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

CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY MAY 23, 2011
1015 LOCUST ST. #1200
4:00 P.M.
http://stlouis-mo.gov/cultural-resources

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SPECIAL AGENDA ITEM

Presentation on current practices in other municipalities for the regulation of solar panels in Historic Districts.

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

A.

DATE: May 23, 2011
FROM: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Preliminary Review to add an entrance to the Waterman Avenue façade and the demolition of a 2-family dwelling
ADDRESS: 6199 Waterman Avenue
JURISDICTION: Skinker-DeBaliviere - Catlin Tract - Parkview Historic District — Ward 28

GRACE UNITED METHODIST CHURCH

OWNER/ APPLICANT:
Grace Methodist Episcopal Church

RECOMMENDATION:
That the Preservation Board approve the preliminary application.

BACKGROUND:

In 2010 members of Grace United Methodist Church began to study how the church building supports or detracts from the various programs operated in it with the aid of HKW Architects. The church has owned the two-family dwelling at 6177 Waterman since 1948. In 1974, the congregation built a two-story link between the church building and the dwelling. The church owns a parking lot on the block to the north, at the northeast corner of Skinker and McPherson.

SITE AND SURROUNDING AREA:

The Grace United Methodist Church, designed by Theodore Link in 1892, occupies the northeast corner of Skinker Boulevard and Waterman Avenue. The church is surrounded by residential properties, including apartment houses on Skinker and single-family houses, two-family dwellings, and apartment houses on both sides of Waterman Avenue. 6177 Waterman is a contributing building in the historic district.

AERIAL PHOTOGRAPH, GRACE METHODIST CHURCH AND SURROUNDING AREA

ALONG SKINKER

ALONG WATERMAN

BUILDINGS ACROSS WATERMAN

BUILDINGS EAST ON WATERMAN

RELEVANT LEGISLATION:

St. Louis City Ordinance 64689 (Enabling Ordinance)

PART V - HISTORIC DISTRICTS AND LANDMARKS - CONSTRUCTION, ALTERATION AND DEMOLITION

SECTION FORTY-TWO. Consideration of permit application: Demolition, Construction, Alteration - Historic District. *If the proposed construction, alteration or demolition is not covered by any duly approved design standard for the Historic District, Landmark or Landmark Site in which the Improvement is situated, the Cultural Resources Office or the Preservation Board shall review the application for permit, as provided by the rules of the Preservation Board. In making such review, the Preservation Board or Cultural Resources Office, as the case may be, shall consider such application in light of the Historic District plan and Historic District standards with respect to the Historic District, or the Landmark plan and standards, as the case may be, the intent of this ordinance, the effect of such proposed construction, alteration or demolition on the significant features or characteristics of the Historic District or Landmark or Landmark Site which were the basis for the Historic District or Landmark or Landmark Site designation and such other considerations as may be provided by rule of the Preservation Board…*

The proposed demolition of 6177 Waterman would remove a contributing building in the historic district. The proposed demolition of the 1972 link building would remove a non-historic, non-contributing component of the church property.

6177 WATERMAN AVENUE

6177 WATERMAN IN CONTEXT

6177 Waterman is a two-family residence built in 1923. This dwelling, as well as the one to the east at 6173, was designed by architect Thomas P. Saum, who also designed the 6-unit apartment building at 6157 Waterman (1923). 6177 has a two-story angled bay on the west side of the façade where angled brackets support the front edge of the gable roof. The two entrances are side-by-side in round-arched openings; once sheltered by a porch, the roof of that feature has been removed and a

terrace fronts the entrances. In contrast, 6173 has a distinctive picturesque presence with a shaped Dutch parapet rising in front of the orange clay-tile clad intersecting gable roof.

The two-family residence at 6177 is part of the 1920s development of Waterman Avenue between Skinker and Rosedale. Yet it does not have special distinction as a design of a building of its type and age, and is not a significant example of Thomas P. Saum's architectural contributions to St. Louis. The historic integrity of 6177 has been reduced by the loss of the porch that once sheltered its entrance and its connection to the church property via the link structure. The extension of the curved drop-off driveway across two-thirds of the lawn in front of the house further reduces its integrity of setting. The building is sound and has the dual role of being one of the group of 2-family residences and being linked to the church property visually and functionally.

The 1972 link building was designed to be compatible with the church building. Its rock-faced limestone exterior is similar to that of the main building and the prominent beltcourse is extended across the façade of the link. The link blocks most of the windows in the east façade of the main church building.

SECTION FORTY-EIGHT. Considerations in review of proposed work: Demolition - Historic District. *In its review of the proposed construction, alteration or demolition, the Preservation Board shall consider whether the proposed work would violate the intent of this ordinance and the intent of the applicable Historic District or Landmark or Landmark Site designation ordinance as reflected in the Historic District or Landmark preservation plan, whether the proposed work would adversely affect the characteristics of the district or site which were the basis for the Historic District, Landmark or Landmark Site designation, whether there have been changes in the circumstances or conditions in or affecting the Historic District, Landmark or Landmark Site since its designation, and other relevant considerations, such as the availability of economically feasible alternatives to the proposed work.*

Partially complies. The demolition of 6177 Waterman does not reflect the intent of both Title 24 and the Skinker-DeBaliviere-Catlin Tract-Parkview Historic District designation ordinance to limit the demolition of historic structures. The demolition of 6177 Waterman, considered to be a contributing building due to its reduced historic integrity, would create the loss of an individual property. Yet it is difficult to conclude that its loss would adversely affect the characteristics of the historic district that was the basis for its designation. A relevant consideration for this proposed demolition includes the trade-off inherent in the exposure of the east side of the main church building due to the demolition of the link structure and 6177 Waterman. In short, one contributing structure is proposed for demolition in conjunction with a project that is intended to improve the long-term use of a High Merit structure, the Grace Methodist Church Building.

Excerpt from Ordinance #7688, Skinker-DeBaliviere-Catlin Tract-Parkview Local Historic District:

Restoration and New Development Plan

F. Preservation*: The preservation, restoration or rehabilitation of all historic structures is encouraged and shall be guided by the use, construction, and restoration standards for the district.*

> **Does not Comply.** The demolition of 6177 Waterman would not preserve that property. The accompanying consideration is that the loss of this property contributes to the rehabilitation of a High Merit one.

COMMERCIAL APPEARANCE STANDARDS

2. Structures:

> *d. Details (for permit required work):*
> *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 provided they are in keeping with the building. Both new and replacement window and door frames, when visible from the street, shall be limited to wood or color-finished metal. Raw or unfinished aluminum is not acceptable. Awnings on the front of buildings must be of canvas or canvas-type material. New buildings should be detailed so as to be compatible with existing buildings, respecting scale, rhythm, window proportions, important cornice lines, use of materials, etc.*
>
> *Any alteration of the facade of an existing building should recognize the original design and detailing of the building including window and door openings. Restoration of the building to its original appearance is encouraged. Changes in design should be compatible in scale, materials and color with existing features of the building and with adjacent historical structures. If a building has been inappropriately "modernized," restoration or design improvements are encouraged.*

WATERMAN FAÇADE

Theodore Link's design for the church provides a two-part fellowship center east of the sanctuary along Waterman. The proposed changes would affect primarily this portion of the building. The fellowship center presents two sections to Waterman: an arcade of arched windows topped with a front-facing gable roofed dormer and a solid wall of limestone that balances visually the masonry portion of the church that encloses the sanctuary.

Link's design of the Waterman façade of the church included two entrances. The one in the base of the tower opens onto a hallway adjacent to the sanctuary. An entrance in the eastern bay of the arcade now opens into an office. Both entrances are approached by steps and are not accessible. A third entrance is located in the link. None of these entrances provide direct access to the eastern half of the fellowship center portion of the property.

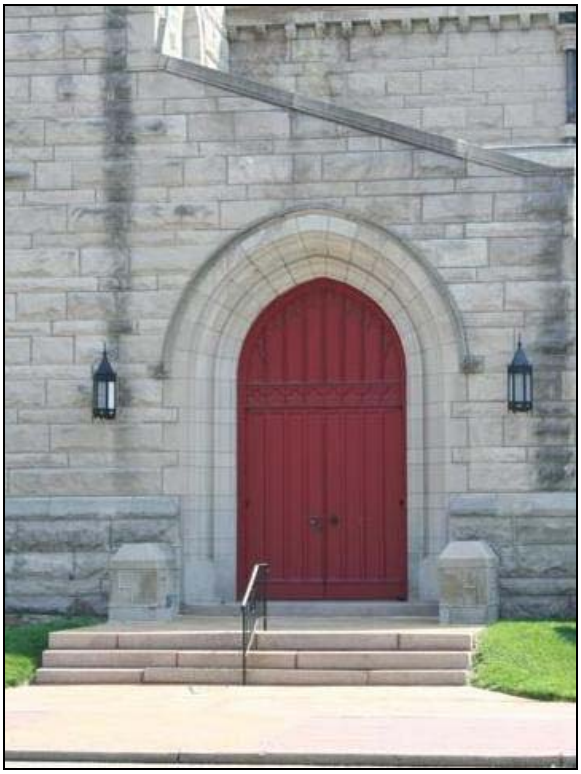
The East Façade. The demolition of the link and 2-family residence would re-reveal Link's design for the east façade. The plan proposes to re-open the original window openings in that wall, and restore the windows, the natural lighting, and the visual accessibility of the space in that portion of the building.

PROPOSED WATERMAN FAÇADE AND EAST ELEVATION

New Entrances. Another aspect of the proposal is the establishment of two new entrances: one near the eastern end of the Waterman Avenue façade and another in the east elevation. While the congregation and its architect have established the need for these entrances, the standards state that they "must recognize the original design and detailing of the building, including window and door openings." The stone wall portion of the fellowship center has no entrance. The proposed new entrance is shown below the prominent belt

course and therefore the solid stone wall character of most of the wall would be maintained. The flat canopy that would shelter the door maintains the horizontal element of the belt course unbroken. The punched design of the plain opening keeps the focus on its function and does not introduce a competing design element. The entrance is centered in the façade, maintaining the symmetry of the stone wall. As is considered appropriate in alterations to historic buildings, it does not attempt to replicate the design of historic entrances; instead, it acknowledges its status as an alteration. On the east elevation, the entrance is kept below the belt course and the flat canopy recognizes the horizontal emphasis of that building element, as on the Waterman façade. Again, the openings are plain, punched ones. The form and scale of the entrance and window above recognizes the fenestration pattern of the second-story window groups in that the width of the new window is quite close to the sum of the group of three window openings. The proposed door and entrance recognize the original design and detailing of the building, particularly the fenestration pattern.

Replacement Doors at the Skinker Vestibule Entrances. Another exterior alteration considered at this time is the replacement of the two sets of doors at the Skinker vestibule entrances. These wood doors were installed in 1952 at the time when the entrances were altered to move some of the steps inside to the vestibules. The existing doors replaced arched doors with paired units set under a solid arched transom.



ONE OF TWO VESTIBULE DOORS ON SKINKER

PROPOSED GLAZED DOORS FOR THE SKINKER VESTIBULES

The congregation proposes glazed doors to make the Skinker façade and the interior of the church more visually accessible. A design with gothic tracery, or an artistic design that recognizes the original design and detailing of the church, could be inserted without the loss of original fabric (replacement doors) or significantly altering the integrity of the church's design.

H. Parking

All off-street parking shall be located behind or to the side of commercial structures. Where visible from the street, screening with visually opaque landscaping or three foot minimum high masonry or brick-faced concrete wall shall be necessary.

The proposed parking area will be placed behind the building lines of the church building and the adjacent residential property. The Cultural Resources Office can ensure that the design of the landscaping meets these standards.

COMMENTS:

The alterations proposed to the Waterman Avenue and east elevation of the main church building recognize the original design and detailing of the building, as required by the Standards. Nevertheless, a new entrance in a street façade of a building design by Theodore Link is a step that should not be taken lightly. The demolition of the 1972 link exposes the original fenestration of the east elevation of the main building. The proposed Waterman entrance seems to be carefully designed to maintain the overall character of the stone wall in which it will be placed. The entrance and window above on the east elevation acknowledge the fenestration pattern of the grouping of three window bays. The new entrance in that elevation does not interrupt the prominent lower belt course on the eastern portion of the main building.

The demolition of 6177 Waterman should be considered for board approval for several reasons. Although a contributing structure in the historic district, the two-family residence currently has a somewhat compromised historical integrity. The demolition of the structure enables the realization of the reconfiguration and improved accessibility of main church building, which is important to the congregation. The demolition of the residential building helps the church occupy the right amount of space for its needs and provides on-site parking that the congregations feels is necessary. The loss of the residential building at the end of the row of such buildings on Waterman does not have an especially negative effect on the blockfront of dwellings.

COMMUNITY CONSULTATION:

The staff has received an email from the Chair of the Skinker-DeBaliviere Historic District indicating that most of the committee members are in favor of the project, including the demolition of 6177. The Alderman has expressed support of the project.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board approve the preliminary application for alterations to the main church building and approve the demolition of the contributing residential building as part of the larger project.

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

B.

DATE: **May 23, 2011**
STAFF: **Bob Bettis, Cultural Resources Office**
SUBJECT: **Preliminary Review to install glass block in basement windows**
ADDRESS: **2221 Lynch Avenue**
JURISDICTION: **Benton Park Local Historic District — Ward 9**

2221 LYNCH

OWNER/APPLICANT:
Tara Zaffe & Peter Roque

RECOMMENDATION:
That the Preservation Board deny the preliminary application as the glass block windows do not meet the Benton Park Historic District Standards.

BACKGROUND:

In March of 2011, the owners applied for a Preliminary Review to install glass block windows in the basement on the public and semi-public façades. The owners are having water infiltration issues and have stated that they have attempted several approaches to the problem, but nothing has stopped the leaking through the windows. The owners are approaching the Preservation Board in order to seek approval to install the windows since the alteration violates the Benton Park Historic District Standards.

CONTEXT SOUTH OF BUILDING

SITE AND SURROUNDING AREA:

2221 Lynch is a two-story, single-family residential building constructed in 2007. It is located on the north side of the street between Indiana to the west and Missouri to the east in the Benton Park Local Historic District. Surrounding buildings are residential and are contributing resources to the historic district.

WEST **CONTEXT** **EAST**

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District:

203.L Windows At Public Facades

The following glass types are prohibited in Public Facades:

1. Tinted glass;
2. Reflective glass
3. Glass block; and
4. Plastic (Plexiglas) except Lexan or an equivalent.

   <u>Does not comply:</u> The proposed replacement windows are glass block. The entire frame would be removed to incorporate the glass block system.

COMMUNITY CONSULTATION:

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

BASEMENT WINDOWS FROM LYNCH

COMMENTS:

The building design was approved by the Cultural Resources Office in 2007. The proposed window change would alter the appearance of the front façade and in addition to violating the District Standards, would be inconsistent with the historic character of the street.

The owners have stated that they have tried several different solutions to rectify the water infiltration problem. The basement and windows have been sealed. In addition, the ground around the foundation has been re-graded, but nothing has solved the problem. The owners believe the only solution is to seal off the entire opening with glass block. However, staff is not convince this will fix the problem.

DETAIL OF BASEMENT WINDOW SHOWING INTEGRAL BRICKMOLD AND WATERTABLE

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board deny the Preliminary Application as the proposed work would not meet the Benton Park Historic District Standards.

CONTACT:

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

C; D; E and F.

DATE:	**May 23, 2011**
STAFF:	**Jan Cameron, Preservation Administrator**
SUBJECT:	**Appeal of Staff Denial: Demolition in a Preservation Review District.**
ADDRESS:	**C. 2612 Chouteau Avenue; D. 2614-16 Chouteau Avenue;**
	E. 2618-22 Chouteau Avenue; F. 2626-30 Chouteau Avenue
JURISDICTION:	**Preservation Review District — Ward 6**
PREVIOUSLY HEARD:	**APRIL 28, 2010**

2612-2630 CHOUTEAU AVENUE

Owner:
Crown 40 Inc.

Applicant:
Chuck's Brick & Demo

Recommendation:
The applications for demolition of these four commercial/industrial buildings should be denied by the Preservation Board as the properties do not meet the Criteria for Demolition of Ordinance #64689.

BACKGROUND:

On March 1, 2010, the Cultural Resources Office received applications for four demolitions in the 2600 block of Chouteau Avenue. The owner of the buildings, Crown 40 Inc., is a developer of service stations. At its meeting on April 28, 2010 the Board denied the demolition applications, stating that the properties did not meet the Criteria for Demolition of Ordinance #64689.

On June 14, 2010, the buildings were condemned by the Building Commissioner. All were cited for the following identical conditions:

> North, East, West and South: walls cracked, bulged or shifted; roof leaking; interior littered with debris; rodent-infested.

The condemnations were denied on June 23, 2010 by the Cultural Resources Office based upon the Preservation Board's prior decision. A year from the date of the Board's original denial, the owner has reapplied for demolition of the buildings.

2612 CHOUTEAU

2612 — EAST ELEVATION

2612 — REAR ELEVATION

2614-16 CHOUTEAU
FRONT ELEVATION

2614— REAR ELEVATION
NOTE HISTORIC DOOR AT 2ND STORY

SITE AND SURROUNDING AREA:

The site includes four separate brick structures:

1. 2612 Chouteau, a two-story commercial building constructed in 1888 in the Romanesque Revival style, and retaining its original cast iron storefront;
2. 2614-16 Chouteau, a two-story warehouse structure; the building has a brick section c. 1880 and a front portion from 1909, with a new front façade added c. 1940;
3. 2618-20 Chouteau, another two-story warehouse, also with a front façade that dates from c. 1940 and with an earlier rear section of soft brick; and
3. 2628-30 Chouteau, a one-story warehouse, constructed in 1896, a Craftsman style building with elegant brick details. It retains its original multi-light transom windows.

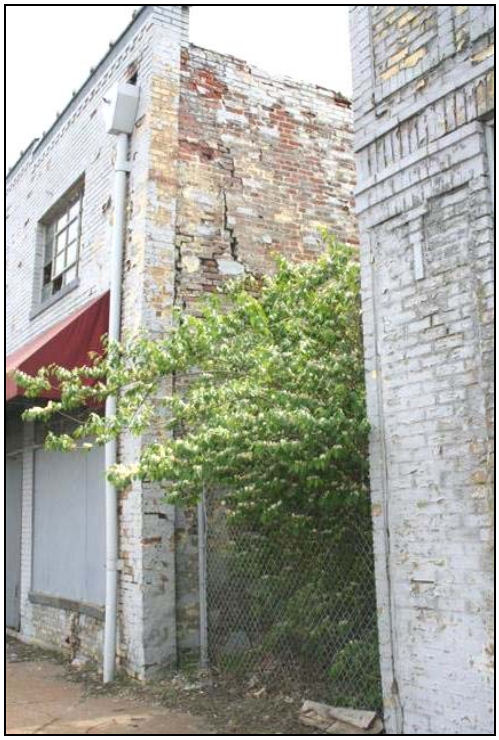
All four buildings are structurally sound, although deteriorated. 2618-22 Chouteau (see photos on next page) is the only one to show any serious masonry failure; there is also a significant vertical crack running down its western façade, caused by settlement and exacerbated by the addition of a new façade.

2614 — REAR DETAIL SHOWING
TRIPLE ROWLOCK ARCHES

Surrounding buildings are commercial and industrial. To the east are two small detached commercial buildings; one has been rehabilitated; the corner building, at 2600 Chouteau, has been modified so that it no longer retains its historic appearance.

To the west are one-story commercial and warehouse structures, well-maintained and attractive. The opposite streetscape also has lost much of its original context, except for a carefully restored three story commercial building at 2643 Chouteau.

2618-22 CHOUTEAU



2618— NOTE NEW FAÇADE AND VERTICAL CRACK

26118 — WEST FAÇADE DETAIL SHOWING SMALL COLLAPSE AT PARAPET

2626-30 CHOUTEAU

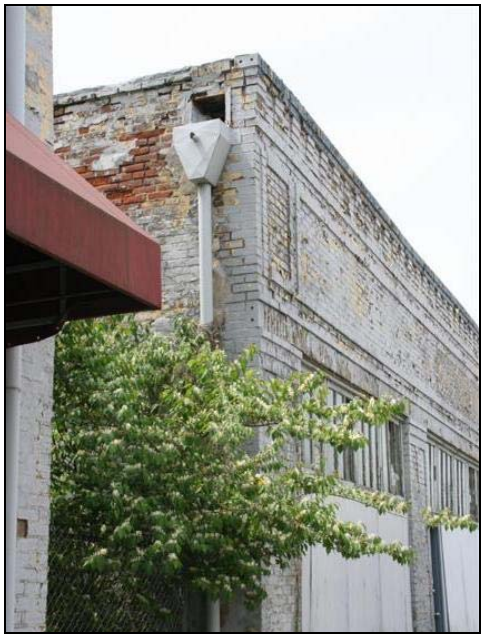
RELEVANT LEGISLATION:

St. Louis City Ordinance 64689:

PART X - DEMOLITION REVIEWS
…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.



2628— EAST ELEVATION DETAIL SHOWING MASONRY DETERIORATION

2628 — DETAIL OF FRONT FAÇADE WITH DECORATIVE BRICKWORK

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.

The buildings are all good examples of commercial and industrial buildings from the late 19th through the early 20th century. 2612 and 2628-30 Chouteau are considered to be Merit buildings under the ordinance; 2614-16 and 2618-22 are Qualifying.

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.

All the buildings are considered to be sound within the definition of the ordinance, with no serious structure failure. They are deteriorated and suffer from a lack of maintenance; however, only 2618-22 has suffered a minor parapet collapse. Some structural repair would be required to address the crack on its western wall.

LOOKING NORTH FROM LASALLE TO REAR OF BUILDINGS

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.

REHABILITATED HISTORIC BUILDINGs ACROSS CHOUTEAU

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 other buildings in the immediate vicinity are all in good to excellent condition; aside from these buildings, all others on the block appear to be occupied.

2. Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

There are several historic storefront buildings in the immediate vicinity that have been rehabilitated in the past five to ten years; and existing new construction, although incompatible in scale and materials with the historic buildings, is well maintained and attractive.

As shown in the demographics below, approximately 50% of households within a mile radius of the site make over $50,000 a year and 48 % of the population in this area are between the peak spending ages of 25-64; therefore the reuse of the buildings as specialty stores or other commercial venues seems

reasonable, especially given the proximity of the site to Lafayette Square and its prominence on a major east-west thoroughfare at a major intersection.

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:

2612 CHOUTEAU				
Indicator	**¼ Mile Radius**	**½ Mile Radius**	**3/4 Mile Radius**	**1 Mile Radius**
Number of Businesses	30	97	284	527
Total Wages	$8,082,294	$63,193,190	$188,096,800	$358,985,452
Number of Employees	748	4,150	15,605	28,274
Number of Supermarkets	0	1	1	1
Number of Pharmacies	0	0	0	0
Number of Gas Stations	0	2	2	3
Number of Restaurants	2	5	18	22
Number of Fast Food	0	1	11	22
Number of Hospitals	0	0	0	0
Number of Banks	0	0	0	2
Number of Law Firms	0	0	3	7

Population:

1 Mile Radius Around 2612 CHOUTEAU AV

Summary			
Population:	12,869	Number of Households:	6,028
Gender			
Male:	6,006 (46.7%)	Female:	6,863 (53.3%)
Age Totals			
Male Age		Female Age	
Under 18 Years:	1,620 (27.0%)	Under 18 Years:	1,511 (22.0%)
18 to 24 Years:	831 (13.8%)	18 to 24 Years:	1,163(16.9%)
25 to 39 Years:	1,397 (23.3%)	25 to 39 Years:	1,437 (20.9%)
40 to 64 Years:	1,640 (27.3%)	40 to 64 Years:	1,678 (24.4%)
65 Years and Over:	518 (8.6%)	65 Years and Over:	1,074 (15.6%)

Area Income:

1 Mile Radius Around 2612 CHOUTEAU AV

Summary Information			
Aggregate Household Income:	$250,163,100	Household Income Per Square Mile:	$76,050,130
Average Household Income:	$41,500	Per Capita Income:	$19,758
Household Income			
Less than $10,000:	1,577	$10,000 to $15,000:	591
$15,000 to $20,000:	503	$20,000 to $25,000:	388
$25,000 to $30,000:	388	$30,000 to $35,000:	403
$35,000 to $40,000:	326	$40,000 to $45,000:	282
$45,000 to $50,000:	137	$50,000 to $60,000:	333
$60,000 to $75,000:	286	$75,000 to $100,000:	356
$100,000 to $125,000:	147	$125,000 to $150,000:	67
$150,000 to $200,000:	68	Greater than $200,000:	104
Economic Breakdown			
Households Earning Over $40,000:	1,847 (30.6%)	Households Earning Over $50,000:	1,428 (23.7%)
Households Earning Over $60,000:	1,095 (18.2%)	Households Earning Over $100,000:	453 (7.5%)

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 or applicant.

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 existing context of the block is not good; however, demolition of these four buildings would open up a significant part of the block and contribute to the indistinct and uneven character of the properties along this portion of Chouteau.

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.

These buildings represent the original historic development along Chouteau. They are in a condition that makes rehabilitation feasible. While they can not individually be considered unique or significant, as a whole they contribute to the block face and street.

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.

INTERSECTION OF JEFFERSON AND CHOUTEAU LOOKING TOWARD SITE

CONTEXT WEST

CONTEXT FURTHER WEST

REHABBED BUILDING OPPOSITE AND WEST OF SITE AT CHOUTEAU AND OHIO

CONTEXT DIRECTLY OPPOSITE SITE

COMMUNITY CONSULTATION:

The Ward Alderman is strongly in support of the demolition of these buildings and has a redevelopment plan for the area underway. We have also received a letter in support of their demolition from Mary Sue Rosenthal, President of the Gate District East neighborhood; and a letter from Dr. Byron V. DuVall, an adjacent property owner, also in support of the demolitions.

COMMENTS:

The owner wishes to demolish the four buildings and then grade and seed the property. No development is planned in the near future. We understand that the owner is also willing to erect a perimeter fence of appropriate design; however, no design has yet been submitted to the Cultural Resources Office.

The reuse of the buildings is possible considering their location adjacent to an affluent neighborhood and on a developing commercial street. Moreover, their condition has not changed substantially since the last review a year ago.

CONCLUSION:

The applications for demolition should be denied by the Preservation Board unless the owner presents additional information concerning the properties and their potential for rehabilitation.

CONTACT:

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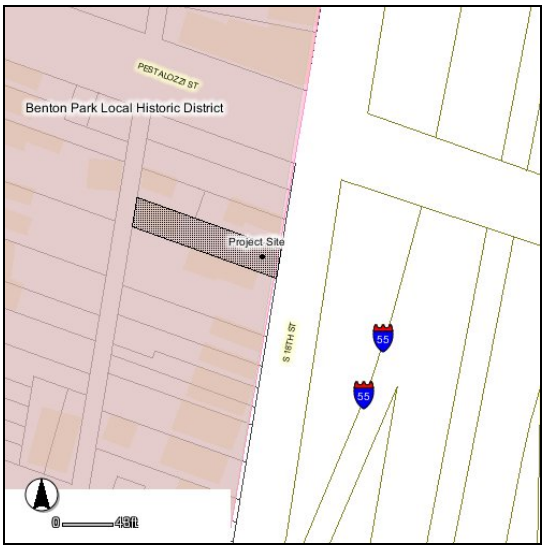
CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

G.

DATE: **May 23, 2011**
FROM: **Andrea Gagen, Cultural Resources Office**
SUBJECT: **Appeal of a staff denial to construct a parking pad and retaining wall at the Public Facade**
ADDRESS: **2909 S. 18th St.**
JURISDICTION: **Benton Park Local Historic District — Ward 9**

2909 S. 18TH ST.



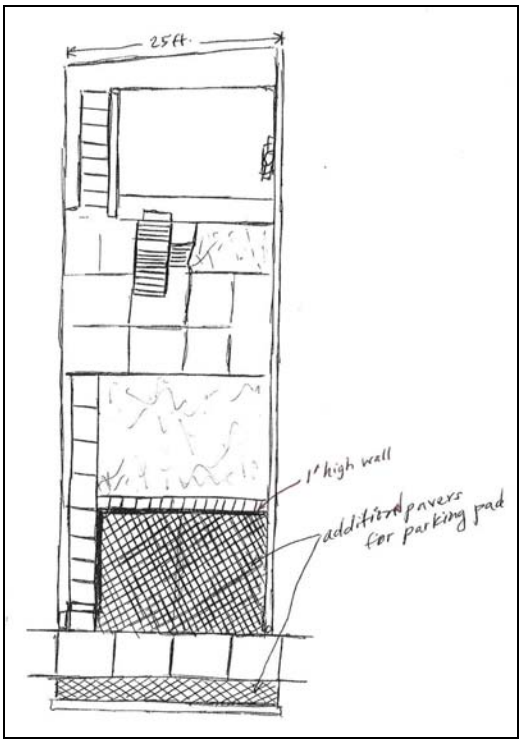
OWNER/APPLICANT:
Dennis Thorpe

RECOMMENDATION:
That the Preservation Board uphold the staff denial of the proposed parking pad and retaining wall at the Public Facade that violate the intent of the Benton Park Local Historic District ordinance.

BACKGROUND:

The owner submitted plans to the Cultural Resources Office to construct a driveway at the public facade of his property. The house on the property sits at the alley, and a 1909 Sanborn map of the area shows that this was the only building on the site. As it was the main structure on the property, the front facade is a Public Façade under the Benton Park Standards. The proposed pad would occupy most of the width of the property and be paved using grey concrete pavers to match existing ones already laid adjacent to the sidewalk. The owner also proposes to install the same grey pavers in the tree lawn area. The owner does not propose to install a curb cut or apron, so entry to the parking pad would be made directly over the existing public sidewalk and curb.

In addition to the pad, the owner wishes to construct a 1-foot high retaining wall along the western edge of the drive. The owner has stated that he is willing to construct it of a material acceptable under the historic district standards (i.e. brick or stone). The Benton Park Historic District standards do not address the construction of driveways or parking pads; however, concrete pavers are not an acceptable material for sidewalks at public facades. It appears that the installation of a driveway would require approval of a curb cut and apron from the Street Department.



SITE PLAN SHOWING PROPOSED DRIVEWAY & RETAINING WALL LOCATIONS

Under Title 24, when a proposed alteration is not covered by any duly approved design standard, the Cultural Resources Office or the Preservation Board shall consider the application in regard to the Historic District plan and the Historic District standards, the intent of the ordinance, the effect of such proposed construction on the significant features or

characteristics of the Historic District. The permit application was denied by the Cultural Resources Office as the staff believed the location of the parking area, as well as the proposed material, violated the intent of the historic district ordinance and therefore would have an adverse effect on the character of the historic district.

CURRENT PHOTO OF FRONT YARD

ORIGINAL CONDITION OF FRONT YARD

SITE AND SURROUNDING AREA:

2909 S. 18th St. is located in the middle of the block between Crittenden and Pestalozzi, within the boundaries of the Benton Park Local Historic District. East of 18th St. is Interstate 55. It is the southernmost of three alley houses standing side-by-side and therefore there is no place for off-street parking adjacent to the alley on this property. The area is primarily residential, with some corner commercial buildings.

VIEW SHOWING PROXIMITY OF BUILDING TO THE ALLEY

BUILDINGS NORTH

ACROSS 18TH STREET

BUILDINGS SOUTH

BUILDING ADJACENT ON SOUTH

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175

401 Slope/Grade

1. *The historic slope of a yard shall not be altered at the Public Facade unless it has at some time been altered and is to be restored to its original configuration.*

   Does not comply. The slope of the yard appears to have been altered within the past two years, as the slightly higher portion of the yard originally extended nearly to the sidewalk. The owner does not intend to restore it to its original condition.

402.2 Retaining Walls on Public Facades

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

   Does not comply. Although the owner has agreed to use an appropriate material, no plans or Model Example for the retaining wall have been submitted.

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

2. *The following types of retaining walls are prohibited on Public Facades:*
   1. *Railroad ties*
   2. *Landscape timbers*
   3. *Concrete block of any type*
   4. *Exposed cast-in-place or precast concrete.*

Excerpt from Title 24 of the St. Louis City Revised Code:

24.20.100 Considerations in review of proposed work--Demolition, construction, alteration--Historic District or Landmark/Landmark Site.

In its review of the proposed construction, alteration or demolition, the Preservation Board shall consider whether the proposed work would violate the intent of this title and the intent of the applicable Historic District or Landmark or Landmark Site designation ordinance as reflected in the Historic District or Landmark preservation plan, whether the proposed work would adversely affect the characteristics of the district or site which were the basis for the Historic District, Landmark or Landmark Site designation, whether there have been changes in the circumstances or conditions in or affecting the Historic District, Landmark or Landmark Site since its designation, and other relevant considerations, such as the availability of economically feasible alternatives to the proposed work. (Ord. 64689 § 48, 1999.)

The changes already made to this property have introduced materials specifically prohibited by the district standards and a change in grade; a parking pad completed in concrete pavers would be an adverse effect.

Traffic on S. 18th Street on this block is one-way proceeding north, and since it must turn at Pestalozzi and cannot continue north, is quite limited. Parking is allowed on the west side of the street only, providing for a wide traffic lane. Neither of the

adjacent properties have off-street parking. The existing parking pad for an alley house two doors north of the property adjacent to the sidewalk was in existence before the establishment of the local historic district and does have a small curb cut. Installing a parking pad at the proposed location would not substantially decrease the distance of the parking from the house.

AERIAL OF 2909 S. 18TH & SURROUNDING PROPERTIES – EXISTING PARKING PAD AT 2903 S. 18TH IS INDICATED

CONCRETE PAVERS TO BE MATCHED FOR PROPOSED DRIVE

LOCATION OF PROPOSED RETAINING WALL – BRICKS HAVE BEEN STACKED AT THAT LOCATION

COMMENTS:

The Cultural Resources Office believes that the proposed parking pad is in violation of the intent of the Benton Park Historic District ordinance and its installation would have an adverse effect on the character of the historic district. The slope of the yard appears to have been recently altered, and the current grey concrete pavers were installed without a permit. The concrete pavers are not acceptable for sidewalks under the historic district standards, nor would it seem to follow, are appropriate for a parking pad. The proposed pad and retaining wall would reinforce the slope change, rather than restore it to its original condition as required by the Standards. The owner has agreed to use an appropriate material for the retaining wall, but no plans or Model Example have been submitted.

Approving a parking pad at the Public Facade of this alley house would appear to be counter to the intent of the district standards. The one-way street with limited street traffic does not appear to be a particular challenge for on-street parking. Although one property with an alley house on the block has an existing parking pad adjacent to S. 18th Street, it was in existence prior to the establishment of the historic district. Moreover, it demonstrates how the presence of parking does change the character of the streetscape.

COMMUNITY CONSULTATION:

The staff has not been contacted by the Alderman or any neighborhood group regarding the project.

CONCLUSION:

The Cultural Resources Office is asking that the Preservation Board uphold the staff denial of the installation of the parking pad and retaining wall as they violate the intent of the Benton Park Historic District ordinance and constitute an adverse effect to the character of the historic district.

CONTACT:

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

H.

DATE:	**May 23, 2011**
FROM:	**Andrea Gagen, Historic Preservation Planner**
SUBJECT:	**Appeal of a Preservation Board denial to install 6 windows**
ADDRESS:	**4312 Maryland Ave.**
JURISDICTION:	**Central West End Local Historic District — Ward 18**
PREVIOUSLY HEARD:	**September 27, 2010**

4312 MARYLAND AVENUE

OWNER/APPLICANT:
Elizabeth Howze

RECOMMENDATION:
The Cultural Resources Office recommends that the Preservation Board approve the current proposal with the stipulation that the existing frame be removed before installing the double-hung windows, and new window sections reflect the change.

BACKGROUND:

The owner of 4312 Maryland applied for a permit to replace six (6) front windows and six (6) side windows at the end of August 2010. The property is a condominium and is part of a five (5) building complex, three of which are nearly identical. All of the windows on the buildings were altered at some previous point in time. The majority of the front windows appear to be non-historic metal windows with aluminum storms. The owner applied to use non-historic Quaker ERIC windows on five (5) of the front windows that are doublehung and to replace an existing metal slider window set below a semi-circular transom with a new metal slider window. As the original transom sash appears to still be in place, the original window below it was likely either a fixed sash or a casement window. The Cultural Resources Office staff asked that the slider be replaced with a French casement window.

The owner appeared before the Preservation Board on September 27, 2010 and requested to be allowed to install either the non-historic ERIC windows and slider window, or vinyl windows. The Preservation Board denied the application as the proposed windows did not meet the Central West End Historic District standards. The owner notified the Cultural Resources Office on October 8, 2010 that she wished to appeal the decision of the Preservation Board. The matter has been delayed until this month at the owner's request. She has been working with the Central West End Association's Planning & Development Committee to come up with proposal acceptable to both the Cultural Resources Office and the condo association.

ENTIRE BUILDING

Currently, the owner is proposing to replace the double-hung windows with Loewen aluminum-clad double-hung wood windows, which are acceptable under the Standards. However, the

drawings submitted show an incorrect installation with only the original window sill being removed, not the entire window frame. Normally, when new wood windows are installed, the existing frame is removed so that the sightlines of the new window are close to those of original sash and the size of the glass is not decreased. The slider window would now be replaced with a single fixed window or a single-light casement window, and the original semi-circular transom window would be retained. The owner is also proposing to replace the brickmold on the second story windows, which is currently wrapped, with a paintable composite brickmold that replicates the existing brickmold around the arched transom window. The flat trim around the third story windows, also currently wrapped, would be re-wrapped with a paintable flat aluminum panning.

SITE AND SURROUNDING AREA:

4312 Maryland is a condo unit within a larger building. There are identical buildings on either side. The building is located on Maryland Avenue, between Boyle and Newstead, within the Central West End Historic District.

CONTEXT NORTHWEST

ACROSS STREET

BUILDINGS EAST

BUILDINGS WEST

SITE AND SURROUNDING AREA:

Excerpt from Ordinance #56768, Central West End Historic District

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

D. 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 doorframes shall be limited to wood or color finished aluminum. Raw or unfinished aluminum is not acceptable. Awnings of canvas only are acceptable.

Partially complies. With the exception of leaving the existing double-hung window frames in place, which should be corrected, and the aluminum wrapping of the trim at the third story dormer windows, the proposal appears to comply with the Central West End Historic District standards.

DETAIL OF ORIGINAL BRICKMOLD ON SEMI-CIRCULAR TRANSOM WINDOW

ROUNDHEAD WINDOW WITH EXISTING SLIDER

WRAPPED BRICKMOLD ON SLIDER WINDOW

While the proposed aluminum wrapping on the third story dormers is not a similar material to the original wood trim, the dormer windows have been altered and the original condition of the windows is not ascertainable. Because of these alterations, the windows are no longer recessed and therefore there is not sufficient depth to install a historic brickmold profile. The Central West End Association, which has reviewed the proposal on site, agrees and accepts the owner's proposal to wrap the area with aluminum.

THIRD STORY DORMER WINDOWS

COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderman. The Central West End Association has sent a letter outlining their recommendations for the window replacement at 4312A Maryland, as well as future window replacement at the Cornerstone Condominiums. The applicant's submission complies with these recommendations except for an incorrect installation detail.

COMMENTS:

The proposed double-hung windows appear to be appropriate replacement windows, however the installation method should include the removal of the existing window frames. Without removal of the existing frame, the glass size of the new windows will be decreased and the sightlines will be larger than in the original windows. The third-story aluminum wrapping is a change in material from the original wood, although the fact that it will be painted, its third-story location and the difficulty in installing a different material somewhat mitigates this issue. The Cultural Resources Office supports the applicant's window replacement proposal as long as

the double-hung windows are installed in an appropriate manner, and revised window sections are submitted.

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board approve the current proposal with the stipulation that the existing frame be removed before installing the double-hung windows, and new window sections reflect the change.

CONTACT:

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

I.

DATE: **May 23, 2011**
STAFF: **Bob Bettis, Cultural Resources Office**
SUBJECT: **Appeal of a staff denial to replace stonework on front facade**
ADDRESS: **2322 Albion Place**
JURISDICTION: **Lafayette Square Local Historic District — Ward 6**

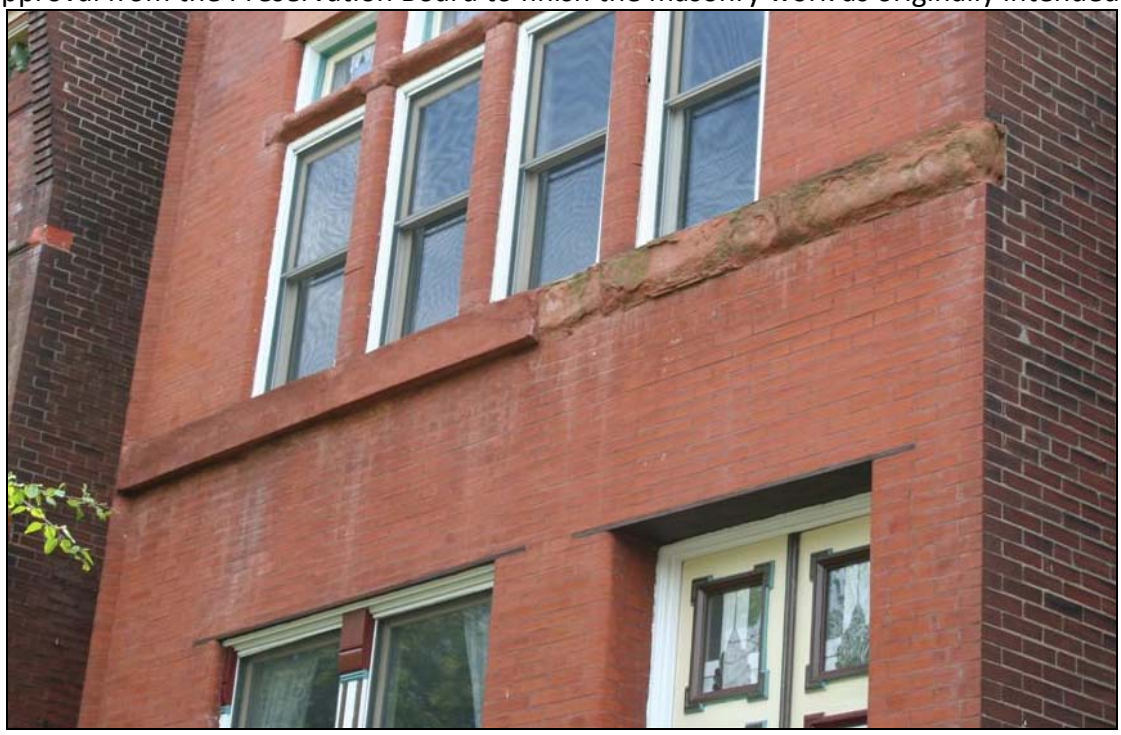
2322 ALBION

OWNER/APPLICANT:
Christina Levison

RECOMMENDATION:
That the Preservation Board uphold the staff denial as the proposed stone replacement does not meet the Lafayette Square Historic District Standards.

BACKGROUND:

On April 24 of 2011, an anonymous complaint was called into the Cultural Resources Office about masonry work being conducted on the front façade of 2322 Albion. Upon inspection it was noted that a decorative sandstone belt course between the first and second floors was being covered over with concrete without a building permit. A Stop-Work Order was placed at that time. The following Monday the owners contacted the inspector and scheduled a meeting with staff to try and rectify the violation. After meeting with the owner and contractor it was determined that the Cultural Resources Office could not approve the completed work because the type of cement used was too hard and could cause additional damage to the sandstone. In addition, the profile of the newly formed stringcourse does not replicate the original profile. The owner stated she would not be unable to afford the necessary repairs in order to comply with the historic district standards. Staff denied the permit and the owner is requesting approval from the Preservation Board to finish the masonry work as originally intended.



DETAIL OF STRING COURSE

SITE AND SURROUNDING AREA:

2322 Albion is a two-story, single-family residential building constructed in 1888. It is located on the south side of the street between South Jefferson to the west and Missouri to the east in the Lafayette Square Local Historic District. Surrounding buildings are residential and contributing resources to the historic district.

CONTEXT WEST

CONTEXT NORTH

RELEVANT LEGISLATION:

Excerpt from Ordinance #63327, Lafayette Square Historic District:

202.3 Stone and Portland Cement at Public Facades

(2) Missing Pieces of stone and missing or severely damaged facades shall be repaired or replaced with cement stucco, fiberglass or other material which replicates the original appearance of stone.

Does not comply: The molded cement repair does not replicate the appearance of the original sandstone string course.

COMMUNITY CONSULTATION:

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

DETAIL OF EXISTING CONDITION

COMMENTS:

The proposed work will have detrimental effect on the front façade of the building, both because of the visual change and the likelihood of additional damage due to hardness of the new material in contrast to the historic materials around it. The property to the east has experienced this cycle of inappropriate repair and additional damage. Although sandstone belt courses are hard to maintain due to their fragile nature, the method in which the owner tried to repair the deteriorated stonework does not meet the Lafayette Square Historic District Standards.

HOUSE TO THE EAST WITH A DETERIORATED REPAIR

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial as the completed and proposed work would not meet the Lafayette Square Historic District Standards.

CONTACT:

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