



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

**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY AUGUST 22, 2011
1015 LOCUST ST. #1200
4:00 P.M.**

<http://stlouis-mo.gov/cultural-resources>

SPECIAL AGENDA ITEMS

- A. Informational hearing on three historic districts in The Ville Neighborhood proposed for listing in the National Register of Historic Places.**
- B. Consideration of Revised Lafayette Square Historic District Standards.**

PRELIMINARY REVIEW

- C. 3927-29 SHENANDOAH AVENUE SHAW HISTORIC DISTRICT**

APPEAL OF STAFF DENIALS

- D. 1801 RUSSELL BOULEVARD MCKINLEY HEIGHTS HISTORIC DISTRICT**
- E. 2021 E. GRAND AVENUE HYDE PARK HISTORIC DISTRICT**



A.

INFORMATIONAL HEARING

DATE: August 22, 2011
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office
SUBJECT: Three National Register District Nominations in the Ville Neighborhood.
ADDRESS: West Cote Brilliante Historic District (4200 block of W. Cote Brilliante),
West Ferdinand Historic District (4200 block of St. Ferdinand),
Marshall School Historic District (Aldine and Cote Brilliante north of Marshall
School)
WARD: 4

BACKGROUND:

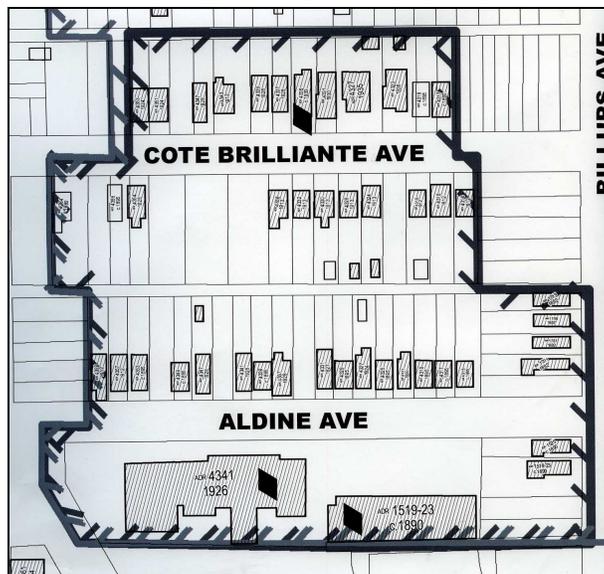
The Cote Brilliante Avenue Historic District, Marshall School Historic District, and the St. Ferdinand Avenue Historic District are in the process of being nominated to the National Register of Historic Places. These areas retain a density of housing stock that was historically prevalent in the neighborhood and therefore are able to convey the residential life that existed in the heyday of the Ville when it was the center of the city's African-American cultural life.

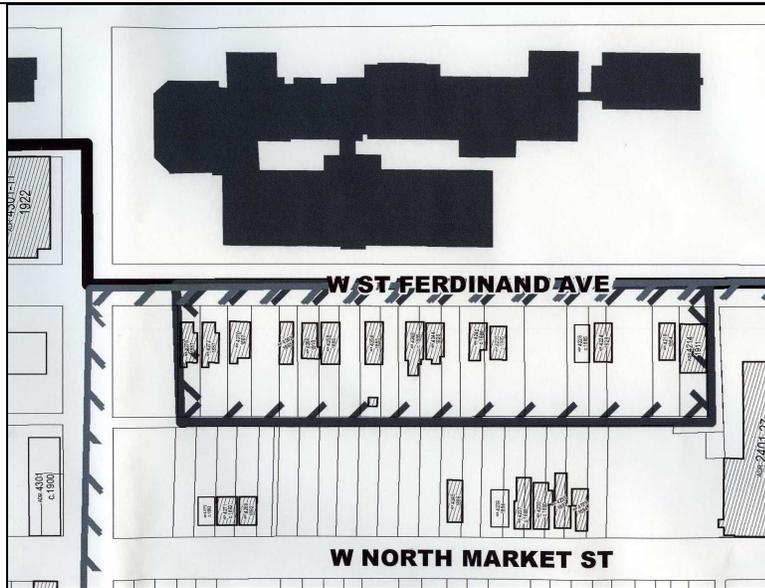
The three nominations are a result of a multi-year effort to list portions of the Ville neighborhood in the National Register of Historic Places. In 2009-10 the Cultural Resources Office received a grant from the Missouri State Historic Preservation Office (SHPO) to fund a survey of the Ville neighborhood, which identified several small areas as potential historic districts. In 2011, the SHPO awarded the Cultural Resources Office a follow-up grant for the preparation of National Register nominations based upon the previous year's findings. During the spring of 2011, in consultation with the State Historic Preservation Office, we selected these three districts.

Per the requirements of the grant agreement, this public presentation provides an update on the status of the 2011 grant project. This meeting also provides the opportunity for members of the public to ask questions and submit comments about the proposed historic districts.



MARSHALL SCHOOL HISTORIC DISTRICT





ST. FERDINAND HISTORIC DISTRICT

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

B.

SPECIAL AGENDA ITEM

DATE: August 22, 2011
STAFF: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Revised Standards for the Lafayette Square Historic District
WARDS: 6 and 7

PROPOSAL:

The Lafayette Square Restoration Committee's Development Committee has been drafting revisions to the district standards. The Director and Administrator of the Cultural Resources Office have been working with the committee chair and the Commissioner on the Disabled for the last few months to finalize the draft revised standards. They are now ready for the Preservation Board to review and consider for recommendation.

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report that recommends to the Planning Commission and Board of Aldermen the adoption of this revised set of Standards for the Lafayette Square Historic District.

RELEVANT LEGISLATION:

City of St. Louis Ordinance 64689

SECTION THIRTY-EIGHT. Revision of Landmark standards.

The Preservation Board shall from time to time review and, if appropriate, recommend to the Planning Commission and Board of Aldermen revisions of the Landmark standards for the various Landmarks and Landmark Sites for the regulation of construction and alteration of Exterior Architectural Features of the particular Landmark or Landmark Site, but such revised standards shall not become effective until and unless approved by the Planning Commission and by ordinance. Such recommended revisions shall take into account changes in circumstances or conditions of or affecting the Landmark or Landmark Site, the intent of this ordinance, and the significant features or characteristics of the site or Improvement which were the basis of the Landmark designation. The Preservation Board shall have the authority to adopt supplemental guidelines to explain, illustrate and implement the Landmark standards, provided that such guidelines shall be consistent with the Landmark or Landmark Site designation ordinance, the Landmark preservation plan and Landmark standards for such Landmark or Landmark Site.

SUMMARY OF CHANGES:

The revision of the standards included reorganizing the content into new sections and clarifying some requirements. Other substantial changes include:

General

The rehabilitation and restoration of historic building standards are now separate from those addressing new construction and additions.

A historic model example (HME) is required for each new residential building. The CRO must approve the HME to be used.

No HME is required for non-residential new construction. It is recommended that a HME be used for a new commercial block type of building.

The defined façade types have been simplified and the intermediate façade designation is no longer used. The primary façade is the public one. Secondary façades could be public or private ones, depending on the location of the property. The rear façade is a private façade.

All modern conveniences, including solar panels, will be placed so that they are not visible from public areas.

The standards make it clear that accessibility can be accommodated in the historic district and provides guidance on how to do so.

Materials

The HME determines the exterior materials of all façades, including the side and rear walls of new houses and additions to historic buildings. Consequently, brick will be used on side and rear façades.

The window materials allowed by type of building and façade will be:

Historic building, primary façades: Wood only

Historic building, secondary public façades: Wood only

Historic building, secondary and rear private façades: Wood, fiberglass/composite, and metal-clad wood

New residential buildings: Wood, metal-clad wood, fiberglass/composite

New non-residential buildings: Wood, metal-clad wood, fiberglass/composite, factory-finish aluminum

Vinyl windows are prohibited.

All exterior walls of new garages will be one material; vinyl siding is prohibited.

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

C.

DATE: August 22, 2011
FROM: Andrea Gagen, Cultural Resources Office
SUBJECT: Preliminary Review: new single-family construction on two vacant lots
ADDRESS: 3927 & 3929 Shenandoah Avenue
JURISDICTION: Shaw Neighborhood Historic District — Ward 8
PREVIOUSLY HEARD: November 24, 2008



3927-29 SHENANDOAH

Owner:

LRA

Developer:

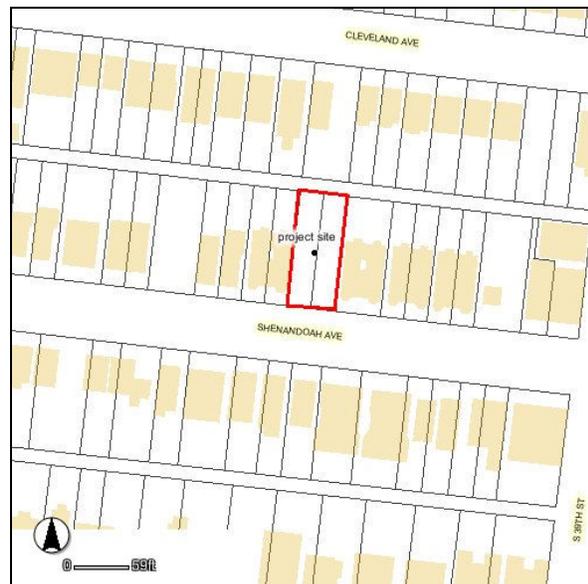
Ronald Bassuner

Architect:

Michael Alan Thomas

Staff Recommendation:

That preliminary approval be granted, subject to addressing the changes needed to fully meet the Shaw Neighborhood historic district standards, and review of final construction documents and exterior materials.



BACKGROUND:

The demolition of the historic four-family building on these lots was approved by the Preservation Board in November 2008, as the building had suffered severe fire damage. The Cultural Resources Office received a preliminary application for the construction of a two-story single-family house in July 2011.

The applicant proposes to construct a single-family home that is as wide as the four-family building. The staff has been working with the developer to come to an agreement on the design and placement of the building in order for it to fully meet the historic district standards. The staff notes five major components of the design still to be addressed:

- 1) that the building be moved back 4 feet to be in line with main block of the adjacent four-family buildings, a position that would require a landing before the front steps, as is characteristic of the adjacent buildings;
- 2) that the height of the roof be reduced;
- 3) that the small gable on the roof either be moved to the plane of the front wall or that there be two small gables, and that appropriate material be selected for the gable face;
- 4) that the brick returns on the sides of the building be extended further than the 3 feet proposed to reduce visibility of the siding on the side walls; and
- 5) that a wider porch would be more appropriate for the scale of the building.

The developer would like to move the building back only 2 feet, instead of 4 feet, a position that would put it in line with the buildings further west on the block but not those directly adjacent. The developer has agreed to revise the design to address the other items on the list.

A four-car carport is also proposed. It will not be visible from the street.

RELEVANT LEGISLATION:

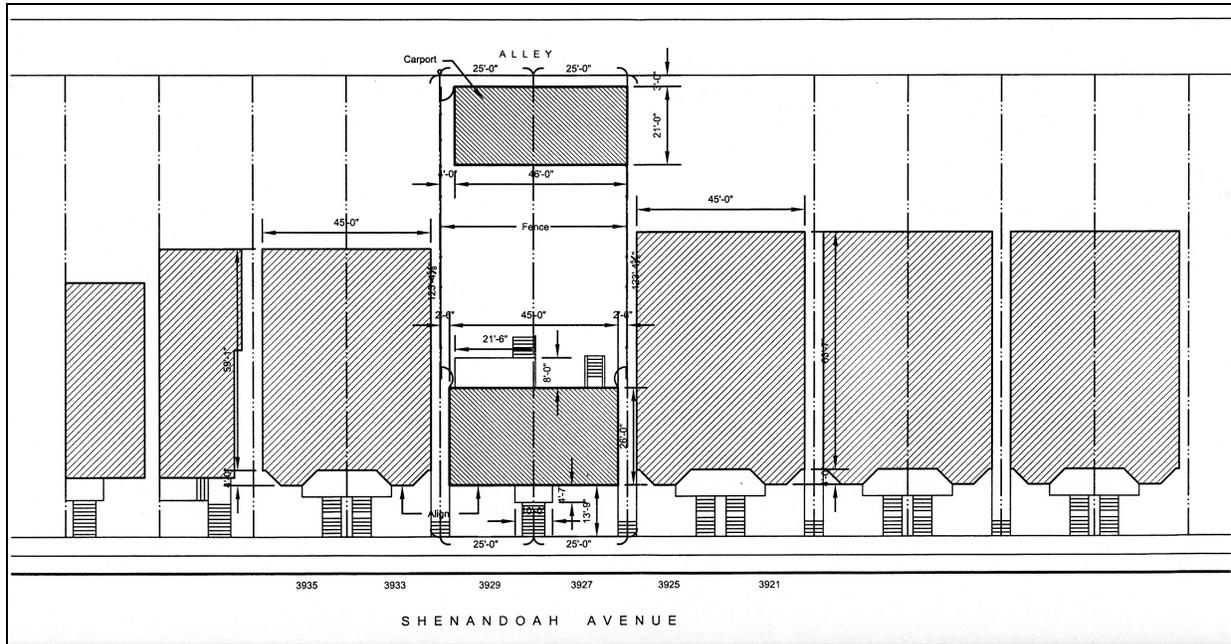
Excerpt from Ordinance #59400, the Shaw Neighborhood Local Historic District:

Residential Appearance and Use Standards

1. Use:

A building or premises shall be utilized only for the uses permitted in the zoning district within which the building or premises is located. Buildings should not be converted from single-family to multi-family. Two-family structures should not be converted to more than two units. Four family buildings should not be converted to more than six units with no units having less than six hundred net rentable square feet.

Not applicable. The proposal is for a new detached single-family house.



SITE PLAN



STREET ELEVATION SHOWING THE DESIGN IN CONTEXT WITH EXISTING FABRIC.

2. Structures:

New construction or alterations to existing structures: All designs for new construction or major alterations to the front of the buildings that require a building permit must be approved by the Heritage and Urban Design Commission, as well as by the existing approving agencies, as required by City Ordinances. Standards that do not require building permits serve as guidelines within the district. Restrictions set forth below apply only to fronts and other portions of the building visible from the street and on corner properties (excluding garages), those sides exposed to the street. See Section 2(M).

A. Height:

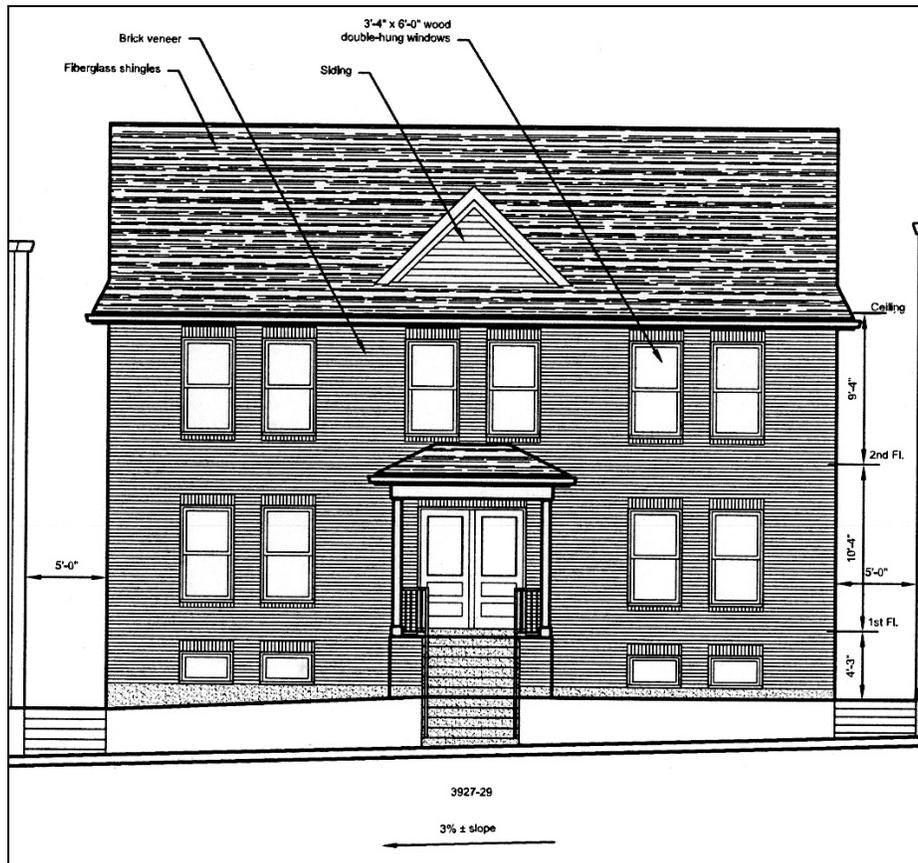
New buildings or altered existing buildings, including all appurtenances, must be constructed within 15% of the average height of existing residential buildings on the block. Wherever feasible, floor to floor heights should approximate the existing building in the block. When feasible, new residential structures shall have their first floor elevation approximately the same distance above the front grade as the existing buildings in the block.

Partially complies. The building currently is not within 15% of the average height of buildings on the block due to the roof height, which the applicant has agreed to reduce. The floor heights appear similar to adjacent buildings.

B. Location:

Location and spacing of new buildings should be consistent with existing patterns on the block. Width of new buildings should be consistent with existing buildings. New buildings should be positioned to conform to the existing uniform setback.

Partially complies. The width and spacing of the proposed building is appropriate for the block. However, the building, as currently sited, sits 4 feet in front of the main masses of the adjacent buildings. These flanking buildings establish a uniform setback context for the proposed residence and should guide its placement. The placement of the building also affects the design of the approach to the building in steps and landings, a component of the design that needs to be compatible with the neighboring properties.



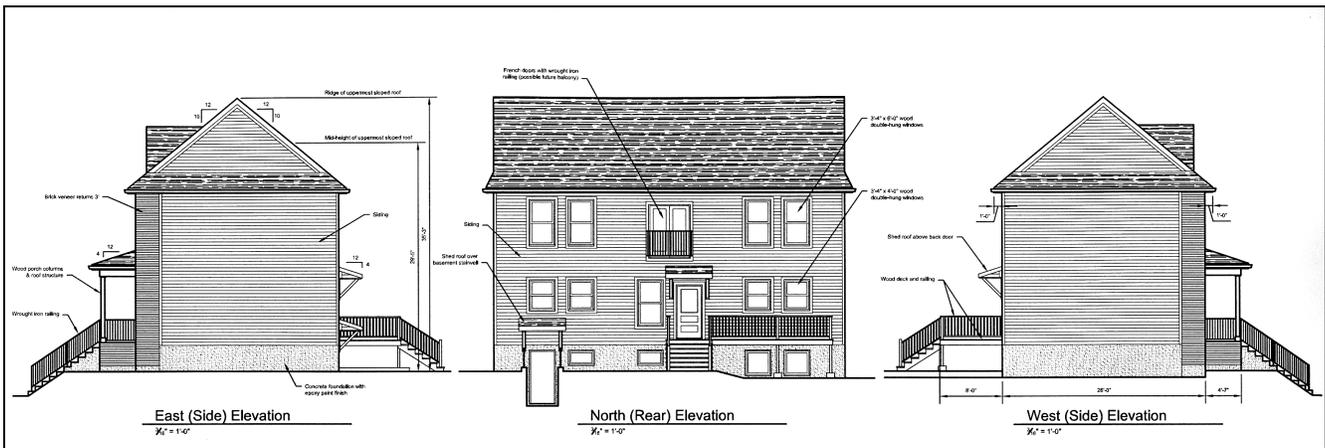
PROPOSED FRONT ELEVATION

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

Partially complies. The front elevation and short side returns will be brick; however, the original plans call for only 3 feet of return, resulting in part of the non-brick side walls being visible from the street.

The currently proposed material on the front gable face does not comply.



PROPOSED SIDE & REAR ELEVATIONS

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

Partially complies. Openings on the front elevation have the proportions of historic windows and are in regularly spaced in bays, as is typical of historic construction.

However, the front porch is proportionally undersized in regard to the scale of the building.

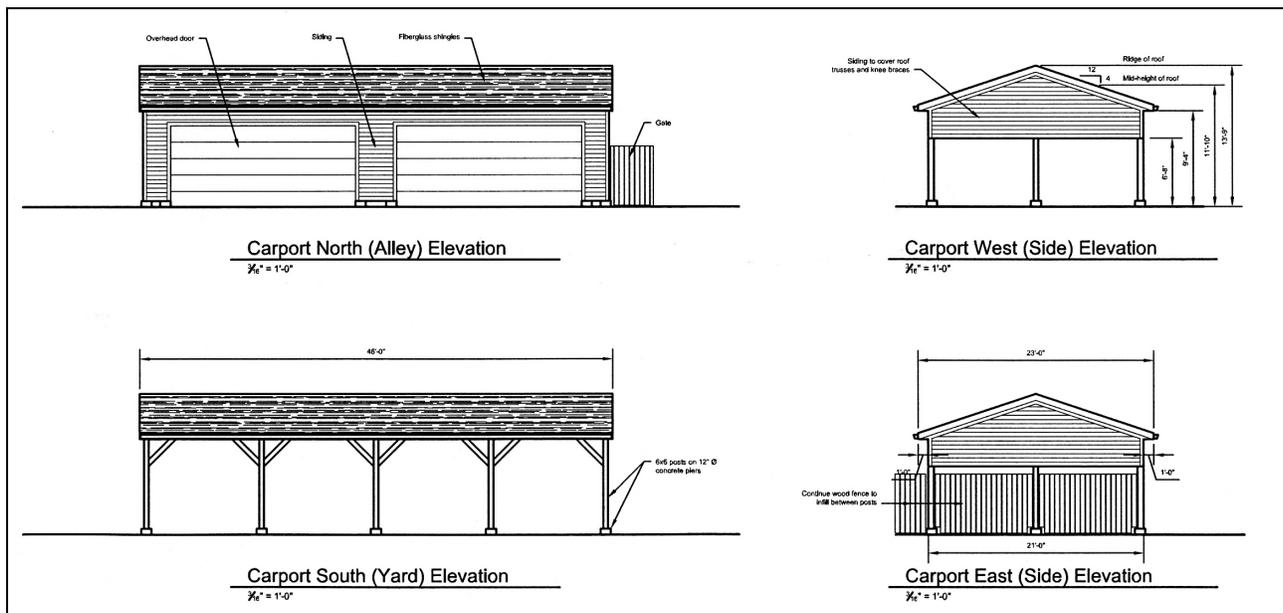
Both new or replacement windows and door frames shall be limited to wood or color finished aluminum. Glass blocks are not permitted. Raw or unfinished aluminum is not acceptable for storm doors and windows. Iron bars or other types of protective devices covering doors or windows (excluding basement windows) are not permitted. Gutters should be made of color-finished aluminum, sheet metal or other non-corrosive material. Gutters should not be made of raw or unfinished aluminum or steel. Mortar must be of a color compatible with the original mortar of the building. Aluminum or metal awnings visible from the street are not permitted. Canvas or canvas type awnings are permitted. Previously unpainted masonry shall not be painted.

Complies. Window material will comply with this standard and no glass block is proposed.

E. Roof Shapes:

When there is a strong or dominant roof shape in a block, proposed new construction or alterations shall be compatible with existing buildings.

Complies. Although the adjacent buildings have flat roofs, there is a wide variety of roof types on the block.



PROPOSED CARPORT

F. Roof Materials:

Roof materials should be of slate, tile, copper, or asphalt shingles where the roof is visible from the street (brightly colored asphalt shingles are not acceptable). Design of skylights or solar panels, satellite receiving units, where prominently visible from the street should be compatible with existing building design.

Complies. Roof material will be asphalt shingles.

G. Walls, Fences, and Enclosures:

Yard dividers, walls, enclosures, or fences in front of building line are not permitted. Fences or walls on or behind the building line, when prominently visible from the street, should be of wood, stone, brick, brick-faced concrete, ornamental iron or dark painted chain link. All side fences shall be limited to six feet in height.

Complies. The fencing indicated on the rendering is a wood privacy fence at the sides and rear of the building.

H. Landscaping:

The installation of street trees is encouraged. In front of new buildings, street trees may be required. Front lawn hedges shall not exceed four feet in height along public sidewalks. If there is a predominance of particular types or qualities of landscaping materials, any new plantings should be compatible considering mass and continuity.

To be determined. A landscaping plan has not been submitted yet.

I. Paving and Ground Cover Material:

Where there is a predominant use of a particular ground cover (such as grass) or paving material, any new or added material should be compatible with the streetscape. Loose rock and asphalt are not acceptable for public walkways (sidewalks) nor for ground cover bordering public walkways (sidewalks).

To be determined.

J. Street Furniture and Utilities:

Street furniture for new or existing residential structures should be compatible with the character of the neighborhood. Where possible, all new utility lines shall be underground.

To be determined.

K. Off-street parking should be provided for new or renovated properties when feasible at an amount of one parking space per unit. Parking to be provided in rear of property when possible. If parking is visible from street, it must be screened with appropriate material as described in section 2G.

Appears to comply. The site plan indicates a four-car carport would be placed directly behind the house with entry from the alley.

L. No permanent advertising or signage may be affixed to building or placed in yard of residential properties.

Not applicable.

M. The standards found in Section 2C and 2D are not applicable to garages or outbuildings to be constructed or renovated behind the rear edge of the main building and not visible from the street. The general overall appearance of the building must be visually compatible with the surrounding structures.

Complies.

COMMUNITY CONSULTATION:

The Cultural Resources Office has not received any comments on the project from any neighborhood group or the Alderman.

COMMENTS:

The staff believes that the proposed building, with revisions addressing how the design does not fully comply with the standards, would be compatible with the existing fabric.

Staff recommends that the Preservation Board grant preliminary approval to the design, stipulating these revisions:

- Moving the building back 4 feet so that it is in line with the main masses of the adjacent buildings;
- Reducing the height of the roof;

- Extending the brick returns on the sides of the building (the distance required is dependent on the setback of the building);
- Moving the small front gable, or adding another; changing the gable face material to stucco-board or a similar material; and
- Widening the front porch.

CONCLUSION:

The Cultural Resources Office staff recommends that the Preservation Board grant preliminary approval, subject to the applicant addressing the ways in which the design does not fully meet the district standards and the review of final construction documents and exterior materials by the staff.

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D.

DATE: August 22, 2011
FROM: Jan Cameron, Preservation Administrator
SUBJECT: Appeal of staff denial: to erect a wall sign with electronic reader board on a one-story commercial building
ADDRESS: 1801 Russell Avenue
JURISDICTION: McKinley Heights Historic District — Ward 7



1801 RUSSELL AVENUE WITH EXISTING SIGN

Owner and Applicant:

A-1 Sign
Charles Laber

Recommendation:

That the Preservation Board deny the application as the sign does not comply with the McKinley Heights historic district standards.





RENDERING OF PROPOSED SIGN

BACKGROUND:

On June 16, 2011, the Cultural Resources Office received an application for a sign with an electronic reader board, 6 feet 6 inches tall and 13 feet 3 inches in length, to be erected in place of an existing wall sign. As the sign did not comply with the McKinley Heights Local District Standards, the project was scheduled for the Preservation Board at its July meeting. The owner requested a deferral to August to allow more time to prepare. Because of ordinance time constraints, the Cultural Resources Office administratively denied the application on July 19, 2011 and the denial was appealed.

RELEVANT LEGISLATION:

Per the McKinley Heights Historic District Ordinance:

ARTICLE 2: EXISTING BUILDINGS...

207.7 Signs:

1) *Permanent Commercial Signs*

a. *Commercial signs at structures serving a residential purpose at the time of adoption of these Standards are prohibited.*

i. *Unless a conditional use permit is obtained. If so*

1. *Sign shall not be more than 2 square feet in size*

Not applicable.

b. *Commercial signs at structures serving a commercial purpose at the time of adoption of these Standards*

- i. *Shall not exceed 40 square feet on each Public Facade or 10 percent of the area of each Public Facade, whichever is smaller.*

Does not comply. The total area of the sign is slightly larger than 86 square feet.

- ii. *Each side of a protruding sign counts toward the 40 square feet so they may not be more than 20 square feet or 5 percent of the surface area whichever is smaller.*

Not applicable.

- c. *Signs must be compatible with existing architectural details.*

Does not comply. Although the existing commercial building is not a contributing resource to the local historic district, it does display some architectural character with an oblique recessed corner entry, parapets with center gablets and a projecting canopy that wraps the building's south and east elevations. The proposed sign (and the existing sign as well) interrupts the line of the parapet and conflicts with the design of the corner entry.

- d. *Signs shall be restricted to those identifying the names and/or businesses and principal products of the person or entity occupying the structure.*

Not Applicable. Sign will be used for various public announcements and not to advertise the business, which already has large, pre-existing signs on both the south and east that exceed the size limits of the district standards.

- e. *Signs may not be placed in the following locations:*

- i. *On a mansard*
- ii. *On a rooftop;*
- iii. *On the slope of an awning;*
- iv. *In a location that obscures significant architectural details; or*
- v. *On a pole*

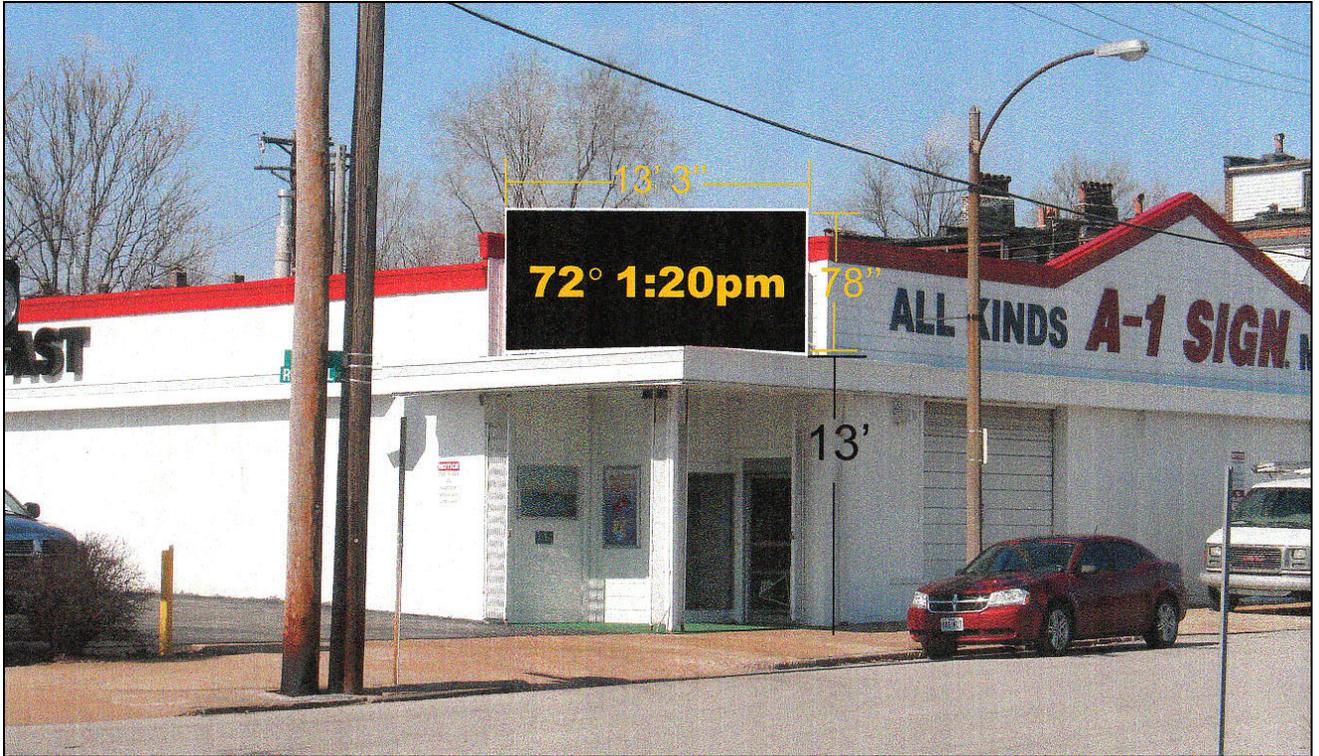
Does not comply. Sign violates ii and iv.

- f. *Signs must be fixed and silent.*

Does not comply. Colors, fonts, text and graphics will alternate and announcements will change on a regular basis.

- g. *Signs painted on windows and interior signs, including those inside windows, are not regulated by these Standards.*

Not Applicable.



RENDERINGS OF POSSIBLE SIGN GRAPHICS



COMMUNITY CONSULTATION:

The Cultural Resources Office has received letters in support of the project from the McKinley Heights Neighborhood Association; Gene Slay's Boys' Club of St. Louis, Inc., at 2524 S. 11th Street; and the Soulard Business Association.

COMMENTS:

The electronic sign will replace the existing non-conforming sign above the building entry and will be approximately the same size. It will project one foot above the parapet. The owner proposes to display only public service announcements, advertisements for local social services and notifications of neighborhood events; however, based upon the examples submitted with the application, the sign will be very colorful, and include a variety of fonts, colors and graphic elements.

Because of the building's prominent location at the intersection of Gravois and Russell Boulevard, the sign will be visible from three National and Local historic districts: Soulard, McKinley Heights and Benton Park. The historic context of the primarily residential neighborhoods at this intersection is already compromised by vehicle-oriented businesses with pole signs and by the off-ramp for Interstate 55. The addition of a large electronic reader board, however, will further add to the substantial visual clutter and contribute to further disruption of the neighborhood's historic character.

CONCLUSION:

Staff recommends that the Preservation Board deny the application as currently proposed, as it does not comply with the McKinley Heights historic district standards.

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

E.

DATE: August 22, 2011
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Appeal of a staff denial to install a sign on a Public Facade
ADDRESS: 2021 E. Grand Ave.
JURISDICTION: Hyde Park Local Historic District — Ward 3



2021 E. GRAND AVE.

OWNER:
 Borroum Management

APPLICANT:
 A-1 Sign

RECOMMENDATION:
 That the Preservation Board uphold the Cultural Resources staff denial as the proposed sign does not meet the Hyde Park historic district standards.





PROPOSED SIGN

BACKGROUND:

In early June, A-1 sign applied for a permit to install a sign at 2021 E. Grand in the Hyde Park Local Historic District. The new sign would replace the existing sign. The proposed projecting blade sign would be internally lit and located above the second floor window sill. As the design and placement of the sign does not comply with the Hyde Park Local Historic District Standards and the owner did not wish to relocate or redesign the sign, the Cultural Resources Office staff denied the permit application. The owner has appealed that decision, and the matter is being brought before the Preservation Board.

LOCATION OF SIGN INDICATED



RELEVANT LEGISLATION:

Excerpt from Ordinance #57484:

10. Signs.

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

- a. Non-appurtenant advertising signs.*
- b. Pylon signs in excess of 25' in height.*
- c. Wall signs above the second floor window sill level. Wall signs should be designed to complement the existing building and never cover windows or other*

architectural elements. Where more than one wall sign exists on a single structure or a series of related structures, all signs should be basically similar in character and placement. Office buildings without first floor retail establishments shall have no more than one wall sign per facade located below the second floor window sill line designating only the name and address of the building.

- d. Projecting signs are not acceptable if they obstruct the view of adjacent signs, obstruct windows or other architectural elements or extend above the second floor window sill level. Only one projecting sign is allowed per street frontage for each establishment.*

Does not comply. The proposed sign is to be located above the second floor window sill. The large internally lit sign does not complement the existing building and will be a visual detractor from the nearby White Water Tower.



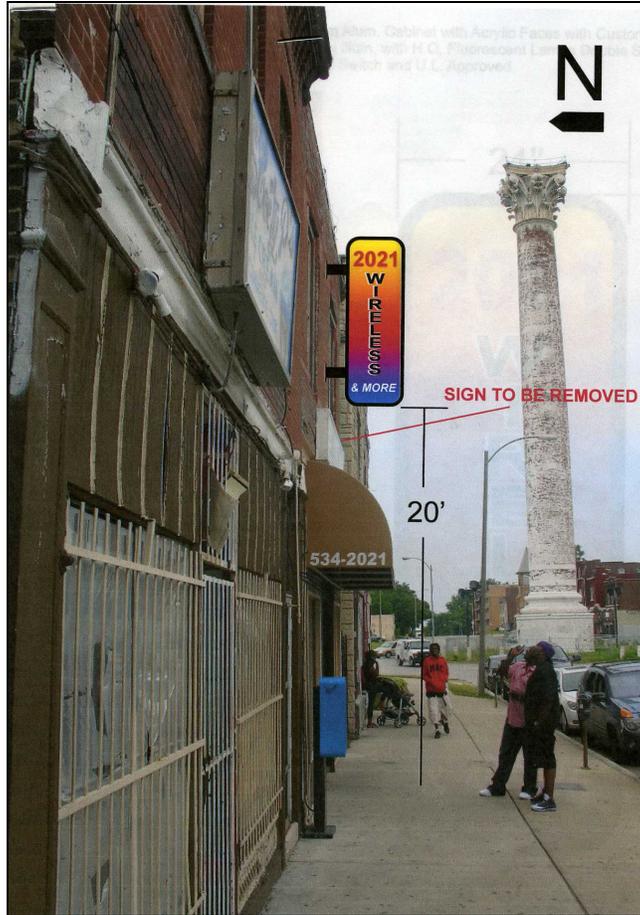
2021 E. GRAND AT LEFT CENTER

COMMUNITY CONSULTATION:

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

COMMENTS:

The Cultural Resources Office denied the sign application as it does not comply with the Hyde Park historic district standards which require signs be located below the second floor window sill. The existing signs on the group of commercial buildings on E. Grand are similar in scale and all meet the standards. In addition to not meeting the standards, the proposed internally lit sign would introduce a new type of sign, would be out of scale with existing signs, and would detract from the overall appearance of the façade and block face.



PROPOSED SIGN LOCATION

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial of the proposed sign does not comply with the Hyde Park Historic District standards.

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