

**CULTURAL RESOURCES OFFICE  
PRESERVATION BOARD  
REGULAR MEETING  
MONDAY FEBRUARY 28<sup>TH</sup>, 2011  
1015 LOCUST ST. #1200  
4:00 P.M.  
<http://stlouis-mo.gov/cultural-resources>**

**PRELIMINARY REVIEWS**

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- A. 3312 WISCONSIN ST..... BENTON PARK HISTORIC DISTRICT
- B. 4138 FLAD AVE..... SHAW HISTORIC DISTRICT
- C. 5780 McPHERSON ..... SKINKER-DeBALIVIERE HISTORIC DIST.
- D. 2210-36 HICKORY ST. .... LAFAYETTE SQUARE HISTORIC DISTRICT
- E. 2909 MISSOURI AVE..... BENTON PARK HISTORIC DISTRICT

**NEW APPLICATIONS**

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- F. 5570 MANCHESTER ..... PRESERVATION REVIEW DISTRICT
- G. 3866-72 SHAW BLVD..... SHAW HISTORIC DISTRICT
- H. 3314 WISCONSIN ..... BENTON PARK HISTORIC DISTRICT

**APPEALS OF STAFF DENIALS**

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- I. 1212-14 LYNCH ST. .... PRESERVATION REVIEW DISTRICT
- J. 6178 McPHERSON ..... SKINKER-DeBALIVIERE HISTORIC DIST.
- K. 3935 RUSSELL BLVD. .... SHAW HISTORIC DISTRICT
- L. 2622 LEMP AVE..... BENTON PARK HISTORIC DISTRICT



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

**A.**

**DATE:** February 28, 2011  
**FROM:** Bob Bettis, Cultural Resources Office  
**SUBJECT:** Preliminary Review: to retain five windows installed without permit  
**ADDRESS:** 3312 Wisconsin Avenue  
**JURISDICTION:** Benton Park Local Historic District — Ward 9



3312 WISCONSIN

**OWNER/APPLICANT:**

Ilie Barbulica

**RECOMMENDATION:**

That the Preservation Board deny the Preliminary Application as the installed windows do not meet the Benton Park Historic District standards.



**BACKGROUND:**

In May of 2010 the owner submitted plans to rehabilitate the house at 3312 Wisconsin. The permit was denied after information on the windows was requested from the architect but was never submitted. In early January 2011 the Building Division placed a Stop Work Order at the property for work being completed without a permit that included windows. The windows were installed in an incorrect manner. The owner is approaching the Preservation Board with a Preliminary Review in order to try and secure a variance to retain the windows as installed.



**SECOND FLOOR WINDOW DETAIL**

**SITE AND SURROUNDING AREA:**

3312 Wisconsin Ave. is a two-story, single-family residential building, located at the east side of the street between Utah St. to the north and Cherokee St. to the south in the Benton Park Local Historic District. Surrounding buildings are residential and are contributing resources to the historic district.



NORTHEAST



SOUTHWEST

CONTEXT

**RELEVANT LEGISLATION:**

Excerpt from Ordinance #67175, Benton Park Historic District:

***Rehabilitation and New Construction Standards-***

***203 Windows:***

***1. 203. L***

*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 requirements:*
  - 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 lites, their arrangement, size and proportion shall match the original or be based on a Model Example.*
  - 4. The method of opening shall be the same as the original with the following exception: double-hung windows may be changed to single-hung.*

**Does not comply:** The installed windows do not replicate the proportions of historic wood windows. On the three replacement windows, the bottom rail is too narrow and appears to mirror the dimensions of the top rail. Historically the bottom rail is larger to incorporate handle for lifting the bottom sash. In addition, the windows frames have been blocked down to incorporate smaller windows. A proper brick mold, was which is an important detail of historic wood windows, was not installed. The frames of the two basement windows have been significantly blocked down to incorporate smaller awning sashes.

**COMMUNITY CONSULTATION:**

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

**COMMENTS:**

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The windows as installed have severely altered the appearance of the front façade. The lack of a proper brick mold and wood eyebrow gives the windows a blocked down appearance and a loss of depth and detail seen in proper historic wood windows.

The owner has stated that he cannot afford to take the monetary loss to install the proper windows. The owner has yet to provide evidence of economic hardship.



**FIRST FLOOR WINDOWS-DETAIL**

**CONCLUSION:**

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

**CONTACT:**

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

**B.**

**DATE:** February 28, 2011  
**FROM:** Jan Cameron, Cultural Resources Office  
**SUBJECT:** Preliminary Review: new single-family construction on two vacant lots  
**ADDRESS:** 4136 Flad Avenue  
**JURISDICTION:** Shaw Historic District — Ward: 8



**4136-38 FLAD**

**Owner:**

LRA

**Developer:**

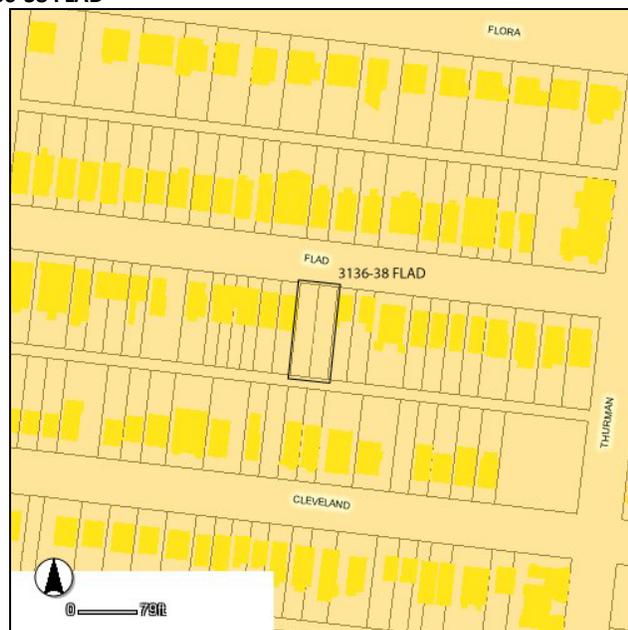
EcoUrban Homes

**Architect:**

Paul Hohmann/E+U Architecture

**Staff Recommendation:**

That preliminary approval be withheld at this time to allow the applicant to work with the Cultural Resources Office staff.



**BACKGROUND:**

The Cultural Resources Office received a preliminary application for the construction of a two-story single-family house on 2/3/2011.

The staff had reviewed an earlier proposal from the Community Development Agency to construct a similar single-family house on the lot at 4136 Flad; at the time, the Building Division was in the process of taking the house at 4138 as an Emergency Condemnation: its structure had been severely compromised and it was in danger of collapse.

The current project proposes to join the two separate parcels and construct a single house. The staff has concerns about some elements of the design, and the project was scheduled for Preservation Board review.

**SITE AND SURROUNDING AREA**

4136-38 Flad are the only vacant parcels on this block. Properties range from 2 or 2½ -story single-families to larger 4-family flats, with 2-families predominating. Directly adjacent to the site on the east are two 1-½ story houses with front gambrel roofs. All were constructed in the early part of the 20<sup>th</sup> century and display various elements of the Craftsman or Revival architectural styles. All are well-maintained and contributing resources to the historic district.



**PROPERTIES ADJACENT TO THE WEST**



**PROPERTIES ADJACENT TO THE EAST**



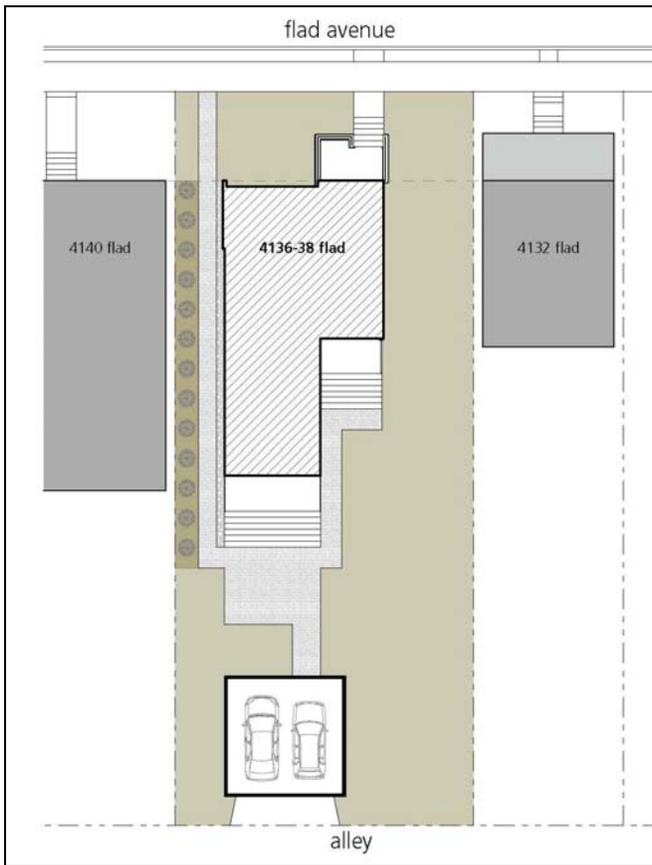
**CONTEXT DIRECTLY OPPOSITE SITE**



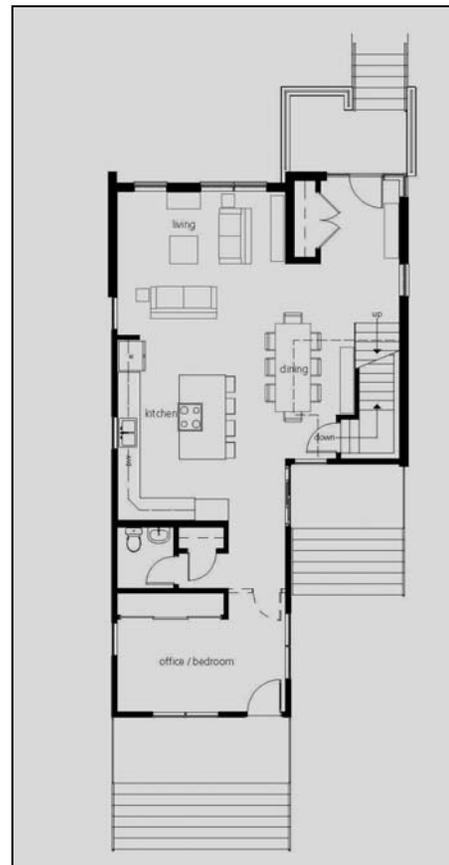
CONTEXT OPPOSITE WEST



CONTEXT OPPOSITE EAST



SITE PLAN



FIRST FLOOR PLAN

**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.

## 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.*

**Partly complies.** To date, the staff has not received scaled drawings and therefore cannot properly evaluate the project's compliance with this standard. However, based upon elevations submitted, it appears that the building will be within 15% of the average height of buildings on the block; and floor heights appear similar to adjacent buildings.

Openings on the front elevation are somewhat similar in proportion to historic windows buildings on the block, being tall and narrow in proportion to their height; however, they are much larger in size relative to the scale of the façade.

The project attempts the effect of an enclosed porch with a narrowly projecting one-story entry bay, with balcony above. A deep, high-walled stoop extends out from the bay. The majority of buildings on the block have recessed entries, although there are examples of one-story open porches with and without second story balconies. The adjacent gambrel houses have full-width front porches but are completely different in scale and massing from the proposed design.

### 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.*

**Partly complies.** The building adheres to the front building line and the projection of the entry bay and stoop is no deeper than historic porch examples. However, the widths of the side yards, most particularly the eastern one, are considerably larger than is characteristic of the block. And while there are a number of different property types with varying widths on the street, the proposed design is wider than single or two-family buildings and narrower than four-family flats. In conjunction with the unusual widths of the side yards, this will disturb the spatial rhythm of this fairly cohesive streetscape.



**STREET ELEVATION SHOWING PROPOSED HOUSE IN CONTEXT WITH EXISTING FABRIC**

**NOTE THAT THE BUILDING IS WIDER THAN ADJACENT ONE OR TWO-FAMILIES BUT NARROWER THAN THE FOUR-FAMILY BUILDINGS.  
NOTE ALSO THE WIDE SIDE YARDS.**



**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.*

**Partly complies.** The front elevation will be brick, but will be clad with brick of two highly contrasting colors — a design detail that is not present on any building in the Shaw district, except in those Craftsman designs where the front foundation is differentiated from the main block with a subtle color change. The eastern elevation, which due to the side yard width will be visible from the street, is sheathed in brick for approximately half its length; the remainder of the elevation is recessed and will not be visible. On the west elevation, with a narrower side yard, the brick returns for approximately 20% of the wall; the

remainder will be sided. This facade will have less visibility, but the siding will be discernible to some extent.

The front railings will be of wrought-iron or similar material, which is consistent with historic masonry porches.



**WEST ELEVATION**

*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.*

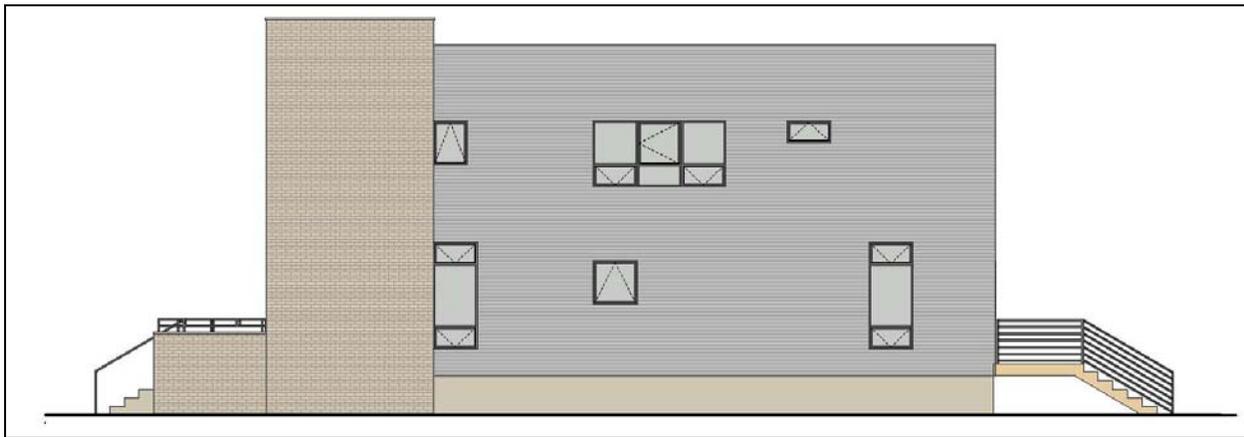
**Does not comply.** Window and door sizes, method of opening, height to width proportions and their arrangement on the building’s facades are not characteristic or compatible with adjacent historic buildings. Those are defined by doublehung windows recessed into the plane of the wall; projecting cornice lines; and elaboration of the façade with water tables and other decorative devices. The proposed design presents a much flatter appearance and the size of the windows in proportion to the scale of the front elevation is far greater. While the house will have a flat roof as do the majority of buildings on the street, there is no articulation of a cornice line as is seen on every other building. In addition, the projecting stoop does not reproduce the massing of the projecting porches on the block. These porches are important elements that often carry a majority of front facade detail.



**EXAMPLES OF ARTICULATED FACADES ON THE BLOCK**

*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. Railings will be of metal.



**EAST ELEVATION**

*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.** The majority of buildings on the block have flat roofs.

*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.*

**Not applicable.**



**RENDERING WITH PROPOSED HOUSE IN CONTEXT WITH ADJACENT PROPERTIES**

*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 wrought-iron or similar and placed at the building line of the street.

*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 two-car garage 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 out buildings 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.

**No design has been submitted for the proposed 2-car garage at the rear of the property.**

#### **COMMUNITY CONSULTATION:**

The Cultural Resources Office has not received any comments on the project from any neighborhood group, although we understand from the project architect that they have commented upon the project to him. We have received a letter from the Alderman, requesting the Board's review and comments concerning the proposal.

#### **COMMENTS :**

The Shaw District Standards allow the construction of contemporary infill design and the staff feels that the design of the proposed building is not necessarily incompatible with the existing fabric, if a number of revisions are made. The staff has requested scaled drawings and exterior material specifications from the architect several times and has not yet received them, so it is difficult to make a definitive judgment as to the building's final appearance.

The staff would like to see the front elevation a single color — or two shades that are closer in color and tone — and either narrowed to be more in proportion with the 2-family buildings on the west, or widened to conform with the larger four-families on the block. The large front windows should be doublehung, or at least reduced in size and in height to reflect the proportions of historic windows; and arranged in symmetrical bays, as is characteristic of the historic buildings in the District. We understand that pre-cast lintels and sills have been added to the windows at the request of the neighborhood; we would also recommend an additional design element at the front parapet that conveys the impression of a cornice.

Finally, the building should be placed further to one side to continue the rhythm of side yards width on at least one side.

#### **CONCLUSION:**

The Cultural Resources Office staff recommends that the Preservation Board withhold preliminary approval at this time, and request that the applicant work with the staff to refine the design to better conform with the existing historic fabric.

**CONTACT:**

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Jan Cameron                      Planning and Urban Design, Cultural Resources Office  
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CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

C.

**DATE:** February 28, 2011  
**FROM:** Betsy Bradley, Director, Cultural Resources Office  
**SUBJECT:** Preliminary Review to demolish a 2 story 2 family dwelling  
**ADDRESS:** 5780 McPherson Avenue  
**JURISDICTION:** Skinker-DeBaliviere - Catlin Tract - Parkview Historic District — Ward 26



5780 MCPHERSON



**OWNER/ APPLICANT:**

LRA

**RECOMMENDATION:**

That the Preservation Board deny demolition permit.

**BACKGROUND:**

LRA is the owner of the property that has been vacant for at least a decade. Two assignments under Operation Impact, the last one extended through January 2009, have not resulted in a rehabilitation project. Fire damaged the building in 2007 and that year CRO staff deferred demolition for 6 months. LRA notes that contractors and potential purchasers of the property state that the building is beyond repair. The CRO received the demolition request form LRA on January 20, 2011.

**SITE AND SURROUNDING AREA:**

5780 McPherson is located on a block that is a mix of rehabilitated historic dwellings, many originally two families, and new infill houses on both sides of the street. The infill houses all have brick facades, are traditional in design, and hold the strong pattern of the block fronts. There are vacant lots on both sides of McPherson at the west end of the block.



**ACROSS STREET**



**BUILDINGS EAST ON SOUTH SIDE**



**BUILDINGS WEST**



**BUILDINGS EAST ON NORTH SIDE**

The three walls of the brick shell appear to be in salvageable condition, the rear wall of the house suggests the extent of the damage to the house and the rear foundation.



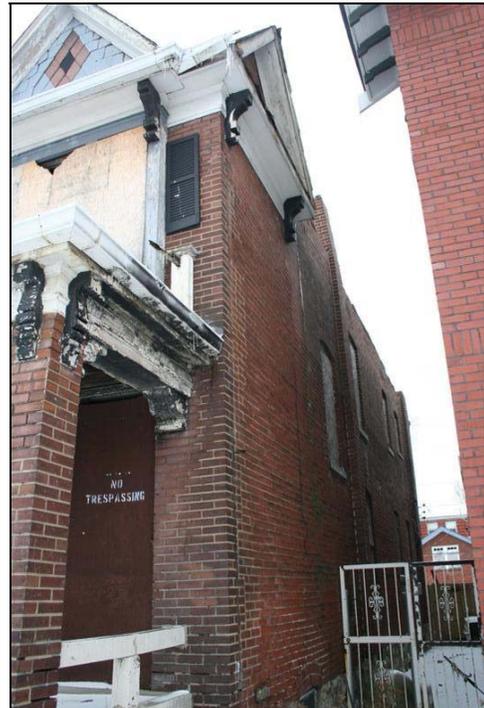
REAR FAÇADE



FOUNDATION



EAST SIDE WALL



WEST SIDE WALL

**RELEVANT LEGISLATION:**

**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 would remove a Merit building in the historic district.**

**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.*

**Does not comply.** The demolition violates the intent of both Title 24 and the Skinker-DeBaliviere Historic District designation ordinance.

**COMMENTS :**

LRA has tried to have this property rehabilitated, both before and after the fire of 2007. Alderman Williamson recently encouraged a potential rehabilitation firm to consider the property and the report was that the building was beyond repair. The presence of vacant lots on both sides of McPherson on this block, including one currently for sale, suggest that additional infill houses will be constructed at some point. The presence of a house – rather than a side yard or yards – seems most critical in terms of the block front and historic district contexts.



2009 Aerial photograph of west end of the McPherson block

**COMMUNITY CONSULTATION:**

The staff has received an email from the Chair of the Skinker-DeBaliviere Historic District committee recommending that this building be demolished. The Alderman has expressed interest in having the property demolished.

**CONCLUSION:**

The Cultural Resources Office recommends that the Preservation Board deny the demolition application.

**CONTACT:**

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

**D.**

**DATE:** February 28, 2011  
**FROM:** Bob Bettis, Cultural Resources Office  
**SUBJECT:** Preliminary Review to replace wooden fence  
**ADDRESS:** 2200 block of Hickory.  
**JURISDICTION:** Lafayette Square Local Historic District — Ward 6



2200 BLOCK OF HICKORY

**OWNER/APPLICANT:**  
Betty Gail Foster (Owner representative)

**RECOMMENDATION:**  
That the Preservation Board deny the Preliminary Application as the proposed fence does not meet the Lafayette Square Historic District Standards.



**BACKGROUND:**

In January the owners of the large mid-block property on the 2200 block on Hickory submitted a plan to replace the wooden fence that runs along Hickory. As the original fence they were replacing does not conform to the neighborhood design guidelines, Cultural Resources Office staff informed the applicant that a variance from the Preservation Board would be required.



**AERIAL**

**SITE AND SURROUNDING AREA:**

2200 Hickory Ave. is a series of fourteen attached houses constructed in 1984. The buildings face an interior court yard but have a street presence on Hickory St. The development is located on the south side of Hickory between Missouri to the west and Mackay Place to the east in the Lafayette Square Historic District. Surrounding buildings are residential and are contributing resources to the historic district.



**WEST**



**NORTHWEST**

**CONTEXT**

**RELEVANT LEGISLATION:**

Excerpt from Ordinance #63327, Lafayette Square Historic District:

**Article 4: Site**

**403 FENCES**

**403.L STREET FENCES**

1. Street Fences are restricted to 42" or less when measured above the ground. A Model Example may be used as a reason for a variance.

2. *The top level of street fences shall match the top level of adjacent street fences, or shall match the predominant top level of street fences on the same block on the same side of the street.*
3. *The top of street fences parallel to a sidewalk shall be horizontal, stepping the top at intervals as required to maintain the appropriate height.*
4. *Street fences shall be metal and duplicate the proportion and scale of a Model Example. The Model Example fence shall be located in front of a building of similar vintage to the property under consideration.*
5. *The following types of street fences are prohibited within the district: Wire, chain, wood, vinyl, stucco.*

**Does not comply:** The proposed fence is wood. The proposed fence would replicate the design and placement of the existing one.

**COMMUNITY CONSULTATION:**

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

**COMMENTS:**

The fence was installed in 1984 when the development was constructed. That fence is not compliant with the current Lafayette Square Historic District Standards, which were adopted in 1994. The owners do not wish to replace the wooden fence with metal as required by the standards due to safety and aesthetic issues. Staff feels that approval of the wood fence would set a precedent of approving non-conforming fences.



VIEW OF SITE LOOKING SOUTHEAST

**CONCLUSION:**

The Cultural Resources Office recommends that the Preservation Board deny the Preliminary Application as the proposed fence does not meet the Lafayette Square Historic District Standards.



FROM HICKORY

**CONTACT:**

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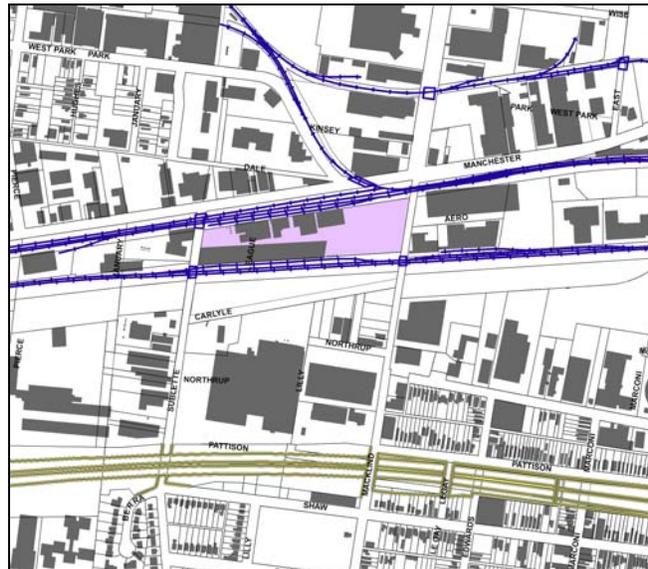
CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

E.

**DATE:** February 28, 2011  
**FROM:** Betsy Bradley, Director, Cultural Resources Office  
**SUBJECT:** Application to demolish two buildings in the industrial complex  
**ADDRESS:** 5570 Manchester Avenue  
**JURISDICTION:** Preservation Review District — Ward 24



5570 MANCHESTER AVENUE



**OWNER:**  
RHEOX INC/ELEMENTIS SPECIALTIES

**APPLICANT:**  
Spirtas Wrecking Co.

**RECOMMENDATION:**  
That the Preservation Board deny the demolition permit.

**BACKGROUND:**

The Spirtas Wrecking Co. applied for a demolition permit to demolish two buildings on the Elementis Specialties plant property on January 12, 2011.

**SITE AND SURROUNDING AREA:**

The Elementis Specialties plant at 5570 Manchester Avenue is located between the nearly parallel railroad lines located between Manchester Avenue and the channeled Des Peres River. The Elementis Specialties plant comprises a full block, extending from Macklind Avenue on the east to Sublette Avenue on the west on a wedge shaped property. The group of buildings that comprises the works is located near the western, Sublette Avenue, end of the property. The property is one of several large plants located in an industrial corridor that was developed initially during the decades flanking 1900.



**PLANT FROM THE NORTHWEST**



**SOUTH SIDE OF PLANT FROM THE SOUTHWEST**



**WEST END OF PLANT FROM MACKLIND AND MANCHESTER**



**NORTH SIDE OF PLANT FROM MANCHESTER**



**4 STORY BUILDING TO BE DEMOLISHED,  
SOUTH WALL**



**4 STORY BUILDING TO BE DEMOLISHED,  
SOUTHEAST CORNER**



**2 STORY BUILDING TO BE DEMOLISHED,  
NORTH WALL**



**2 STORY BUILDING TO BE DEMOLISHED,  
EAST WALL**

**RELEVANT LEGISLATION:**

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**TITLE 24**

**CHAPTER 24.40**

**DEMOLITION REVIEWS**

**24.40.010 APPLICATION.**

*Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by this Office. (Ord. 64689 § 58, 1999.)...*

**5570 Manchester is Ward 24, a Preservation Review District.**

**24.40.040 DEMOLITION PERMIT--PRESERVATION BOARD DECISION.**

*All demolition permit applications pursuant to Sections 24.40.010 to 24.40.060 shall be made by the Preservation Board, which shall either approve or disapprove of all such applications. The Preservation Board may by a duly adopted order or regulation consistent with this chapter, authorize the Cultural Resources Office to make reviews of demolition permit applications. Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:*

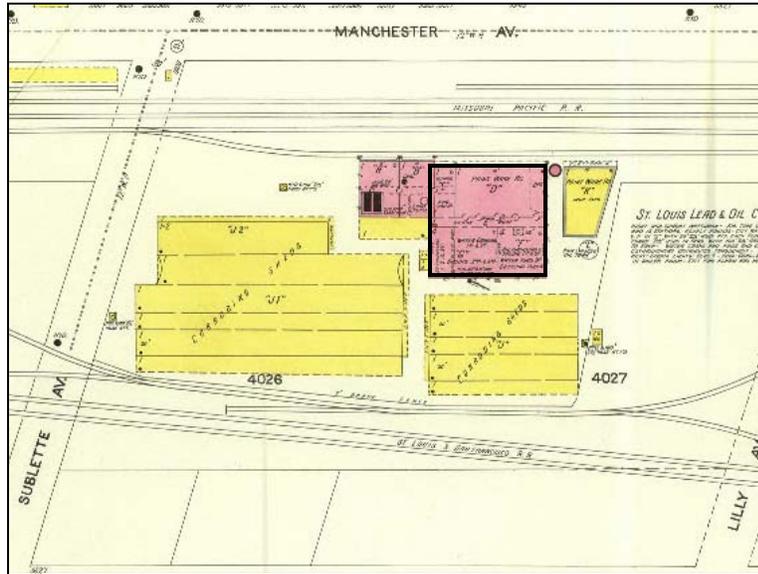
*A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.*

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

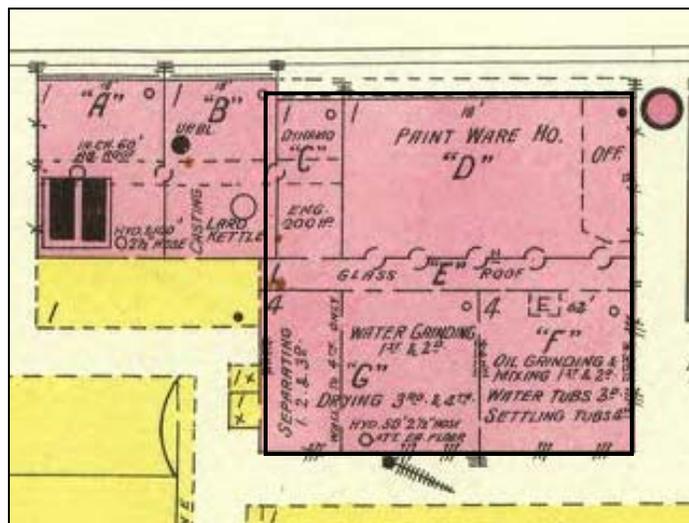
*B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.*

**The St. Louis Lead & Oil Company began developing the plant site on Manchester Avenue in 1890, the year before the local firm became part of the National Lead Co. The 1903 Sanborn map documents the earliest buildings on the site, including the complex of attached brick buildings, a portion of which is proposed for demolition. The plant was expanded significantly during the 1910s with unit construction reinforced-concrete buildings. Permits issued in 1910 covered alterations to both the 4-story building and the adjacent one-story warehouse. At that time it appears that a reinforced-concrete column and floor girder system was built within the 4-story building that was used as a vertically-oriented production facility. This building has brick enclosing walls rising above raised stone foundation. Segmentally-arched windows are filled with multi-light sash of a**

variety of materials. Pilasters rise through the gable faces with bull's-eye vent openings. The Sanborn map shows the hallway that separates the ground floor of the 4-story building from the adjacent one, a space that survives. A second story was added to the warehouse building north of the 4-story one. The 2-story building has wide door openings facing the loading platform and flat-arched windows on the second story.



1903 SANBORN MAP OF ST. LOUIS LEAD & OIL CO.  
Area within box to be demolished



BRICK PORTION OF THE PLANT, 1903



1995 SANBORN MAP, RHEX INC. PROPERTY



EAST GABLE FACE AND PART OF THE 4<sup>TH</sup> STORY



NORTH SLOPE OF ROOF AND WEST GABLE FACE



DRIVEWAY SEPARATING GROUND FLOOR SPACES



GROUND FLOOR IN 2-STORY BUILDING



GROUND FLOOR IN 4-STORY BUILDING



INTERIOR STAIRCASE

Both buildings have the characteristics of a 1890s industrial building on the exterior and interior reinforced-concrete framing systems. The modifications to the buildings – both the insertion of a stronger interior framing and adding a second story – demonstrate how industrial buildings were adapted over time and were changes made during a critical plant expansion and improvement period. The 4-story building has a visual prominence in the plant due to its footprint and height; the 2-story one is adjacent to the long loading platform that unifies the north side of the plant.

The St. Louis Lead & Oil Company/National Lead Company plant on Manchester Avenue is considered to be a qualifying property, one of High Merit as a complex eligible for listing in the NRHP for its historic significance related to the industrial development of St. Louis. The Manchester Avenue Plant demonstrates how president George Carpenter moved the St. Louis Lead & Oil Co. to the new industrial area on the west side of St. Louis city and how the plant was modernized and expanded after it became part of a national industrial conglomerate under Carpenter’s continued leadership. These changes occurred as larger industrial corporations expanded vertically and became national operations to realize economy of scale. As it stands today, the Elementis Specialties plant conveys well the critical 1910s period; the few subsequent additions to the property do not diminish its historical integrity. However, the loss of the two buildings proposed for demolition, due to their age and location within the plant, would significantly reduce the historic integrity of this property and change its status from a high merit one to one not eligible.

*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.*

**The two buildings at 5570 Manchester Avenue proposed for demolition are considered “sound” under the definition of the Ordinance, although they suffer**

from a lack of maintenance. The 4-story building in particular has a lead contamination condition that is being mitigated. The applicant reports that the timber roof beams and the north wall are deteriorated. The condition of the 2-story building is assessed as good.

A condition of the site is the constriction of the driveway between the north and south ranges of buildings at the western end. The 4-story building flanks a narrow portion of the drive, but the maintenance building, not slated for demolition at this time, is at the pinch point at the west end.



WEST GABLE FACE WITH STEP CRACK



NARROW DRIVEWAY THROUGH THE CENTER OF THE PLANT

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.*

**An attached component of the circa 1890 brick portion of the plant will be left standing; the applicant has not noted any problem with its future soundness due to the proposed demolition.**

*D. Neighborhood Effect and Reuse Potential.*

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

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



METAL CO. PLANT WEST ON MANCHESTER



INDUSTRIAL BUILDINGS ON NORTH SIDE OF MANCHESTER

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

**The property is located in an area that is primarily industrial; the strip of industrial properties that flank Manchester Avenue extends west from Kingshighway to McCausland Avenue and beyond. The industrial buildings in this area appear to span much of the twentieth century, and are united as much by function as appearance. This area, like many others of its type, has not been assessed in terms of potential as a historic district.**

**It seems likely that this area will remain in industrial/warehousing and commercial use in the foreseeable future. The potential continuing use of the buildings proposed for demolition, given their location, is as components of the manufacturing plant.**

3. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

**No information concerning Economic Hardship has been provided by the owner/applicant.**

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.*

**This issue has not been raised by the owner or applicant.**

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

**The loss of the buildings would significantly visually affect the row of buildings spanned by a long, continuous loading platform on the north side of the plant, the side visible from Manchester Avenue.**

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.*

**The large properties on the south side of Manchester Avenue have varied density and configuration; there is more consistency on the north side of the avenue.**

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.**

F. *Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate re-use proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.*

**Not Applicable.**

G. *Accessory Structures. Accessory Structures (garages, sheds, etc.) and ancillary Structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory Structures internal to commercial or industrial sites will, in most cases, be approved unless that Structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted. (Ord. 64689 § 61, 1999.)*

**Not Applicable.**

**COMMENTS :**

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The Cultural Resources Office staff is bringing this demolition request to the board because it considers the property, and buildings to be demolished in particular, High Merit ones. The ordinance states that the demolition of sound High Merit Structures shall not be approved by the office. The property owner has expressed that the buildings are inconvenient for the continued operation of the plant. The interior conditions of large openings in the floor and closely-spaced columns were noted, as well as the need for truck access into the north side of the large building on the south side of the plant where manufacturing operations are located.

**COMMUNITY CONSULTATION:**

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The staff spoke with Alderman Waterhouse about this application and he wanted the matter to be considered via the public process before the Preservation Board.

**CONCLUSION:**

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The Cultural Resources Office requests that the Preservation Board deny the application for demolition.

**CONTACT:**

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Betsy Bradley            Planning and Urban Design, Cultural Resources Office Director  
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CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**F.**

**DATE:** February 28, 2011  
**FROM:** Bob Bettis, Cultural Resources Office  
**SUBJECT:** Appeal of a Staff Denial to retain two porch roofs installed without permit  
**ADDRESS:** 3866-72 Shaw Ave.  
**JURISDICTION:** Shaw Local Historic District — Ward 8



**3866-72 SHAW AVE.**



**OWNER/APPLICANT:**  
Carl Hoffman Jr.

**RECOMMENDATION:**  
That the Preservation Board uphold the staff denial as the porch roofs do not meet the Shaw Historic District standards.

**BACKGROUND:**

In 2004, the Cultural Resources Office approved a building permit for total rehabilitation of a four-family at 3866-72 Shaw Avenue in the Shaw Local Historic District. At that time the owner did not proceed with the work and the permit was abandoned. In 2010 the owner continued the work without a valid building permit and also undertook exterior work that was not on the original approved 2004 plans. A stop work order was issued by the Building Division, and the owner then applied for a permit for the nearly-completed work. Some of the work was determined by the staff to not meet the Historic District Standards and denied the permit. The owner has appealed the denial to the Board.



**VIEW OF PORCH FROM SHAW**

**SITE AND SURROUNDING AREA:**

3866-72 SHAW Ave. is a two-story, four-family residential building, located at the southeast corner of Shaw and South 39<sup>th</sup> St. in the Shaw Local Historic District. Surrounding buildings are residential and are contributing resources to the historic district.



**EAST**



**WEST**

**CONTEXT**

## RELEVANT LEGISLATION

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Excerpt from Ordinance #59400, Shaw Historic District:

### ***Residential Appearance and Use Standards***

#### **2. Structures**

##### ***D. Details:***

*Architectural details on existing structures, such as columns, dormers, bay windows, porches should be maintained in their original form if at all possible.*

**Does not comply:** There is no evidence of what the two second floor porch hoods/roofs looked like. There is evidence of ghost lines showing that features were in fact in that location, but not of their exact appearance.

## COMMUNITY CONSULTATION:

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

## COMMENTS:

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The installed porch hoods are not in compliance with the neighborhood design guidelines. There is no physical documentation of what they may have looked like. Ghost lines show a basic shape but offer no evidence of how they were supported or detailed. The owner has stated that he removed them approximately twenty years ago and that the newly-built hoods are what they looked like then. The brackets, in particular, do not appear to have been based on historical elements that may have been on the building.



DETAIL OF ROOF

**CONCLUSION:**

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The Cultural Resources Office recommends that the Preservation Board uphold the staff's denial and request that the applicant work with the staff to revise the project to comply with Standards.

**CONTACT:**

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Bob Bettis      Planning and Urban Design, Cultural Resources Office  
Telephone:      314-622-3400 x 277  
Fax:                314-622-3413  
E-Mail:            [bettisb@stlouiscity.com](mailto:bettisb@stlouiscity.com)



**G.**

**DATE:** February 28, 2011  
**FROM:** Bob Bettis, Historic Preservation Planner  
**SUBJECT:** Appeal of a Staff Denial to retain a retaining wall installed without permit  
**ADDRESS:** 3314 Wisconsin Avenue  
**JURISDICTION:** Benton Park Local Historic District — Ward 9



3314 WISCONSIN AVE.



**OWNER/APPLICANT:**  
Samir Niksic

**RECOMMENDATION:**  
That the Preservation Board deny the New Application as the installed retaining wall does not meet the Benton Park Historic District standards.

**BACKGROUND:**

The owner of the property received a Stop Work Order from the Building Division in January 2011 after it was discovered that new windows had been installed and a retaining wall had been constructed without permits. The owner has agreed to replace the windows but wishes to obtain a variance to keep the retaining wall.



**DETAIL OF WALL**

**SITE AND SURROUNDING AREA:**

3314 Wisconsin ave. is a two-story, single-family residential building, located at the east end side of the street between Utah St. to the north and Cherokee St. to the south in the Benton Park Local Historic District. Surrounding buildings are residential and are contributing resources to the historic district.



**SOUTH**



**CONTEXT**

**NORTH**

**RELEVANT LEGISLATION:**

Excerpt from Ordinance #67175, Benton Park Historic District:

***Residential Appearance and Use Standards***

***Article 4: Site-***

***402.2 Retaining Walls on Public Facades***

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

***Comment: New and reconstructed retaining walls shall replicate the appearance of an historic wall. Thus stone or 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..*

**Does not comply:** The installed wall is not based on a Model Example and is constructed of precast concrete blocks.

**COMMUNITY CONSULTATION:** \_\_\_\_\_

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

**COMMENTS:** \_\_\_\_\_

The new retaining wall has altered the continuity of the historic terrace along Wisconsin. Terraces are an important element of the historic streetscape. In addition, the wall is not based on a Model Example as required by the neighborhood standards. The material usage is contemporary and is clearly out of character with the historic fabric of the neighborhood. A historic retaining wall would have been constructed out of natural stone or brick and would have been located directly at the edge of the sidewalk. The height of the wall would have been determined by the slope of the yard.



LOOKING SOUTHEAST



FROM WISCONSIN

**CONCLUSION:**

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The Cultural Resources Office recommends that the Preservation Board deny the application as the installed retaining wall does not meet the Benton Park Historic District Standards.

**CONTACT:**

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Bob Bettis      Planning and Urban Design, Cultural Resources Office  
Telephone:      314-622-3400 x 277  
Fax:              314-622-3413  
E-Mail:          [bettisb@stlouiscity.com](mailto:bettisb@stlouiscity.com)



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

H.

**DATE:** February 28, 2011  
**FROM:** Jan Cameron, Cultural Resources Office  
**SUBJECT:** Appeal of Staff denial of the demolition of a 2-story, 4-family building  
**ADDRESS:** 1212-14 Lynch Street  
**JURISDICTION:** Preservation Review District — Ward 9



1212-14 LYNCH

**OWNERS AND APPELLANTS:**

Dwight Cross, Mary Starr, Robin Cross  
and Nancy Reimier

**APPEALED:**

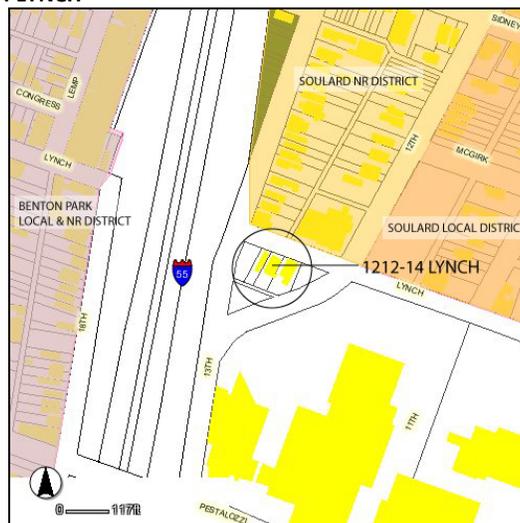
1/30/2011

**APPLICANT:**

Bellon Wrecking

**RECOMMENDATION:**

That the Preservation Board uphold  
the Cultural Resources staff denial of  
the demolition.



**BACKGROUND:**

The Cultural Resources Office received a demolition application for this fire-damaged, 2-1/2 story brick building on 12/29/2010. The fire occurred on October 4, 2009. As the staff determined that the building did not meet the Criteria for Demolition of Title 24, the application was denied. An appeal was filed on 1/30/2011 and the project was scheduled for the Preservation Board.

**SITE AND SURROUNDING AREA:**

1212-14 Lynch Street is located in the center of a triangular block between 12<sup>th</sup> and 13<sup>th</sup> Streets, just outside the boundaries of the Soulard National Register District, which ends at the center line of Lynch. The west end of the block is terminated by a depressed section of Interstate 55. East and south of the site is the Anheuser-Busch complex; opposite on Lynch is a one-story Art Deco style former police station, now converted to an art gallery, and a large 2-1/2 story commercial-residential building at Lynch and 13<sup>th</sup> Street.

1212-14 Lynch is flanked by adjacent buildings of similar construction date and architectural style: a slightly larger 2-1/2 story building on the east and a 2-1/2 story single-family on the west. All properties in the area are well maintained; only 1212-14 Lynch shows any structural concerns.



**1212-14 LYNCH & ADJACENT BUILDINGS  
LOOKING EAST FROM 13<sup>TH</sup> STREET**



**CONTEXT SOUTH — AB BREWERY**



**CONTEXT NORTH — MAD ART GALLERY**



**CONTEXT OPPOSITE ON LYNCH**



**RELEVANT LEGISLATION:**

**CHAPTER 24.40 — DEMOLITION REVIEWS**

**24.40.010 APPLICATION.**

*Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by this Office. (Ord. 64689 § 58, 1999.)...*

**1212-14 Lynch Street is in Ward 9, a Preservation Review District.**

**24.40.040 DEMOLITION PERMIT - - PRESERVATION BOARD DECISION.**

*All demolition permit applications pursuant to Sections 24.40.010 to 24.40.060 shall be made by the Preservation Board, which shall either approve or disapprove of all such applications. The Preservation Board may by a duly adopted order or regulation consistent with this chapter, authorize the Cultural Resources Office to make reviews of demolition permit applications. Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:*

- A. **Redevelopment Plans.** Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.*

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

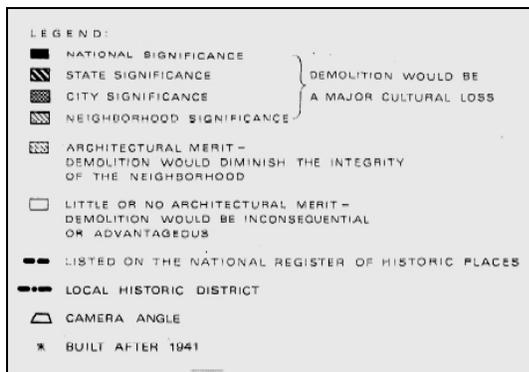
- B. **Architectural Quality.** A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.*



**FRONT ELEVATION**

**1212-14 Lynch Street is considered Qualifying under the definition of Title 24**  
 [“Qualifying means qualifying for listing in the National Register....” § 24.04.030]

The building was considered as having “Neighborhood” significance in the 1975 survey completed by the Landmarks Association for the Souldard District National Register nomination. Constructed c. 1880, the building is a vernacular tenement structure with transitional Italianate influence, characterized by an ashlar front foundation; tall, narrow openings; segmentally arched windows with limestone keystones and bracketed sills; and a decorative corbeled brick cornice. The building, and its adjacent neighbors, are similar in style, exterior detailing and construction date to the majority of contributing resources within the Souldard Historic District and are contiguous to the district. Their inclusion in a district expansion is appropriate and would allow the owners to apply for historic tax credits to assist in the property’s rehabilitation.



**ORIGINAL 1975 SURVEY MAP FOR THE SOULDARD NEIGHBORHOOD NATIONAL REGISTER NOMINATION SHOWING THE 3 LYNCH STREET BUILDINGS AS CONTRIBUTING RESOURCES WITH NEIGHBORHOOD SIGNIFICANCE**

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.*

**The building is considered Sound under the definition of Title 24 [“Sound means that visible portions of exterior walls and roofs appear capable of supporting their current loads for six months or more....” § 24.04.030]**

Judging from interior photographs submitted by the applicant, the building appears to have suffered significant damage to portions of the rear roof structure in one of the units. A portion of the western Baltimore chimney is also leaning. However, all four walls appear sound and the roof sheathing has not been compromised by the fire. While a part at least of the roof structure will need to be reconstructed, the majority of the building is stable and it is on the whole a good candidate for rehabilitation.



REAR ELEVATIONS OF LYNCH BUILDINGS

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.*

**1212-14 Lynch Street is located in one of the most popular residential areas of the City. There are only a handful of buildings in the neighborhood yet to be rehabilitated. The potential for its reuse is very high.**



DETAIL OF FIRE DAMAGE AT REAR

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

**Not applicable.**

*D. Neighborhood Effect and Reuse Potential.*

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

**Buildings in the immediate vicinity are in excellent structural condition and well-maintained; 1212-14 Lynch is the only building that is vacant. In 2009 and 2010, this was the only building to be condemned by the Building Division.\***

**With the exception of Anheuser-Busch and small dining establishments, the neighborhood is primarily residential, with a median house value of \$175,000, which has been stable since 2000.\***

**The demographics below indicate that the neighborhood is prosperous, with the majority of households earning over \$50,000 annually and nearly a third over \$60,000.**

\*Information on Demographics and Area Incomes, Condemnations and Property Values provided by City of St. Louis Geographic Information System (GIS) maintained by the Planning and Urban Design Agency.)

**Population:**

<b>1 Mile Radius Around 1212-14 Lynch Street</b>			
Summary			
Population:	17,228	Number of Households:	7,194
Gender			
Male:	9,040 (52.5%)	Female:	8,188 (47.5%)
Age Totals			
Male Age		Female Age	
Under 18 Years:	1,695 (18.8%)	Under 18 Years:	1,884 (23.0%)
18 to 24 Years:	923 (10.2%)	18 to 24 Years:	531 (6.5%)
25 to 39 Years:	2,814 (31.1%)	25 to 39 Years:	2,696 (32.9%)
40 to 64 Years:	3,072 (34.0%)	40 to 64 Years:	2,212 (27.0%)
65 Years and Over:	536 (5.9%)	65 Years and Over:	865 (10.6%)

**Area Income:**

<b>1 Mile Radius Around 1212-14 Lynch Street</b>			
Summary Information			
Aggregate Household Income:	\$386,628,800	Household Income Per Square Mile:	\$122,657,530
Average Household Income:	\$53,743		
Household Income			
Less than \$10,000:	977	\$10,000 to \$15,000:	619
\$15,000 to \$20,000:	519	\$20,000 to \$25,000:	382
\$25,000 to \$30,000:	382	\$30,000 to \$35,000:	594
\$35,000 to \$40,000:	397	\$40,000 to \$45,000:	309
\$45,000 to \$50,000:	330	\$50,000 to \$60,000:	529
\$60,000 to \$75,000:	530	\$75,000 to \$100,000:	663
\$100,000 to \$125,000:	413	\$125,000 to \$150,000:	182
\$150,000 to \$200,000:	170	Greater than \$200,000:	156
Economic Breakdown			
Households Earning Over \$40,000:	3,464 (48.2%)	Households Earning Over \$50,000:	2,825 (39.3%)
Households Earning Over \$60,000:	2,296 (31.9%)	Households Earning Over \$100,000:	1,103 (15.3%)

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

**The building is sound and in relatively good condition, the fire having impacted only one side of the building at the rear. Based upon current cost estimates, conversion of the building into 2 attached townhouses would result in total development costs of \$274,400 (using a estimate of \$100/square foot). If the District were expanded to include these properties, a 25% State tax credit would further reduce the costs to \$205,800; the Federal credits for income property would bring the total to \$150,920.**



**DETAIL OF FRONT ENTRY WITH PANELED REVEALS AND  
2-LIGHT TRANSOM**

3. **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 specific information concerning Economic Hardship has been provided by the owners. The appellant states that there was no insurance on the building and that none of the owners, "because of age, finances or medical status has the realistic ability to do anything other than try to deal with this structure in any economically feasible way than to have it demolished." They are also concerned with potential liability.**



SOUTH SIDE OF LYNCH WITH 1212-14 IN CENTER

- E. Urban Design. The Office shall evaluate the following urban design factors:
1. The effect of a proposed partial demolition on attached or row buildings.  
**Not applicable.**
  2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.  
**The loss of 1212-14 Lynch would seriously deteriorate the block; the three remaining buildings are arranged in a consistent setback pattern that follows the street alignment and together they form a cohesive whole. Loss of the center building would destroy any sense of a block face and leave the remaining buildings visually isolated.**
  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.  
**The three buildings along Lynch are representative of the historic development patterns of the Souldard neighborhood. They are excellent examples of the vernacular residential buildings that characterize the majority of the District. These buildings were constructed in the mid-to late-19<sup>th</sup> century and were clustered around breweries and other industries to provide housing for their workers, a newly-arrived immigrant population. While not unique or significant in themselves, all three properties contribute to the character of the neighborhood and define its southern boundary.**
  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.**

F. *Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.*

**Not Applicable.**

G. *Accessory Structures. Accessory Structures (garages, sheds, etc.) and ancillary Structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory Structures internal to commercial or industrial sites will, in most cases, be approved unless that Structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted. (Ord. 64689 § 61, 1999.)*

**Not Applicable.**

**COMMENTS :**

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Of all the demolitions the staff has brought before the Preservation Board in the last five years, 1212-14 Lynch has the most potential for reuse. For the most part, its condition is sound, it is located in a prosperous neighborhood with high property values, and it is eligible for the National Register. Expansion of the Soulard District boundaries would further enhance the building's viability.

**COMMUNITY CONSULTATION:**

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The staff has received no comments concerning the demolition from the neighborhood or the Alderman. The staff has received a letter from City Fire Chief Dennis M. Jenkerson requesting that the Preservation Board rule favorably on the demolition.

**CONCLUSION:**

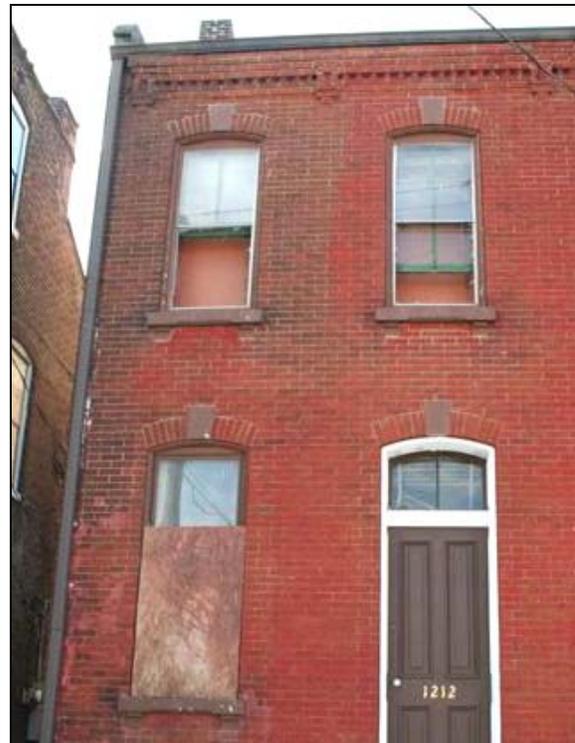
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The Cultural Resources Office is asking that the Preservation Board uphold the staff's denial of the demolition, as the building does not qualify for demolition under the Criteria.

**CONTACT:**

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DETAIL OF 1212 LYNCH SHOWING ORIGINAL DOORS  
WINDOWS AND BRICK CORNICE



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

I.

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



6178 MCPHERSON

**OWNER:**  
Lawrence S. Molina, Jr.

**APPLICANT:**  
Barbara Deiuliis

**APPEALED:**  
September 15, 2010

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



**BACKGROUND:**

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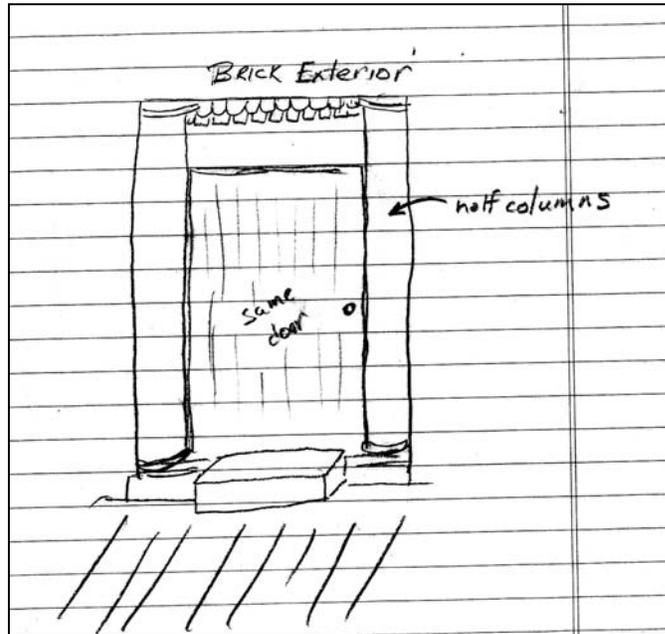
In July 2010, the applicant submitted an application to remove the existing wood shake shingles around the existing front door and install columns and other decorative elements to create a door surround. The drawing received with the application provided minimal detail as to the proposed trim, as the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



**EXISTING ENTRY WITH SHAKE SHINGLES AROUND DOOR**

**SITE AND SURROUNDING AREA:**

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



**INITIAL PROPOSAL**



**EXAMPLES OF DOOR SURROUNDS IN THE 6100 BLOCK OF MCPHERSON**

**RELEVANT LEGISLATION:**

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

**RESIDENTIAL APPEARANCE STANDARDS**

2. Structures:

d. Details (for permit required work):

Architectural details on existing structures, such as columns, pediments, dormers, porches, and bay windows should be maintained in their original form if at all possible. Renovations involving structural changes to window or door openings are permit required work and thus must be reviewed by the Landmarks and Urban Design Commission. Design of these renovations should be compatible in scale, materials, and color with existing features of the building and with adjacent historical structures. When on the front of a building, wood or factory-finished colored metal is the preferred material for frames of new and replacement storm windows and screens and storm and screen doors. Awnings on the front of a house should be canvas or canvas-type materials.



**ACROSS STREET**



**CONTEXT LOOKING NORTHEAST**



**BUILDINGS ON EITHER SIDE OF 6178 MCPHERSON**

**COMMUNITY CONSULTATION:**

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

**COMMENTS:**

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The door at 6178 McPherson would have originally been a large, most likely ¾-glass door which filled the opening. The applicant proposes to keep the existing door which is too small for the opening and apply trim that was not original to the house, which does not meet the Skinker-DeBaliviere Historic District standards. Although there are a few homes on the block which do have door surrounds, they are all around large, centered doors. The Cultural Resources Office has been unable to review a detailed plan of the proposed trim, as it has not yet been supplied by the applicant.

**CONCLUSION:**

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

**CONTACT:**

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

J.

**DATE:** February 28, 2011  
**FROM:** Andrea Gagen, Cultural Resources Office  
**SUBJECT:** Appeal of Staff Denial to retain existing exterior alterations  
**ADDRESS:** 3935 Russell Blvd.  
**JURISDICTION:** Benton Park Local Historic District — Ward 8



3935 RUSSELL

**OWNER AND APPELLANT:**

Dale E. Bowen

**APPLICANT:**

Brent Parker

**APPEALED:**

January 13, 2011

**RECOMMENDATION:**

That the Preservation Board deny the alterations as they do not meet the Shaw Historic District standards.



**BACKGROUND:**

In December 2010, the Cultural Resources Office received a complaint regarding work without a permit at 3935 Russell. As the work was already completed, the Cultural Resources Office sent a violation letter to the owner; but on December 7, 2010, the Building Division issued a stop work order on the property. The applicant subsequently made an application for a permit for some of the work, which included: reroofing; fencing; painting of unpainted masonry walls; and tuckpointing. The fencing, some of which is visible from the street, has its structure exposed and its finished side towards the interior of the lot. The building, which was unpainted, was stained a bright red color with Behr Oil-Latex Redwood Stain No. 9, a general purpose stain meant for wood patio furniture, fences, siding & planters.

The staff asked that the fence face be reoriented to the outside of the lot and that the stain on the building be removed using an appropriate coating remover. The applicant indicated that the owner did not want to spend the money to remove the stain and that they wished to go before the Preservation Board. The application was therefore denied and the owner appealed the decision. The matter is now being brought before the Board.

Upon inspection of the property, the later staff discovered that a new driveway and on-premise sidewalk had also been constructed without a permit, where previously there had only been a curb cut. Along with the formal appeal of the permit denial, the staff is also bringing the issue of the illegal driveway before the Board.



**PHOTO OF BUILDING BEFORE STAIN WAS APPLIED**



**PHOTO OF EXISTING CURB CUT AND YARD BEFORE DRIVEWAY AND SIDEWALK INSTALLATION**



**ROOFING**



**DRIVEWAY & SIDEWALK**

**SITE AND SURROUNDING AREA:**

3935 Russell is located on the north side of the block between 39<sup>th</sup> St. and Lawrence, within the boundaries of the Shaw Historic District. The area is primarily residential in nature.



DETAIL OF STAIN & TUCKPOINTING



AREA OF TUCKPOINTING WITH WHAT APPEARS TO BE CAULK

**RELEVANT LEGISLATION:**

Excerpt from Ordinance #59400:

***Residential Appearance and Use Standards***

2. Structures:

D. Details:

*Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible. 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. 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.*

**Does not comply.** The masonry was previously unpainted and although it was painted over, the mortar would not have matched what was existing on the building.

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.**

**H. 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.** Although the fence complies with height and material, if the owner had applied for a permit before the work was completed, the fence would not have been approved with the structure to the outside.



**DETAIL OF PATCHING ON SIDE ELEVATION**



**FENCING AT SIDES AND REAR OF YARD**

**COMMENTS :**

Excluding the roofing, the exterior alterations completed at 3935 Russell do not meet the Shaw Historic District standards. The building was painted with an oil-latex stain product meant for wood structures, when it was previously unpainted. The tuckpointing that was done on the east side of the building appears to have been done with caulk and patching material which has been painted over. Although there was an existing curb cut, there was neither an existing driveway, nor a sidewalk from the front porch to the current driveway. All of the work was completed without a permit.



**ACROSS STREET**



**CONTEXT LOOKING SOUTHEAST**



**BUILDINGS WEST**



**BUILDINGS EAST**

**COMMUNITY CONSULTATION:** \_\_\_\_\_

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

**CONCLUSION:** \_\_\_\_\_

The Cultural Resources Office recommends that the Preservation Board deny the exterior alterations as they do not meet the Shaw Historic District standards.

**CONTACT:** \_\_\_\_\_

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