

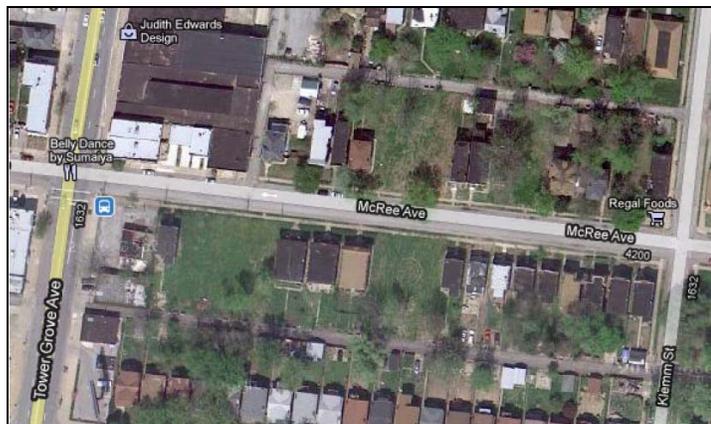


4200 MCREE AVE.

APPLICANT:
Brent Crittenden

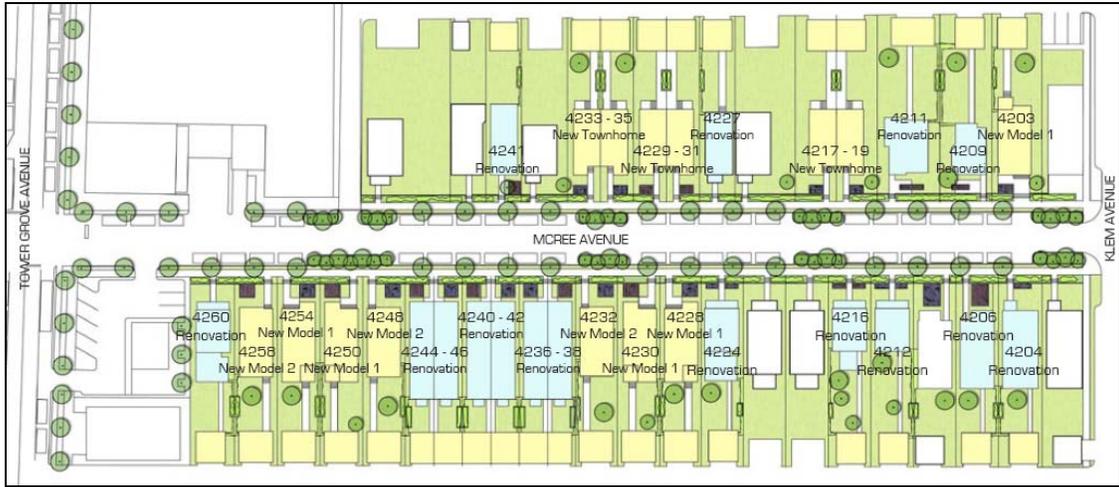
OWNER:
Garden District Commission

STAFF RECOMMENDATION:
That preliminary approval be granted subject to the applicant submitting final construction documents to staff for review.



BACKGROUND:

The Cultural Resources Office received a preliminary review request from the applicant on December 23, 2010. At the time, the staff determined that the concept generally met the criteria of the North I-44 historic district standards. As it is a large scale new construction in the North I-44 local historic district, the application was scheduled to go before the Preservation Board for review.



PROJECT SITE PLAN

SITE AND SURROUNDING AREA

The 4200 block of McRee is a corner property located between Tower Grove Ave. to the west and Klemm to the east. The building stock on the block is a mix of Craftsman and turn of the century Revival styles.



PROPOSED SOUTH STRETSCAPE



PROPOSED NORTH STRETSCAPE

RELEVANT LEGISLATION:

Excerpt from Ordinance #60370, North I-44 Local Historic District:

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.

Partly Complies: The new construction incorporates wood siding on the front face which is not found on this block

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

Porcelanized 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

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.

Complies

Details:

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

Roofs:

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

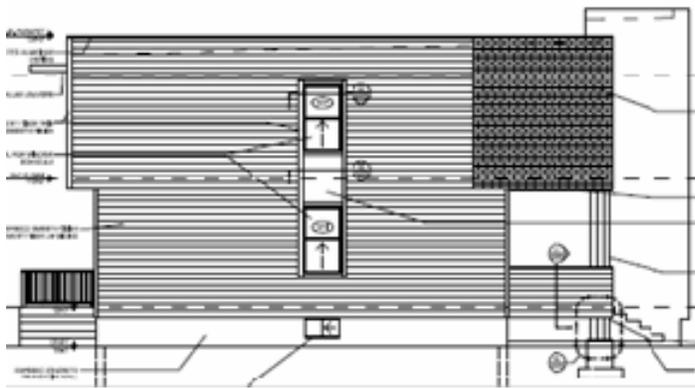
Complies

Walls and Fences:

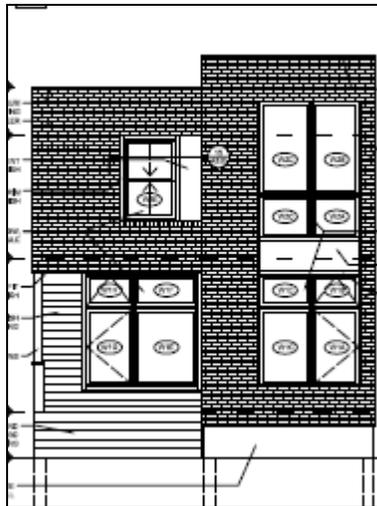
1. Residential:

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.

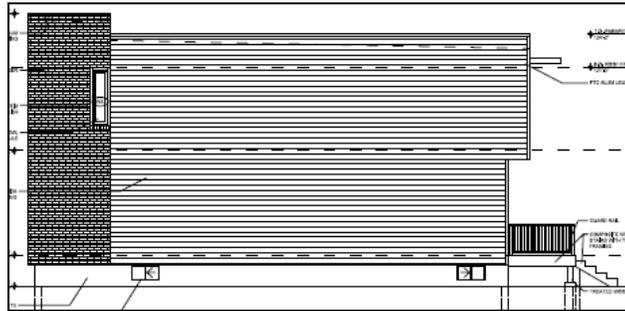
Complies



SIDE ELEVATION-OPTION 1



FRONT FAÇADE



OPTION 1

SIDE ELEVATION

COMMUNITY CONSULTATION:

As of this writing, the Cultural Resources Office not received any comments from the Ward Alderman. The Botanical Heights Neighborhood Association is in support of the project.

COMMENTS :

The Cultural Resources Office staff feels that the concept generally complies with the North I-44 Local Historic District Standards. However, staff has issues with the use of materials, and some of the features appear out of character with the historic fabric of the neighborhood. The use of a wood front porch on the first option gives the design an unfinished appearance. On that same design, the use of wood siding appears out of place on the front façade.



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FRANCIS G. SLAY, Mayor

C.

DATE: January 24, 2010
FROM: Andrea Gagen, Preservation Planner
SUBJECT: Preliminary Review to demolish a complex of buildings in a Preservation Review District
ADDRESS: 150 Victor
JURISDICTION: Preservation Review District — Ward 9

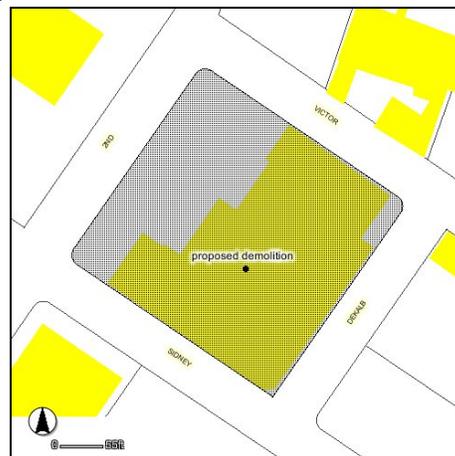


150 VICTOR

OWNER:
Rick Hampp

APPLICANT:
R & R Contracting Services, Inc.

RECOMMENDATION:
That the Preservation Board approve the demolition of the complex, except for the historic three-story building on the north side of the block.



BACKGROUND:

A condemnation for demolition of the complex was administratively denied in November 2010. The applicant subsequently filed for a Preliminary Review to demolish the complex in December. The demolition is now being brought before the Preservation Board.

SITE AND SURROUNDING AREA:

150 Victor comprises a full block, located between Victor on the north, Sidney on the south, 2nd Street to the west and DeKalb Street to the east. The property is located in the Kosciusko neighborhood. Surrounding properties are mainly commercial or industrial properties, with a large amount of vacant land.



HISTORIC BUILDING WITHIN COMPLEX – ALONG VICTOR



CORNICE DETAIL



HISTORIC BUILDING ON DEKALB



VIEW TOWARDS REAR OF VICTOR BUILDINGS



VIEW OF ROOF OF HISTORIC BUILDING ON DEKALB

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.

150 Victor is in a Preservation Review District.

SECTION SIXTY-ONE. *Demolition permit; Preservation Board Decision.*

All demolition permit applications pursuant to Sections Fifty-Eight to Sixty-Three shall be made by the Preservation Board, which shall either approve or disapprove of all such applications. The Preservation Board may by a duly adopted order or regulation consistent with this chapter, authorize the Cultural Resources Office to make reviews of demolition permit applications. Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources 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 shall be approved except in unusual circumstances which shall be expressly noted.

There is no Redevelopment Plan approved by ordinance for this site.

B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing 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.



LOOKING ALONG EAST SIDE OF COMPLEX ON DEKALB

The complex at 150 Victor is considered a “Non-Contributing” structure under the Ordinance definition due to the alterations to most of the historic sections of the property and the lack of historic context.

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 subparagraphs A, D, F or G of this section indicates demolition is appropriate.*

150 Victor is considered “sound” under the definition of the Ordinance, although it suffers from a lack of maintenance, the building as a whole is in good condition. All exterior walls and foundation are in very good condition.

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

Not Applicable.

D. *Neighborhood Effect and Reuse Potential.*

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

The majority of buildings in the immediate vicinity are good structural condition, few are vacant and boarded.

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 property is located in area that is now primarily industrial, but was once part of early St. Louis. Therefore, several buildings in the vicinity of the project area are some of the oldest remaining in the City. An example are the intact Federal style row houses opposite the site on Victor. (see Photo on Page 21).

Area Demographics

(Information on Business Profiles, Demographics and Area Incomes provided by City of St. Louis Geographic Information System (GIS) maintained by the Planning and Urban Design Agency.)

Area Business Profile:

150 VICTOR				
Indicator	¼ Mile Radius	½ Mile Radius	¾ Mile Radius	1 Mile Radius
Number of Business	13	53	161	274
Total Wages	\$13,078,579.00	\$135,108,426.00	\$148,349,908.00	\$161,125,099.00
Number of Employees	1,007	6,632	8,241	9,777
Number of Supermarkets	0	0	1	1
Number of Pharmacies	0	0	0	0
Number of Gas Stations	0	0	1	2
Number of Restaurants	0	2	16	27
Number of Fast Food	1	1	5	10
Number of Hospitals	0	0	1	1
Number of Banks	0	0	0	1
Number of Law Firms	0	0	1	2

Population:

1 Mile Radius Around 150 VICTOR

Summary			
Population:	7,579	Number of Households:	3,931
Gender			
Male:	4,103 (54.1%)	Female:	3,476 (45.9%)
Age Totals			
Male Age		Female Age	
Under 18 Years:	636 (15.5%)	Under 18 Years:	655 (18.8%)
18 to 24 Years:	2324 (5.7%)	18 to 24 Years:	153 (4.4%)
25 to 39 Years:	1,599 (39.0%)	25 to 39 Years:	1,278 (36.8%)
40 to 64 Years:	1,375 (33.5%)	40 to 64 Years:	1,055 (30.4%)
65 Years and Over:	261 (6.4%)	65 Years and Over:	335 (9.6%)

Area Income:

1 Mile Radius Around 150 VICTOR

Summary Information			
Aggregate Household Income:	\$241,860,000	Household Income Per Square Mile:	\$85,695,153
Average Household Income:	\$61,525		
Household Income			
Less than \$10,000:	408	\$10,000 to \$15,000:	242
\$15,000 to \$20,000:	271	\$20,000 to \$25,000:	206
\$25,000 to \$30,000:	206	\$30,000 to \$35,000:	341
\$35,000 to \$40,000:	273	\$40,000 to \$45,000:	128
\$45,000 to \$50,000:	225	\$50,000 to \$60,000:	360
\$60,000 to \$75,000:	286	\$75,000 to \$100,000:	307
\$100,000 to \$125,000:	300	\$125,000 to \$150,000:	71
\$150,000 to \$200,000:	125	Greater than \$200,000:	126
Economic Breakdown			
Households Earning Over \$40,000:	1,999 (50.9%)	Households Earning Over \$50,000:	1,646 (41.9%)
Households Earning Over \$60,000:	1,286 (32.7%)	Households Earning Over \$100,000:	693 (17.6%)

2. *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 information concerning Economic Hardship has been provided by the owner/applicant.



SOUTHWEST CORNER OF PROPERTY



SIDNEY ST. ELEVATION OF COMPLEX



SOUTHEAST CORNER OF COMPLEX



NORTHEAST CORNER OF PROPERTY

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

1. *The effect of a proposed partial demolition on attached or row buildings.*

Not Applicable.

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

The loss of the buildings would significantly affect the block face, especially on the Victor and DeKalb sides, as the complex covers most of 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.

There appear to be at least four historic buildings within the complex, three on Victor St. and one on DeKalb. Three of the four have undergone major alterations. The integrity of the remaining three-story building appears to be good.

4. The elimination of out of scale or out of character buildings or nonconforming land 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.



FEDERAL ROW HOUSES ON VICTOR



CONTEXT ON EAST SIDE OF DEKALB



LOOKING NORTH ALONG 2ND ST.



LOOKING WEST ALONG SIDNEY

COMMUNITY CONSULTATION:

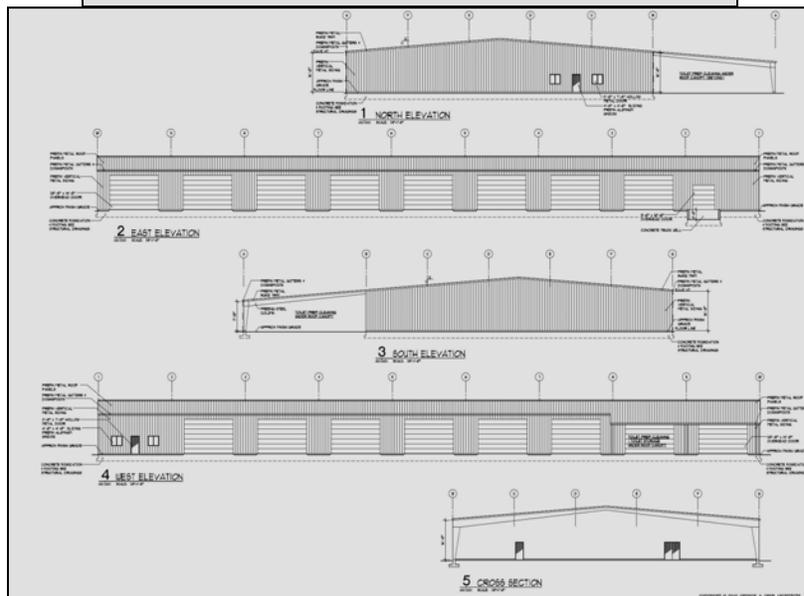
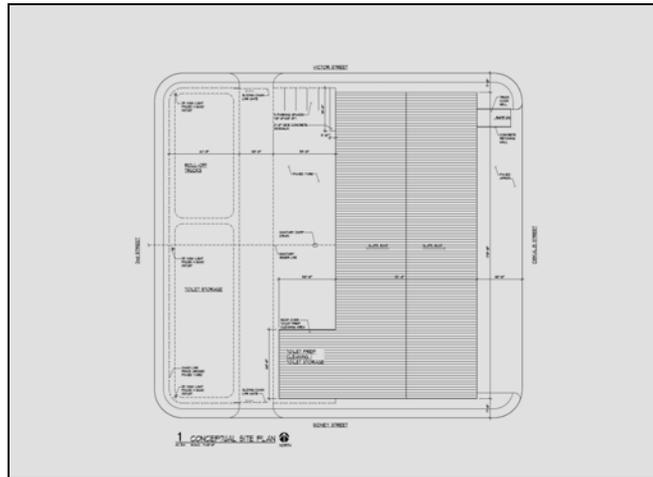
The staff has not been contacted by the neighborhood or the Alderwoman concerning the project.

COMMENTS :

The buildings have suffered from a lack of maintenance, but are considered to be “sound” under the Ordinance. The complex includes one historic building with good integrity: the rest have been altered significantly and can not be considered contributing resources.

The Staff is bringing the proposed project before the Board as the demolition of such a large complex will have a major impact on this area, which is located in a Preservation

Review District. The Staff is also concerned about the subsequent new construction on the site, which consists of a large, pre-fabricated metal building and open frame sheds.



PLANS FOR SITE AFTER DEMOLITION

CONCLUSION:

The Cultural Resources Office recommends approval of the majority of the complex; however, the staff asks that Preservation Board deny the demolition of the historic three-story building, which does not qualify for demolition under the Ordinance criteria, and recommend that the applicant explore the possibility of reusing the building.

CONTACT:

Andrea Gagen	Planning and Urban Design, Cultural Resources Office
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E-Mail:	<u>GagenA@stlouiscity.com</u>



CITY OF ST. LOUIS
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CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

D.

DATE: January 24, 2011
FROM: Bob Bettis, Historic Preservation Planner
SUBJECT: New Application: Retain second floor door installed without a permit and proposed conversion of paired front entry doors to single
ADDRESS: 3958 Russell Ave.
JURISDICTION: Shaw Local Historic District — Ward 8



3958 RUSSELL AVE.

OWNER/APPLICANT:
James Graham/Dale Thomas

RECOMMENDATION:
That the Preservation Board deny the application as the installed second floor door and the proposed entry alteration do not meet the Shaw Historic District standards.



BACKGROUND:

The Cultural Resources Office received a Citizens Service Bureau complaint on December 6, 2010 for the installation of a non-compliant second floor door without a permit at 3958 Russell Blvd. in the Shaw Local Historic District. Upon inspection, it was discovered that a new pre-hung door of contemporary design was in fact installed on the front of the house without a permit. The owner responded to correspondence from our office and requested to go to the Preservation Board in hopes of securing a variance to retain the door and to also modify the existing front entry.



INSTALLED DOOR



HISTORIC MODEL



HISTORIC MODEL

SITE AND SURROUNDING AREA:

3958 Russell Blvd. is a two-story, two-family residential building, located on the south side of the block between Lawrence St. to the west and 39th St. to the east in the Shaw Local Historic District. Surrounding buildings are residential and are contributing resources to the historic district.

RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, Shaw Historic District:

Residential Appearance and Use Standards

2. Structures

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. Doors, dormers, windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures.

Does not comply. The proposed alteration to the front entry would change the character of the front entrance. The proportions and style of the original entry would be lost. The new door and sidelights are contemporary and lack the simplicity and detailing of the original.

The second floor door that has been replaced does not replicate a historic example. The glass is overly elaborate and not an acceptable detail. The transom has also been reduced in size to incorporate a smaller window.

COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderman or any neighborhood group regarding the project.

COMMENTS:

The installed second floor door and transom alteration does not replicate the appearance of the original. The transom has been reduced in size, and the installed door has an overly ornate window that is not appropriate for the style of home. A house of this style would have had full or three-quarter light door with simple clear glass. The new door detracts from the overall appearance of the home. In addition, the frames have been altered to accommodate the new stock doors resulting in a flat appearance and loss of original detail.

On the first floor, the modification of two doors to a single door would be a major alteration and would change the historic character of this building. The owner is proposing to add sidelights and alter the transom which would not resemble the current historic appearance. The proposed door is contemporary and not compatible with the architectural vocabulary of the historic building.

To date, the owner has not provided evidence that replacing the door correctly would cause an economic hardship.



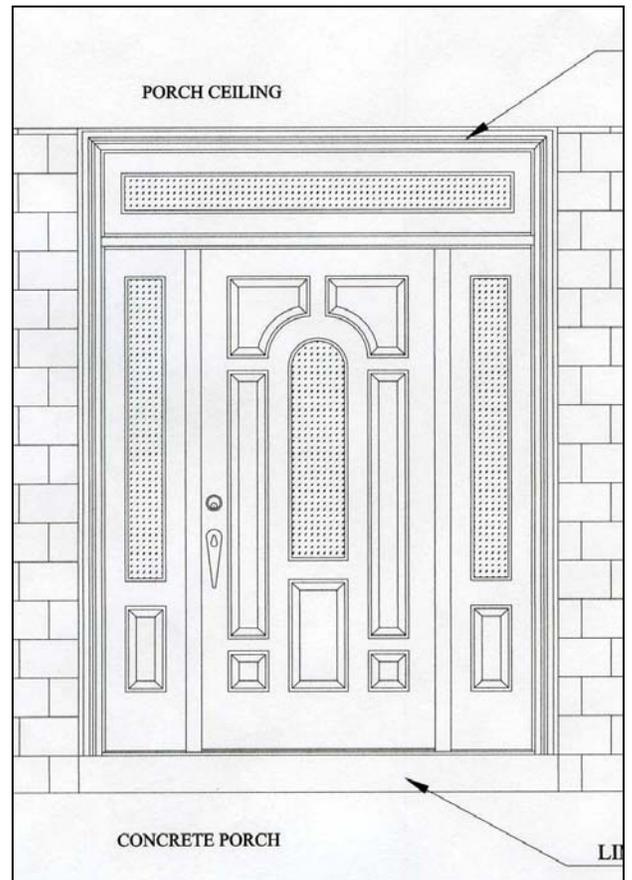
EAST CONTEXT



EAST



EXISTING DOORS



PROPOSED ALTERATION

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board deny the Application as the installed door and the proposed door do not meet the Shaw Historic District Standards.

CONTACT:

Bob Bettis	Planning and Urban Design, Cultural Resources Office
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Fax:	314-622-3413
E-Mail:	bettisb@stlouiscity.com



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DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

E.

DATE: January 24, 2011
FROM: Andrea Gagen, Cultural Resources Office
SUBJECT: Appeal of a staff denial to replace trim around front door
ADDRESS: 6178 McPherson
JURISDICTION: Skinker-DeBaliviere Local Historic District — Ward 28



6178 MCPHERSON

OWNER:
Lawrence S. Molina, Jr.

APPLICANT:
Barbara Deiuliis

RECOMMENDATION:
That the Preservation Board uphold the staff denial as the proposed trim replacement does not meet the Skinker-DeBaliviere Historic District standards.



BACKGROUND:

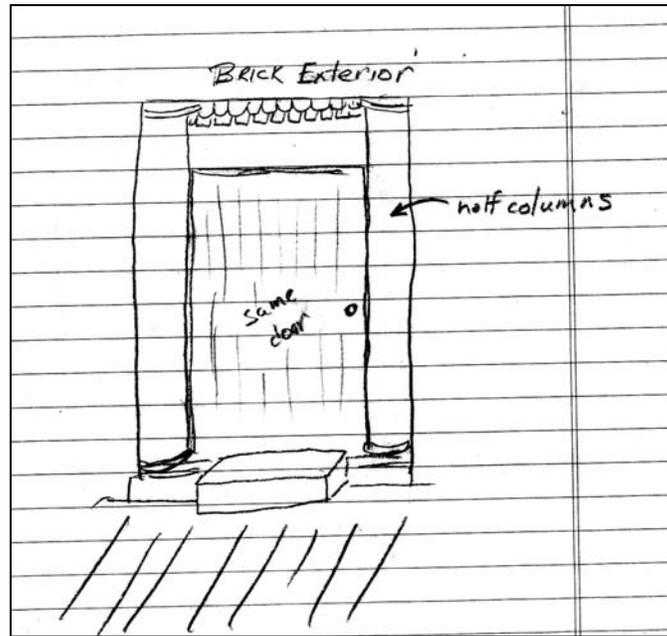
In July 2010, the applicant submitted an application to remove the existing wood shake shingles around the existing front door and install columns and other decorative elements to create a door surround. The drawing received with the application provided minimal detail as to the proposed trim, as the applicant had not yet chosen specific materials. After the permit was Administratively Denied due to ordinance time constraints, the owner provided photographs of other homes on the block which featured door surrounds. The photographs, however, only showed centered doors which were at least as wide as the original opening at 6178 McPherson. Also, the space for a door surround is limited on 6178 McPherson by the fact that the original opening abuts one of the porch columns. The Cultural Resources Office asked for specific drawings of the proposed door surround and the approximate cost difference between the trim and a new $\frac{3}{4}$ -light door to fit the original opening, as of yet these have not been supplied. The applicant originally purchased a solid wood door to fit the original opening, which did not have the support of the Skinker-DeBaliviere Neighborhood Association. The owner appealed the denial and was brought before the Preservation Board in November 2010, but was deferred as the owner had to leave the meeting early. The staff has offered that the matter might be able to be resolved without going to the Preservation Board if an appropriate proposal was submitted, but the owner has not been responsive to this suggestion.



EXISTING ENTRY WITH SHAKE SHINGLES AROUND DOOR

SITE AND SURROUNDING AREA:

6178 McPherson is located between Skinker Blvd. and Rosedale, on a primarily residential street. The building is within the boundaries of the Skinker-DeBaliviere Historic District.



INITIAL PROPOSAL



EXAMPLES OF DOOR SURROUNDS IN THE 6100 BLOCK OF MCPHERSON

RELEVANT LEGISLATION:

Excerpt from Ordinance #59836, Cherokee-Lemp Local Historic District

ARCHITECTURAL DETAIL:

- A. *Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, a similar detail may be substituted.*

Does not comply. Although the original doors and transoms are being retained, the door hood is being removed. The addition of a new element on the front facade of the building also does not maintain the architectural details in a similar size, detail and material.

- B. *Doors, windows and other openings on rehabilitated structures shall be of the same size, and in the same horizontal and vertical configuration as in the original structure. Exterior shutters, when used, shall be made of wood and shall be of the correct size and shape to fit the entire opening for which they are intended.*

N/A

- C. *Storm doors, storm windows and window frames shall be made of wood, or of color-finished material. Mill-finished aluminum or similar metal is not permitted.*

Complies. The proposed door and window frames will be of wood.



ACROSS STREET



CONTEXT LOOKING NORTHEAST



BUILDINGS ON EITHER SIDE OF 6178 MCPHERSON

COMMUNITY CONSULTATION:

The staff has had some communication with the neighborhood association regarding the project. The staff has not had any communication with the Alderwoman.

COMMENTS:

The door at 6178 McPherson would have originally been a large, most likely $\frac{3}{4}$ -glass door which filled the opening. The applicant proposes to keep the existing door which is too small for the opening and apply trim that was not original to the house, which does not meet the Skinker-DeBaliviere Historic District standards. Although there are a few homes on the block which do have door surrounds, they are all around large, centered doors. The Cultural Resources Office has been unable to review a detailed plan of the proposed trim, as it has not yet been supplied by the applicant.

CONCLUSION:

That the Preservation Board uphold the staff denial as the proposed trim replacement does not meet the Skinker-DeBaliviere Historic District standards.

CONTACT:

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

F.

DATE: January 24, 2011
FROM: Bob Bettis, Historic Preservation Planner
SUBJECT: Appeal of a Staff Denial to construct shed and alter rear porch
ADDRESS: 3631 Flad Ave.
JURISDICTION: Shaw Local Historic District — Ward 8



3631 FLAD AVE.

OWNER/APPLICANT:
Randall & Wynne Moskop

RECOMMENDATION:
That the Preservation Board uphold the staff denial as the proposed work does not meet the Shaw Historic District standards.



BACKGROUND:

The Cultural Resources Office received a building permit application on November 23, 2010 for modifications of a rear porch and construction of a utility shed at 3631 Flad Avenue, in the Shaw Local Historic District. The permit was denied because the proposed projects did not comply with the Shaw Historic District Standards. The owner appealed the denial to the Preservation Board in hopes of securing a variance.



VIEW OF PORCH FROM FLAD

SITE AND SURROUNDING AREA:

3631 Flad Ave. is a two and one half-story, single-family residential building, located on the north side of the block between Spring Ave. to the west and Grand Ave. to the east, in the Shaw Local Historic District. Surrounding buildings are residential and are contributing resources to the historic district.



NORTHEAST

CONTEXT



SOUTHWEST



NORTHWEST

RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, Shaw Historic District:

Residential Appearance and Use Standards

2. Structures

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 perma-stone or z-brick, are not allowed. Stucco material is not allowed except where the stucco was the original building material.

Does not comply: The opaque plastic panels on the rear porch and shed are not an original building material historically used in the Shaw neighborhood. The rear porch is visible from the street.

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. Doors, dormers, windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures.

Does not comply: The rear porch is being altered in such a manner that it does not retain its historic character. The horizontal polycarbonate panels are contemporary in appearance.

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.

Does not Comply: The proposed shed is to be comprised of an opaque plastic and will be visible from the street. It is also 8ft. tall and will be visible over the existing 6ft. wood fence.

COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderman or any neighborhood group regarding the project.

COMMENTS:

The proposed shed is contemporary and does not fit within the character of the home or the neighborhood. Its location on the east side of the house makes it highly visible. The only method of screening the shed is a six foot wooden fence. There will also be a planter in-between the fence and the shed. Fencing is not considered to be a permanent form of screening.

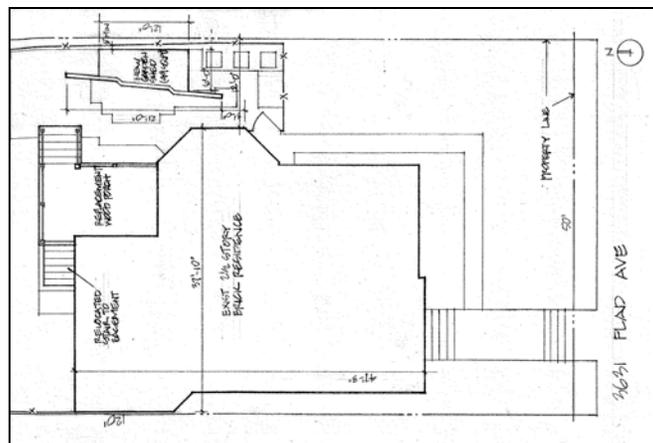
The alterations to the rear porch would also out of character with the neighborhood. The polycarbonate panels would be visible from the street and would detract the eye from the historic building.



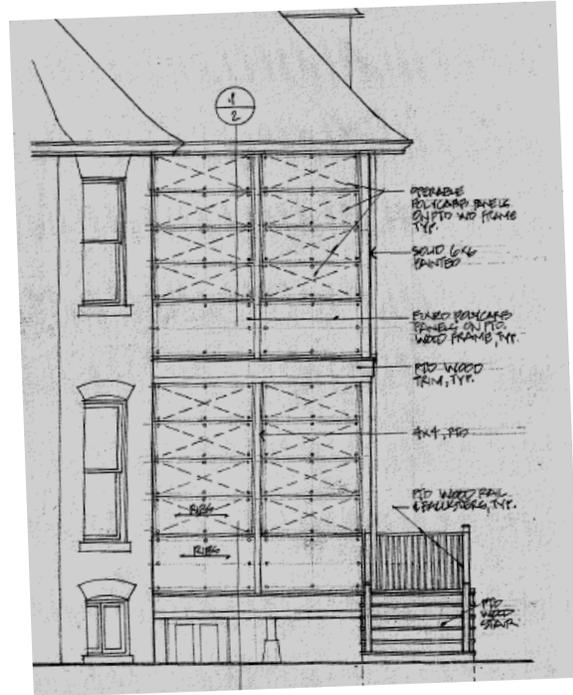
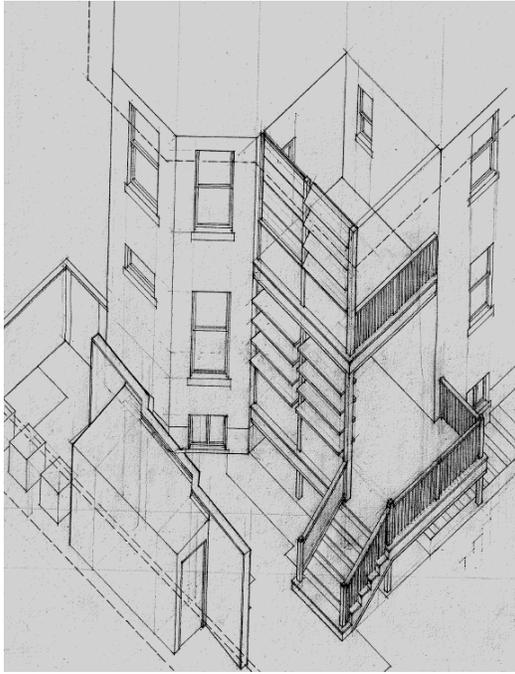
LOCATION OF SHED-LOOKING FROM FLAD



MOCK-UP



SITE PLAN



PROPOSED PORCH AND SHED

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board deny the appeal as the proposed project does not meet the Shaw Historic District Standards.

CONTACT:

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

G.

DATE: January 24, 2011
STAFF: Jan Cameron, Preservation Administrator, Cultural Resources Office
SUBJECT: Nomination to the National Register for the Hamilton Hotel
ADDRESS: 956 Hamilton Avenue
WARD: 26



OWNERS:

St. Louis Hamilton Development LP

PREPARER:

Elizabeth Breiseth/Associate
MacRostie Historic Advisors

PURPOSE:

To review a single-site nomination to the National Register of Historic Places.

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the Building meets the requirements of National Register Criterion C for Architecture.



PROPOSAL:

To nominate the Hamilton Hotel to the National Register of Historic Places.

BACKGROUND:

On December 20, 2010 the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination.

SITE AND SURROUNDING AREA:

Located at the intersection of Hamilton and Maple Avenues, the Hamilton Hotel is one block north and east of the West Cabanne National Register Historic District. Adjacent to the east is the West Presbyterian Church, a large stone church and complex built at the turn of the 20th century. Directly opposite on the north is Parkland Park. While the area has sustained some instances of demolition, it retains its historic character and feeling.



WEST ELEVATION

REASONS FOR APPLICATION:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable

opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

COMMUNITY CONSULTATION:

As of this date, the Cultural Resources Office has received no comment concerning the nomination from local organizations, community groups or the Alderman.



DETAIL OF ORIGINAL ENTRY

COMMENTS:

The Hamilton Hotel, a four-story, Beaux-Arts style building, was constructed in 1902, specifically in preparation for the expected influx of visitors to the 1904 World's Fair. Designed by the prominent architectural firm, Barnett, Haynes and Barnett, the building has been altered on the interior and a non-compatible addition constructed on the south; however, the exterior retains the majority of its historic detailing. Although it has been painted and no longer retains the original red and buff color scheme, the building appears to be eligible under Criterion C for Architecture.

CONCLUSION:

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office that the Building clearly meets the Criteria for the National Register.



1967 ADDITION TO SOUTH ELEVATION



DETAIL OF SECOND STORY WINDOWS

CONTACT:

Jan Cameron Planning and Urban Design, Cultural Resources Office
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Fax: 314-259-3406
E-Mail: CameronJ@stlouiscity.com



DETAIL OF THIRD STORY WINDOWS



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

H.

DATE: January 24, 2011
STAFF: Jan Cameron, Preservation Administrator, Cultural Resources Office
SUBJECT: Nomination to the National Register for the Chamberlain Apartments
ADDRESS: 5561 Chamberlain
WARD: 26



OWNERS:

West End Chamberlain, LLC

PREPARER:

Timothy P. Maloney and Karen Bode Baxter
Karen Bode Baxter, Preservation Consultant

PURPOSE:

To review a single-site nomination to the National Register of Historic Places.

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the Building meets the requirements of National Register Criterion C for Architecture.



PROPOSAL:

To nominate the Chamberlain Apartments to the National Register of Historic Places.

BACKGROUND:

On December 20, 2010 the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination.

SITE AND SURROUNDING AREA:

Located in a residential neighborhood near the intersection of Chamberlain and North Sarah, the Chamberlain Apartments are surrounded by smaller residential properties. The area has sustained a considerable number of demolitions and would not qualify as a National Register Historic District. Most properties in the vicinity are well-maintained.



WEST BUILDING

REASONS FOR APPLICATION:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable

opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



EAST BUILDING

COMMUNITY CONSULTATION:

As of this date, the Cultural Resources Office has received no comment concerning the nomination from local organizations, community groups or the Alderman.



BUILDING DETAILS

COMMENTS:

The Chamberlain Apartments appear to be eligible for the National Register under Criterion C (Architecture) as an excellent example of the courtyard apartment property type. They are also eligible as an example of the work of the prominent St. Louis architectural firm of Nolte and Naumann, who also designed the Lambskin Temple and many other buildings in St. Louis City and St. Louis County.

CONCLUSION:

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office that the Building clearly meets the Criteria for the National Register.

CONTACT:

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DETAIL OF DECORATIVE PARAPET AND QUOINING