



**CULTURAL RESOURCES OFFICE  
 PRESERVATION BOARD  
 REGULAR MEETING  
 MONDAY SEPTEMBER 24, 2012 - 4:00 P.M.  
 1520 MARKET ST. #2000  
[www.stlouis-mo.gov/cultural-resources](http://www.stlouis-mo.gov/cultural-resources)**

Roll call.

Welcome to the new Chair of the Public Safety Committee, Alderman Schmid, and thanks for the service of Aldermen Carter and French.

Approval of the August 27, 2012 minutes.

Approval of the current agenda.

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

**A.**

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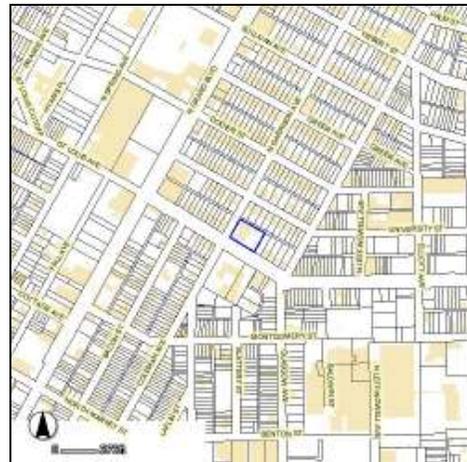
**DATE:** September 24, 2012  
**FROM:** Betsy Bradley, Director, Cultural Resources Office  
**SUBJECT:** City Landmark Designation for the Eastern Star Missionary Baptist Church  
**ADDRESS:** 3117 St. Louis Avenue  
**Jurisdiction:** City Landmark Petition — Ward 3



**EASTERN STAR MISSIONARY BAPTIST CHURCH**

**RECOMMENDATION:**

That, after holding a public hearing, the Preservation Board approve the petition as submitted by the property owner and direct that a Landmark designation bill with a Landmark preservation plan be prepared for consideration by the Board of Aldermen.



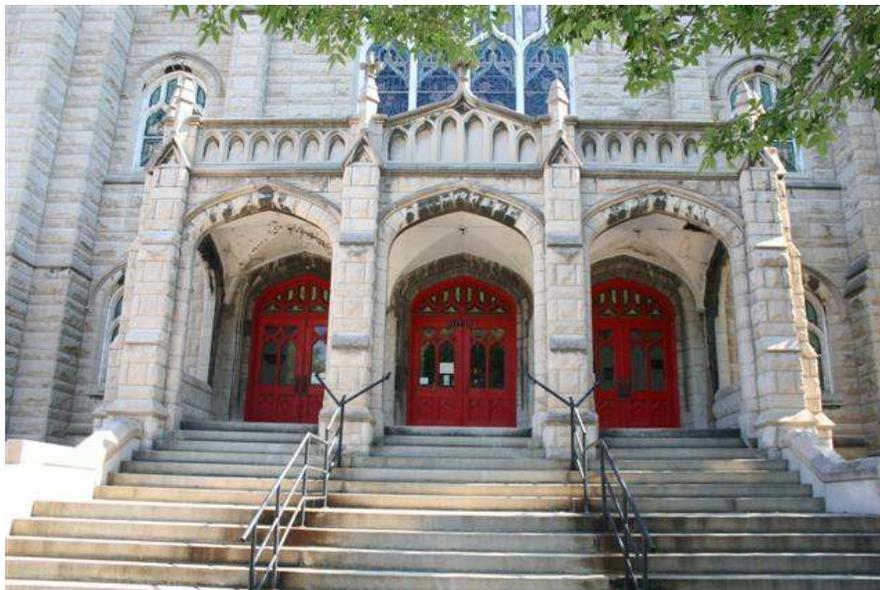
**BACKGROUND:**

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In 2012, the Eastern Star congregation is celebrating the centennial of the church building and contacted the Cultural Resources Office Director with a request for consideration of City Landmark status for the property. Congregation member Patricia Smith has served as liaison between the church and the City.



**LOOKING NORTHWEST**



**MAIN ENTRANCE**



INTERIOR OF SANCTUARY

**RELEVANT LEGISLATION:**

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***Ordinance 64689***

*PART IVB - DESIGNATION OF LANDMARKS OR LANDMARK SITES*

*SECTION TWENTY-NINE. Generally - Landmark/Landmark Site Designation.*

- A. Notwithstanding its present zoning district designation, any site or Improvement together with the immediately adjacent premises may be designated a Landmark and/or Landmark Site, by ordinance, provided that the Preservation Board finds that the site or Improvement meets one or more of the criteria set out in Section Sixteen.*
- B. A Site or Improvement may be submitted for designation as a Landmark and/or Landmark Site as provided in Sections Thirty through Thirty-Seven.*

*SECTION THIRTY. Petition filing requirements - Landmark/Landmark Site Designation.*

*A petition shall be filed in the Office of the Preservation Board on such forms and in such manner as the Preservation Board may prescribe. Such petition may be initiated by the Owner or Owners of the site or Improvement proposed for designation, by the alderman within whose ward the site or Improvement is situated, or by the Cultural Resources Office on behalf of and at the request of the Preservation Board. The staff of the Cultural Resources Office shall cooperate with the petitioner in the preparation of the petition and shall, upon the petitioner's request, furnish data, reports, graphics and other information and assistance necessary for the preparation of such petition. Each such petition shall include, but not be limited to:*

- A. *A general location map and legal description of the site or Improvement proposed for designation by metes and bounds or other legal description that readily identifies the site or Improvement;*
- B. *A statement documenting the historic, architectural, cultural, archeological or aesthetic significance of the site or Improvement together with an architectural survey map that evaluates the significance of each Improvement and/or topographic feature within the proposed site. The statement shall describe the current economic conditions and environs of the site or Improvement and shall describe the advantages to adjacent property Owners and to the City which may be anticipated as a consequence of designation;*
- C. *A plat at an appropriate scale indicating the existing uses of all Improvements and premises within the proposed site;*
- D. *A general plan for the site or Improvement indicating all planned or proposed (public or private) restoration, development and demolition within the site;*
- E. *Proposed Landmark standards to be applied to the site or Improvement, including, but not limited to, Design and Construction Standards for building facades, setbacks, height, scale, material, color and texture, trim, roof design and landscaping; standards for the design details of all fences, streets and drives, street furniture, signs and landscape materials; and standards for demolition of Exterior Architectural Features;*
- F. *A statement of amendment (if any) to the existing zoning classifications and boundaries necessary to conform to the proposed plan.*

**A completed Landmark Petition has been filed with the Cultural Resources Office and is attached to the agenda.**

*SECTION THIRTY-ONE. Distribution and review of petition - Landmark/Landmark Site Designation.*

- A. *Within five (5) days after a petition for designation of a Landmark or Landmark Site has been filed as above provided, the Preservation Board shall transmit copies of the petition together with all exhibits and documents appurtenant thereto to the Planning Commission and the Board of Public Service, and if the Owner or Owners of record of the site or Improvement are not the petitioner, also to the Owner or Owners of record.*
- B. *Within forty-five (45) days after such transmittal, the Planning Commission and the Board of Public Service shall review the petition and shall transmit to the Preservation Board such advice and recommendations as they deem appropriate as to: (i) the proposed designation's conformity with the Comprehensive Plan for the City and any applicable neighborhood and development plans; and (ii) the degree to which the proposed designation advances the physical development of the City. (Ordinance 64925)*

**The Planning Commission considered the proposed Landmark designation at its September 2012 meeting. The Commission found the proposed City Landmark designation to be in conformity with the City's Strategic Land Use Plan and made the determination that the proposed designation will have a positive impact on the physical development of the City. The Board of Public Service has also communicated its support of the Landmark designation and Landmark plan.**

*SECTION THIRTY-TWO. Hearing on petition - Landmark/Landmark Site Designation.*

*The Preservation Board shall, prior to making its determination with respect to the petition, permit the Owner of record and any other interested party an opportunity to appear before the Preservation Board and be heard. In its discretion, the Preservation Board may hold a public hearing regarding the proposed designation.*

**This agenda item is scheduled for the purposes of holding the public hearing and making one of the decisions indicated below.**

*SECTION THIRTY-THREE. Determination - Landmark/Landmark Site Designation.*

- A. After review and consideration of the petition, recommendations of the Board of Public Service and the Planning Commission, and comments received from the Owner(s) and other interested parties, the Preservation Board shall:*
- 1. Approve the petition as submitted; or*
  - 2. Approve the petition with such modifications or conditions as the Preservation Board shall deem appropriate; or*
  - 3. Disapprove the petition.*
- B. Such determination shall be in writing and shall be made within one hundred twenty (120) days after filing of the petition, or if a public hearing is held, then within sixty (60) days after such public hearing; provided that the Preservation Board may vote to extend such time period to permit additional studies or reports to be completed or for other good and proper cause. The Preservation Board shall promptly notify the petitioner, the mayor, the Planning Commission, the Board of Public Service, the clerk of the Board of Aldermen, and the Owner(s) of record of the Preservation Board's determination.*

*SECTION THIRTY-FOUR. Preparation of designation bill upon approval of petition - Landmark/Landmark Site Designation.*

In the event of approval of a petition for designation of a Landmark and/or Landmark Site, the Preservation Board shall cause to be prepared a Landmark or Landmark Site designation bill with a Landmark preservation plan for consideration by the Board of Aldermen. The designation bill shall include, but not be limited to, the elements of the petition as described in Section Thirty. The Landmark preservation plan shall contain Landmark standards for the regulation of construction and alteration of Exterior Architectural Features of or within the Landmark or Landmark Site and shall provide for

the preservation of the significant features or characteristics of the site or Improvement which are the basis for the Landmark designation. Within forty-five (45) days after the Preservation Board's approval of the petition, a copy of such designation bill together with the Landmark preservation plan and Landmark standards shall be transmitted to the clerk of the Board of Aldermen, to the Planning Commission, to the mayor, and to the Owner(s) of record.

#### **LANDMARK OVERVIEW:**

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The Eastern Star Missionary Baptist Church is located on St. Louis Avenue, at the northeast corner of its intersection with N. Garrison Avenue. The building dominates the streetscape and can be seen from several blocks away. A sexton's residence is attached to the northeast corner of the church. A fenced parking lot is also located to the east of the church. Although the street façades of church are constructed mainly of coursed rock-faced ashlar limestone, the residence is constructed of the same brick used on the east side and rear of the church.

The church was erected by the English Evangelical Lutheran Grace Church, which was founded in 1889 by the German Lutheran Synod to serve English-speaking Lutherans who wanted to worship in that language. After enlarging its existing facility twice, Grace Church decided to build large and well, and the current church conveys those desires. The cornerstone was laid in June 1912, and the building was dedicated in October 1913. In 1953, the Grace Lutheran Church purchased land in north St. Louis County and began the construction of a complex at that location for its use.

The Eastern Star Missionary Baptist Church, established in 1918, flourished and this building is the fourth home of the congregation. The Eastern Star Missionary Baptist church has five sister congregations started by its members. The move to the St. Louis Avenue building coincided with the leadership of the Rev. Daniel Hughes, and the pastor and his congregation being active in Civil Rights and denomination activities.

The petition states that the site "Has significant character or value as part of the development, heritage or cultural characteristics of the City." The statement of significance reads:

"The Eastern Star Missionary Baptist Church, at 3117 St. Louis Avenue, is an outstanding example of the limestone "rock" churches that highlight many of the City's brick neighborhoods. It was the last and largest church building constructed by the English Evangelical Lutheran Grace congregation and has been the home of the Eastern Star Missionary Baptist Church for nearly 50 years. Both congregations have long histories in the City of St. Louis, and have contributed greatly to its religious and social history. This Landmark designation of the Gothic Revival style church honors the centennial of the church's construction."

The Landmark Plan is to continue to use the property as the home of the Eastern Star Missionary Baptist Church. The Preservation Plan is based on the Secretary of Interior's Standards and emphasizes the retention of the character-defining characteristics of the exterior and interior of the sanctuary of the church in an overall rehabilitation treatment approach.

**CONTACT:**

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FRANCIS G. SLAY, Mayor

**B.**

**DATE:** September 24, 2012  
**FROM:** Bob Bettis, Cultural Resources Office  
**SUBJECT:** Preliminary Review to Construct an Addition at a Semi-Public Façade.  
**ADDRESS:** 2321 Arsenal  
**JURISDICTION:** Benton Park Local Historic District — Ward 9



2321 ARSENAL

**OWNER:**

Luvy Duvy's

**APPLICANT/ARCHITECT:**

Mike Killeen

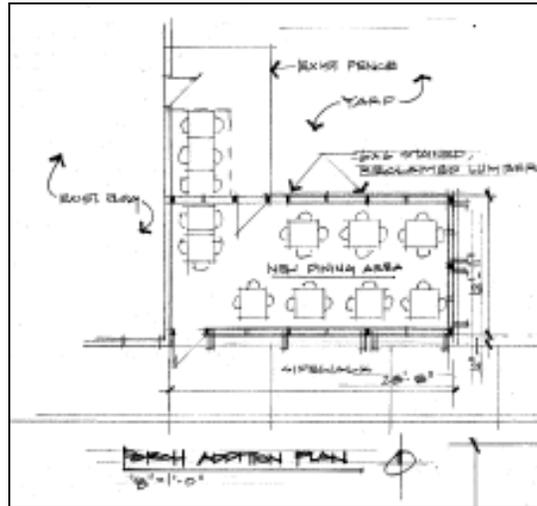
**RECOMMENDATION:**

That the Preservation Board withhold Preliminary Approval as the addition does not conform with the Benton Park Historic District Standards.



**BACKGROUND:**

The architect for the project approached Cultural Resources Office staff in August regarding the proposed addition. After it was determined that the proposed design was not compliant with the Benton Park Historic District Standards the project was scheduled to come to the September Preservation Board as a Preliminary review.



**RELEVANT LEGISLATION:**

*Benton Park Historic District Standards*

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

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

**The current proposal does is not based on a Model Example.**

*209 NEW ADDITIONS TO EXISTING BUILDINGS*

1. *No new additions shall be made to the Public or Semi-Public Facades except that additions may be made to Semi-Public Facades occurring at the rear of buildings that predate 75 years of age.*

**Does not comply: The proposed addition is at a Semi-Public Facade near the front building line.**



RENDERING



PROPOSED SOUTH ELEVATION

**COMMENTS:**

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The proposed addition is sited near the front building line along Arsenal Street and at a Semi-Public Façade; additions at this location are prohibited by the Standards. This property has a wide side yard on the east, but no rear yard where an addition could be placed. The presence of the neighboring residence very near the property line also seems to limit the location of any addition.

The Cultural Resources Office saw an earlier version of this project that was more closely derived from a Model Example; although located at the rear of a larger building, the example fronted the street and had a number of individual storefront bays. An addition based on that design seemed like one that could be approved as a one-time occurrence due to the constraints of the site. The project presented now — an open-air structure proposed to be constructed of reclaimed lumber — would have a rustic appearance not in keeping with the character of the existing building, or other nearby buildings in the historic district, where the use of finished materials and standard storefront elements prevail. Although fenestration patterns are consistent across the addition, the rendering indicates that the unfilled openings would have a much more casual feeling. The bulkhead and structure of the addition are not characteristic of a historic storefront.

**COMMUNITY CONSULTATION:**

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The Cultural Resources Office has not received any comments from the 9<sup>th</sup> Ward Alderman concerning the project. The Benton Park Neighborhood has not officially commented on the proposal.



**LOOKING WEST AT LOCATION OF ADDITION**

**CONCLUSION:**

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The Cultural Resources Office recommends that the Preservation Board approve an addition at the proposed location as an exception to the Standards due to the constraints on this property. The Cultural Resources Office also recommends that the Preservation Board withhold Preliminary Approval of the project at this time and direct the applicant to work with staff on a design based on a Model Example and compliant with the Benton Park Historic District Standards.

**CONTACT:**

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CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**C.**

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**DATE:** September 24, 2012  
**FROM:** Bob Bettis, Cultural Resources Office  
**SUBJECT:** Appeal of Director's denial to Construct a Side Porch on a Semi-Public Facade  
**ADDRESS:** 2613 South 13th  
**JURISDICTION:** Soulard Certified Local Historic District — Ward 9



2613 SOUTH 13TH

**OWNER/APPLICANT:**  
James Dougherty

**RECOMMENDATION:**  
That the Preservation Board uphold the Cultural Resources Office Director's denial as the proposed side porch is not in compliance with the Soulard Local Historic District Standards.



**BACKGROUND:**

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The Cultural Resources Office received a building permit application on July 23, 2012 for the construction of a two-story side deck with small first floor porch, stairs and a second-story full-length deck. As the proposal did not conform to the Soulard Historic District Standards, which require a Model Example, the permit was denied. The applicants appealed the decision. Staff has identified an appropriate Model Example and met with the contractor and owners on site in order to find a solution. The confined space of the side yard and the applicant's budget are additional factors that have prevented a resolution of the application.



LOOKING NORTH

**RELEVANT LEGISLATION:**

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Excerpt from Ordinance #57078, the Soulard Historic District:

**RESIDENTIAL APPEARANCE AND USE STANDARDS**

**ARTICLE 2: EXISTING BUILDINGS**

**206 APPENDAGES ON PUBLIC AND SEMI-PUBLIC FACADES**

**206.3 New Appendages to Semi-Public and Private Facades**

*New porches, stoops and steps at Semi-Public and Private Facades shall be based on a Model Example.*

*Decks are prohibited at Semi-Public Facades except when those occur at the rear of a building.*

*Decks, whether constructed at a Semi-Public Facade at the rear of a building or at a Private Facade, must not:*

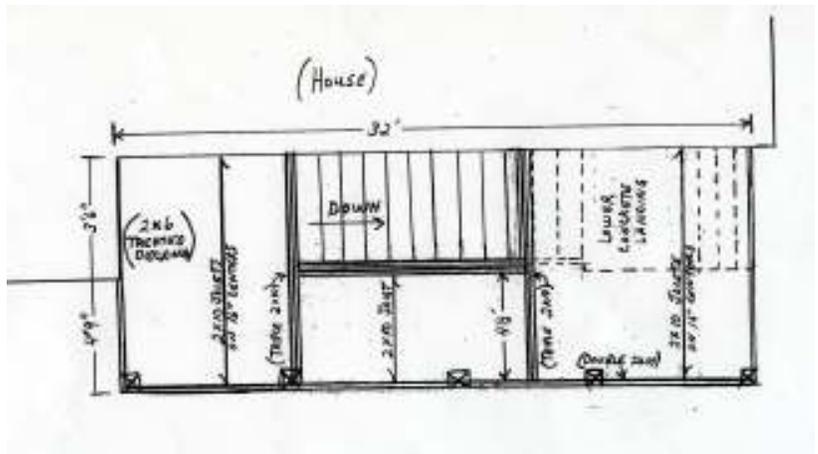
Obscure any architectural detail of the building such as windows, doors, or ornamental brick work; or

Be visually dominant because of mass, scale, or topology of the land.

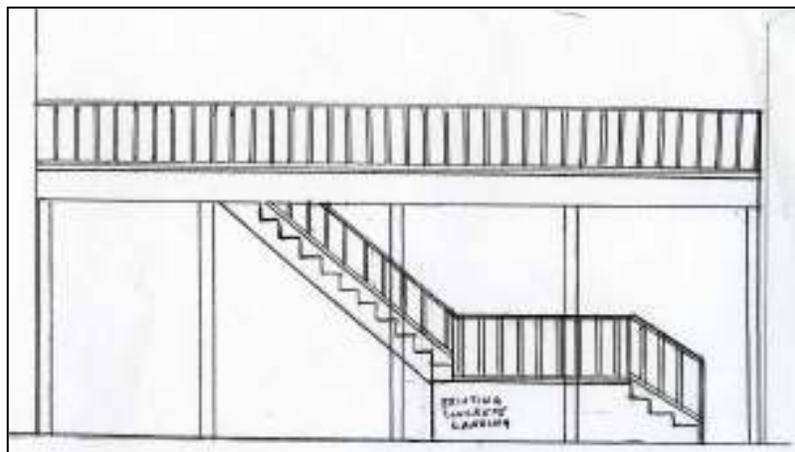
**Does not comply.** The proposed porch/deck extends the entire length of the Semi-Public Façade and is not based on a Model Example.



LOOKING WEST



PLAN VIEW



SOUTH ELEVATION OF PROPOSED DECK

**COMMUNITY CONSULTATION:**

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The Cultural Resources Office has not received any comments from the 9<sup>th</sup> Ward Alderman concerning the project. The Soulard Restoration Group has not officially commented on the appeal.

**COMMENTS:**

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The Cultural Resources Office denied the application to construct the side porch as it does not comply with the Soulard district standards. Although historic examples of side porches do exist within the Soulard Historic District they are usually covered by a shed roof and the first and second story porches are the same dimensions. A small porch did exist over the entry door at one time but it was a simple hood, likely not original to the building, and did not extend the entire length of the south façade.

**CONCLUSION:**

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The Cultural Resources Office recommends that the Preservation Board uphold the Director's denial as the proposed side porch does not comply with the Soulard Neighborhood Local Historic District standards.

**CONTACT:**

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