



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

**CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD  
REGULAR MEETING  
MONDAY JUNE 24, 2013 — 4:00 P.M.  
1520 MARKET ST. #2000  
[www.stlouis-mo.gov/cultural-resources](http://www.stlouis-mo.gov/cultural-resources)**

Roll Call

Approval of the May 20, 2013 meeting minutes

Approval of current agenda

**SPECIAL AGENDA ITEM**

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Report on the Modern Movement Non-Residential Architecture Survey.

<b>PRELIMINARY REVIEWS</b>	<b>Jurisdiction</b>	<b>Project</b>	<b>Pg.</b>
A. 2856 SALENA STREET	Benton Park Historic District	Front door/entry way	1
B. 2720 S. JEFFERSON	Benton Park Historic District	Install 10 windows	5

**PUBLIC MEETING 5:30 P.M.**

Report on the Modern Movement Non-Residential Architecture Survey.



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**A.**

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DATE: June 24, 2013  
ADDRESS: 2856 Salena Street  
ITEM: Preliminary Review to install new front door and entryway.  
JURISDICTION: Benton Park Certified Local Historic District — Ward 9  
STAFF: Bob Bettis, Cultural Resources Office



2856 SALENA ST.

**OWNER/ARCHITECT:**  
Tyler Olsen/Peter Hammond

**RECOMMENDATION:**  
That the Preservation Board deny the Preliminary application as the proposed entryway does not meet the Benton Park Historic District standards.



**RELEVANT LEGISLATION:**

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Excerpt from Benton Park Historic District Ordinance #67175:

**101.14 Model Example**

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

**1. A building or element(s) of a single building type or style constructed prior to 75 years ago:**

**1. Existing or once existing within:**

- 1. the Benton Park Historic District; or**
- 2. the City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and**

**2. Offered to prove that:**

- 1. A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed;**  
**or**
- 2. A design proposed for constructing a new building will result in a building compatible with its architectural environment; and**

**3. Of a comparable form, architectural style and use as:**

- 1. The building to receive the constructed or reconstructed element; or**
- 2. The building to be constructed.**

**204 Doors**

**1. Doors shall be one of the following:**

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

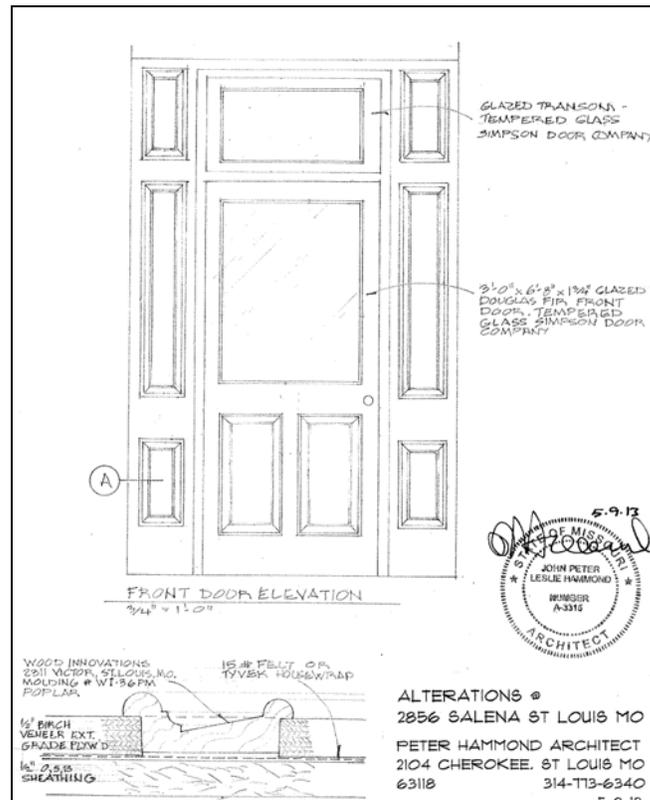
Does not comply as the proposed entry does not replicate the original condition or a Model Example. The original entry consisted of two angled doors as shown by evidence on the interior and given the width of the exterior opening. At some point the entry was modified to incorporate a single centered door that does not meet the current district standards. The proposed alteration is for a single door with flanking side panels. The proposed door, which has already been purchased, does not match the original panel configurations which are still extant on the reveals of the recessed entry.

**PRELIMINARY FINDINGS AND CONCLUSION:**

The Cultural Resources Office’s consideration of the criteria for replacement doors in historic buildings in the Benton Park Local Historic District Standards and other factors led to these preliminary findings:

- 2856 Salena is located in the Benton Park Local Historic District.
- The entry’s original configuration had two angled doors.
- The entry of the building was reconfigured from paired doors to a single door yet some of the original design remains on the sides of the entrance.
- The proposed entryway is not based on an acceptable Model Example. The applicant has submitted examples of paired entries that are wider and have doors that are parallel to the façade as opposed to being placed in an angled position.
- The purchased door does not match the configuration of the existing historic paneling, as was the historic condition.

Based on the preliminary findings, the Cultural Resources Office recommends that the Preservation Board deny the Preliminary Application to replace the entry as it does not comply with the Benton Park Historic District Standards. The Office recommends that the applicant use a Model Example with two angled doors to recreate the historic condition or install a new door and surround that replicates the paneling and proportions of the existing historic material in the entrance.



**PROPOSED ENTRY**



**ENTRY TO BE MODIFIED**



**EXAMPLES OF ANGLED ENTRYWAYS**



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**B.**

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DATE: June 24, 2013  
ADDRESS: 2720-22 South Jefferson Avenue  
ITEM: Preliminary Review to install 10 windows on the front façade in response to the denial of recent application to retain non-compliant windows.  
JURISDICTION: Benton Park Certified Local Historic District — Ward 9  
STAFF: Bob Bettis, Cultural Resources Office



2720-22 SOUTH JEFFERSON AVE.

**OWNER/APPLICANT:**  
Stephen Brao & Stephen Zompa

**RECOMMENDATION:**  
That the Preservation Board deny the Preliminary Application as the proposed windows do not comply with the Benton Park Local Historic District standards.



**RELEVANT LEGISLATION:**

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Excerpt from Benton Park Historic District Ordinance #67175:

**203 Windows**

**203.1 Windows at Public Facades**

**1. Windows in Public Facades shall be one of the following:**

- 1. The existing window repaired and retained.**
- 2. A replacement window which duplicates the original and meets the following:**
  - 1. Replacement windows or sashes shall be made of wood or finished aluminum.**
  - 2. The profiles of muntins, sashes, frames and moldings match the original elements in dimension and configuration.**
  - 3. The number of lights, their arrangement, size and proportion shall match the original or be based on a Model Example.**
- 3. Reconstructed windows and sashes in a Public Facade shall be based on the following:**
  - 1. An adjacent existing window in the same facade which is original or;**
  - 2. If all windows on a facade are being replaced, then they shall be based on a Model Example.**

The proposed windows on the public façade do not comply with the Benton Park standards. The original windows, removed and replaced without a permit, had segmental arches. The owners propose to replace them with flat-headed windows, although the proposal would utilize windows from our approved list of replacement windows. The remaining three facades would retain their non-compliant windows.

**PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resources Office consideration of the criteria for replacement windows in the Benton Park Local Historic District Standards and other factors led to these preliminary findings:

- 2720-22 S. Jefferson is located in the Benton Park Local Historic District.
- The existing windows were installed without an approved permit.
- The owner proposes to remove the existing windows on the front façade and replace them with approved historic replacement windows, remove the metal wrap and install a compliant brickmold. In these ways the windows would be an improvement over the existing sash.
- The proposed window sash does not replicate the original as they have flat heads rather than the segmental arches of the original windows.
- The front façade was recently rebuilt and the openings framed in a manner that will not allow for arched windows to be installed without reframing. The reconstruction of the façade was also done without an approved permit.
- The non-compliant windows on the side and rear facades would not be replaced.

Based on the preliminary findings, the Cultural Resources Office recommends that the Preservation Board deny the new Preliminary Application to install flat-headed windows as they would not comply with the Benton Park Local Historic District Standards.

The goal for this property now is to minimize the reduction of the historic appearance of the building caused by the existing windows. Two ways to move forward merit consideration: Replace the front façade sash with arched units so that the façade is compliant. Or, replace the non-compliant sash on all three visible sides of the building as an alternative to reframing the arched openings of the front windows. The Cultural Resources Office recommends consideration of these two alternatives rather than the owners' proposal as the appropriate means to mitigate the violation.



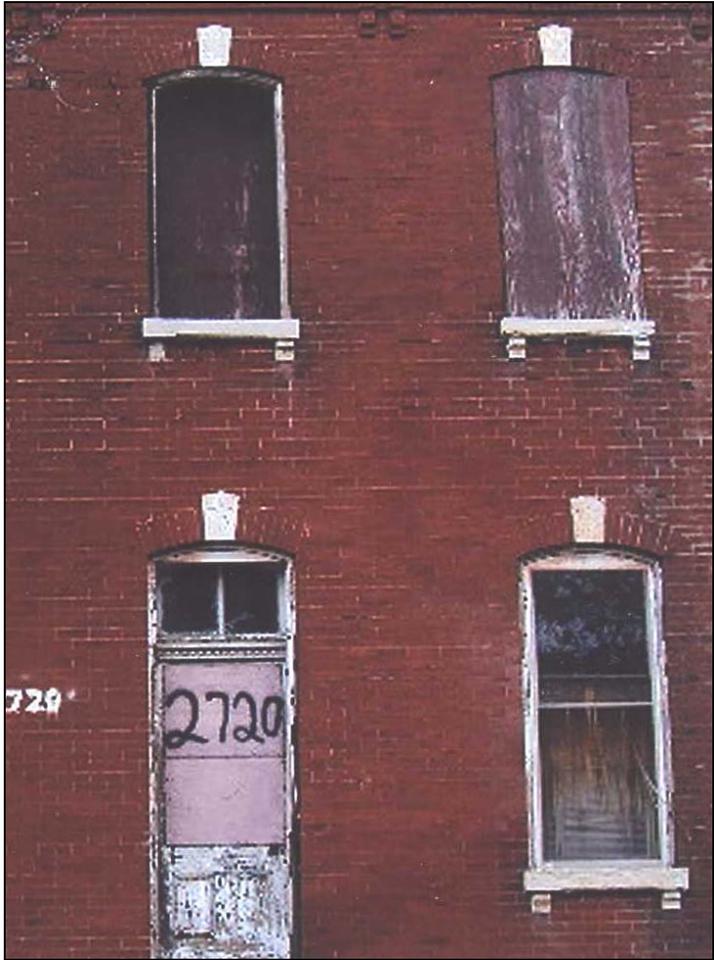
**DETAIL OF INSTALLED WINDOWS WITH INCORRECT FRAMING**



**LOOKING SOUTHEAST**



**LOOKING NORTHEAST**



**PHOTO SHOWING ORIGINAL SEGMENTAL ARCHED BRICKMOLD EYEBROWS ADDED LATER TO INCORPORATE STORMS**