



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

**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY SEPTEMBER 26, 2011
1015 LOCUST ST. #1200
4:00 P.M.**

www.stlouis.missouri.org/citygov/planning/heritage

PRELIMINARY REVIEW **PG.**

A. 3314-20 LEMP AVENUE BENTON PARK HISTORIC DISTRICT 1

NEW APPLICATION

B. 1022 MISSISSIPPI AVENUE LAFAYETTE SQUARE HISTORIC DISTRICT 11

APPEALS OF STAFF DENIALS

C. 3235 MISSOURI AVENUE BENTON PARK HISTORIC DISTRICT 16

D. 3928-30 CASTLEMAN STREET SHAW HISTORIC DISTRICT 20

SPECIAL AGENDA ITEM

Board support and approval of a Cultural Resources Office application for a Historic Preservation Fund Grant for a survey of Modern Movement architecture in the city.



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

A.

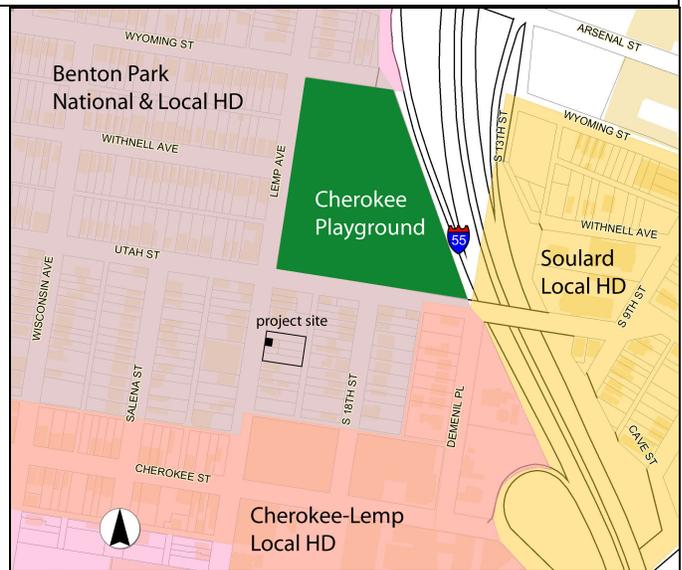
DATE: September 26, 2011
FROM: Jan Cameron, Preservation Administrator
SUBJECT: Preliminary Review: to construct two commercial buildings and four attached townhouses at alley.
ADDRESS: 3314-3320 Lemp Avenue
JURISDICTION: Benton Park Local and National Register Historic District — Ward 9



Architect:
 Cohen Architecture Company
 Tom Cohen

Owner:
 Land Reutilization Authority
 Benton Park Housing Corporation

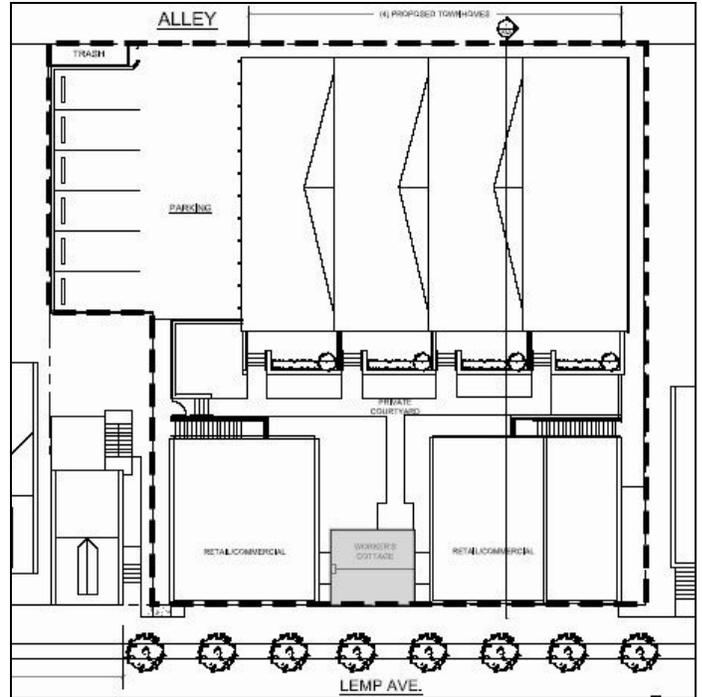
Recommendation:
 That the Preservation Board grant preliminary approval with the stipulation that final construction documents and exterior materials are reviewed and approved by the Cultural Resources Office staff.



BACKGROUND:

In 2009, the Cultural Resources Office received a request for a Section 106 review for this project: the construction of two commercial buildings adjacent to 3316 Lemp Avenue, known locally as the “Worker’s Cottage,” and four attached townhouses to be sited at the alley. The Worker’s Cottage was to be used as an entry or “gazebo” to the complex. In 2006, the cottage — an early vernacular house — was essentially reconstructed and little of the original historic material remains; it is, nonetheless, valued highly by neighborhood residents.

Plans were incomplete until recently, when the design of the commercial buildings and residences were finalized. Located in the Benton Park National Register and Local Historic district, the new construction project was scheduled for the Preservation Board. The Section 106 review by the State Historic Preservation Office is pending.



**PROPOSED SITE PLAN WITH 3316 LEMP
“WORKER’S COTTAGE” SHADED**



3314-3320 LEMP AVENUE



PROJECT SITE SEEN FROM NORTHWEST

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District:

ARTICLE 1: DEFINITIONS

101.17 Public, Semi-Public and Private Facades

Comment: The definition of Facades is the same for existing buildings and new construction.

1. Public Facades

The following architectural elevation(s) of a building:

1. A Façade which faces a public street, including those sections of such elevations which are recessed; or
2. The section of a side elevation of a building which is set forward of an adjacent structure.

2. Semi-Public Facades

The following architectural elevation(s) of a building:

1. Side elevations which face a vacant lot or a side yard at least 15 feet wide and are visually dominant from a street.
2. Rear elevation of a corner building which is visually dominant from a street.
3. The façade of a carriage or alley house which faces the alley.

3. Private Facades

The architectural elevation(s) of a building which do not meet the criteria of a Public or Semi-Public Façade.

The commercial buildings will have Public Facades facing Lemp Avenue and Semi-Public Facades on the east and west. The townhouses will have Semi-Public Facades facing east at the alley.

The townhouse facades facing Lemp are considered Private Facades under this definition, although they will be somewhat visible from the street. For this reason, they are best understood as Semi-Public Facades and as such, require a Model Example.

ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

Does not comply. No Model Example has been submitted. The following comments are based upon historic buildings that are prevalent in the Benton Park historic district and on the block.

301.1 Site

A site plan shall describe the following:

1. Alignment

1. New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings....

Complies. All buildings will have their front façades facing Lemp, including the townhouses at the alley.

2. Setback

1. New buildings shall have the same setback as adjacent buildings....

Partly complies. The new commercial buildings will adhere to the setback of the block and be sited directly on the sidewalk. Although there are no alley structures extant on the block, the townhouses will be sited at the alley, which is characteristic of secondary and ancillary buildings throughout the district.

3. Mass

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

Complies. The block presents a variety of building heights and widths. The proposed commercial infill is complementary to the small Worker's Cottage and transitions to the taller, two-story buildings that flank the project site.



LOCATION OF PROPOSED TOWNHOUSES FROM LEMP



PROJECT SITE FROM LOCATION OF PROPOSED TOWNHOUSES, LOOKING WEST TO LEMP

4. Scale

1. Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e. g., the size of a door relative to a window).
2. A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings....

Partly complies. The proposed commercial one-story commercial buildings flanking the Worker's Cottage appear to have floor-to-ceiling heights somewhat shorter than that of the large 3-story commercial building at the corner of Lemp and Utah to the north (seen at the far left in the street elevation below). There are two one-story, flat-roofed auto service buildings from 1914 and 1924 opposite that also seem somewhat taller at the parapet. However, the context of the block is quite varied and the commercial buildings will not appear in direct contrast with any of these.

The townhouses, which have Semi-Public Facades at the alley, are at least a story taller than other flounder houses in the district, from which elements of their contemporary design have been derived.

301.4 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent build buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

Partly complies. Proportions of the commercial buildings are compatible with those of surrounding buildings. Again, the townhouses deviate from this requirement, with larger openings.



STREETSCAPE ELEVATION SHOWING WORKER'S COTTAGE AND COMMERCIAL BUILDING IN CONTEXT OF BLOCK

301.5 Ratio of Solid to Void

1. The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.
2. The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.
3. The height of a window in the Public Facade shall be between twice and three times the width.
4. The ratio of solid to void may be based on a Model Example.

Complies with all requirements.



COMMERCIAL BUILDING ELEVATIONS

301.6 Facade Material and Material Color

Finish materials shall be one of the following:

1. For walls:

1. Kiln-fired brick (2-1/3" by 8" by 3-5/8")

Comment: Brick within the Benton Park Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Benton Park Historic District is red or orange with only minor variations in coloration.

2. Stone common to the Benton Park Historic District.
3. Scored stucco and sandstone.
4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

Partly complies. The front and exposed side elevations of the commercial buildings will be brick. The sides of the alley townhouses will also be brick. The front and rear elevations will have portions of painted or stained lap siding; no model example has been submitted.



WEST ELEVATIONS OF PROPOSED TOWNHOUSES (FACING LEMP)

2. For foundations:

1. Stone, new or reused, which matches that used in the Benton Park Historic District;
2. Cast-in-place concrete with a stone veneer; or
3. Cast-in-place concrete, painted.

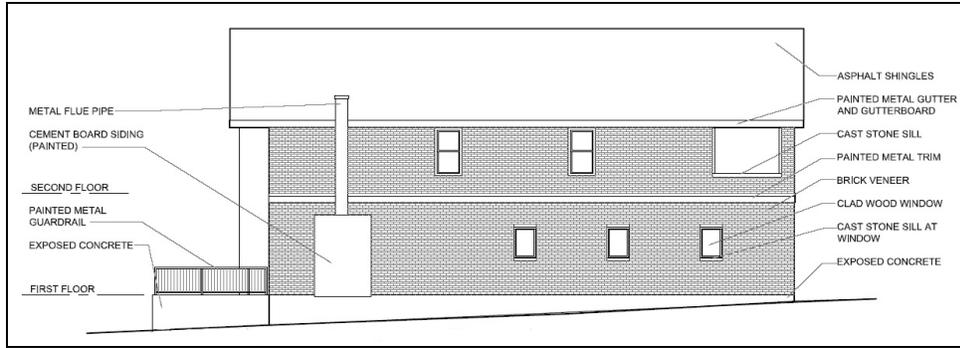
Complies. Foundations will be cast-in-place concrete.

3. Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

Complies.

4. Glazing shall be clear, uncolored glass or based on a Model Example.

Complies.



SIDE ELEVATIONS OF PROPOSED TOWNHOUSES



TOWNHOUSE REAR ELEVATIONS

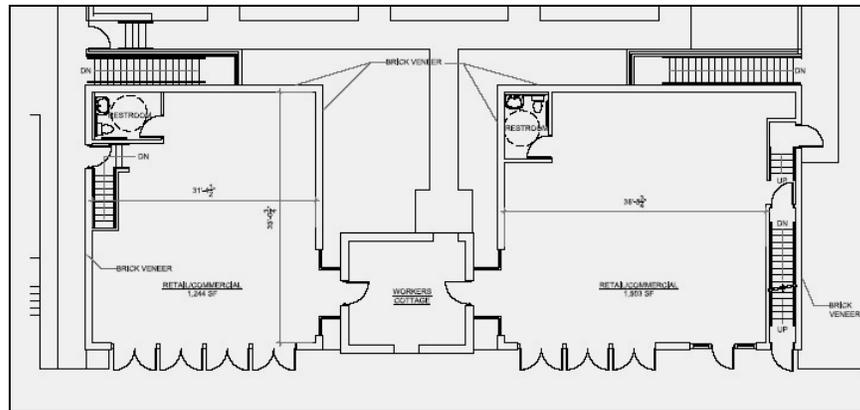
302 Private Facade of New Construction

Materials at private Facades of new construction shall be one of those listed in 301.6(1)(1) except that wood or vinyl siding need not be based on a Model Example.

Complies. The rear elevation will have a brick first story with siding above.

COMMUNITY CONSULTATION:

At this time, the Cultural Resources Office has received no communication concerning the project from the Alderman. The Benton Park Housing Corporation is sponsoring the project.



FLOOR PLAN OF COMMERCIAL BUILDINGS SHOWING ACCESS TO WORKER'S COTTAGE



COMMENTS:

Commercial buildings:

Despite the lack of a formal Model Example, the design of the commercial buildings appears to conform to the requirements of the Benton Park Historic District Standards, with the following stipulations:

1. The storefronts are proposed as an aluminum storefront system. Wood storefronts, even if simplified, would be more compatible with the historic character of the infill design; and
2. The use of the Worker's Cottage as an open gazebo is a concern with regards to the presence of the building in the streetscape and the intent of the district standards. The staff recommends that all the windows be glazed with sash that appears as doublehung, and an appropriate entry door installed, as shown in the first rendering, in order that the building retain its original appearance as a house.

Townhouses:

The definition of Public, Semi-Public and Private façades in the standards are not clearly applicable to this particular project. They consider the front elevations to be Private, and therefore unregulated; and the rear facades Semi-Public, although they will not be visible from anywhere but the rear of houses across the alley. The contemporary design

of the townhouses clearly does not fulfill the standards' requirement of a Model Example.

The staff recommends that an exception to the standards be granted for the townhouse design. While clearly contemporary in design, the townhouses reference the rare flounder alley houses that were once common throughout Benton Park and Soulard, but remain clearly a product of their time. The staff would like to stipulate, however, that the wood siding and trim proposed have a painted, rather than stained, finish and that the staff review and approve all exterior materials and colors.

CONCLUSION:

Staff recommends that the Preservation Board grant preliminary approval to the project, with the stipulation that final construction documents and exterior materials are submitted for review and approval by the Cultural Resources Office staff.

CONTACT:

Jan Cameron Planning and Urban Design Agency
 Cultural Resources Office
Telephone: 314-622-3400 x 201
Fax: 314-622-3413
E-Mail: cameronj@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
 DESIGN AGENCY**

Cultural Resources Department

B.

DATE: September 26, 2011
FROM: Andrea Gagen, Cultural Resources Office
SUBJECT: Addendum to Permit for New Construction of a single-family residence.
ADDRESS: 1022 Mississippi Avenue
JURISDICTION: Lafayette Square Local Historic District — Ward: 6
PREVIOUSLY HEARD: November 2010



1022 MISSISSIPPI



Owner and Applicant:

Jason Ermold

Staff Recommendation:

That approval be granted to the project with the stipulation that the windows, in terms of proportions, details, opening shape, and window material meet fully the Lafayette Square Historic District Standards.



HOUSES ADJACENT TO LOT AT 1022 MISSISSIPPI

BACKGROUND:

The Cultural Resources Office received a preliminary application for the construction of a 2-story single-family house and 3 attached garages behind 2018, 2020, and 2022 Mississippi on 10/1/2010.

The Preservation Board granted preliminary approval to the design for the project presented at the November 2010 meeting. The Cultural Resources Office approved a building permit application based on that decision in May 2011. An addendum relating to the side elevations was approved in September 2011. The owner has now applied for a second addendum that would change the size and shape of the windows on the front bay, and wishes as well as to use clad-wood windows instead of the painted wood windows specified in the approved plans.

The basement and first-story windows on the front bay were originally proposed to have segmentally arched heads. The first-story windows measured a little over nine feet (9') tall and the basement windows were approximately three feet (3') in height. The owner proposes to decrease the height of the first-story windows to eight feet (8') and the basement windows to 2-½ feet. The windows will also be narrower than originally proposed.

Since these are major design changes to what was approved by the Preservation Board, the addendum is being brought before the Board.



CONTEXT ON WEST SIDE OF MISSISSIPPI OPPOSITE OF SITE

RELEVANT LEGISLATION:

Excerpt from Ordinance #63327, Lafayette Square Historic District:

301 PUBLIC AND INTERMEDIATE FACADES

1. *The Public and Intermediate Facades of Non-Historic Buildings, New Construction and permitted Additions to existing Historic Buildings shall be reviewed based on the following:...*

301.4 Proportion

1. *The proportions of new construction and additions shall be comparable to those of adjacent buildings.*

Partially Complies. The proposed first story and basement window heights are shorter, and narrower than originally approved. They no longer approximate the proportions of the windows on the adjacent buildings. The width of the house is appropriate to that of the existing lot.

301.5 Ratio of Solid to Void

1. *The total area of windows and doors in the Public Facade of new construction and additions shall be no less than 25% and no more than 50% of the total area of the facade.*

Complies. The front facade conforms to this requirement.

2. *The proportion of a window in the Public Facade of new construction and additions shall be between one of the following:*

1. *1:2 and 1:3. The height shall be at least twice the width ($W \times 2 < H$).*
2. *Approved by the Lafayette Square Restoration Committee.*

Complies.

APPROVED ELEVATION OF PROPOSED BUILDING BETWEEN ADJACENT BUILDINGS



NEW CONSTRUCTION ON LEFT HAS SIMILAR BAY WINDOWS AS PROPOSED; HISTORIC BUILDING ON RIGHT

COMMUNITY CONSULTATION:

At this time there has been no contact from the neighborhood or the Alderwoman regarding the proposed changes.

COMMENTS:

The Staff has some concerns regarding how the proposed changes to the windows meet the standards for Proportion. The change to flat head windows on the bay may be acceptable, as the size and proportion of the opening seems as important as the shape of the window head; and flat-headed windows in bays of new construction have been approved. But the basement windows should remain segmental arch windows to maintain the strong pattern of basement windows that has been established on the block, at a location that is very visible at eye level. The reduction of the height of the first story windows by approximately one foot (1') would create a large plain space between the foundation and the bottom of the first story windows. These spaces have awkward proportions and, historically, would have been filled with panels. A longer window or the inclusion of panels would make this aspect of the design meet the intent of the standards. The proposed clad wood windows are not prohibited under the standards, though recent new construction has uniformly met the requirements of the proposed changes to the Lafayette Square Historic District Standards, which require wood windows.

CONCLUSION:

The Cultural Resources Office staff recommends that the Preservation Board grant approval to the project with the stipulation that the basement windows remain segmental arch openings, that the spaces below the first story bay windows be addressed and that the windows in the façade remain wood, as previously approved.

CONTACT:

| | |
|--------------|--|
| Andrea Gagen | Planning and Urban Design, Cultural Resources Office |
| Telephone: | 314-622-3400 x 216 |
| Fax: | 314-259-3406 |
| E-Mail: | gagena@stlouiscity.com |



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

C.

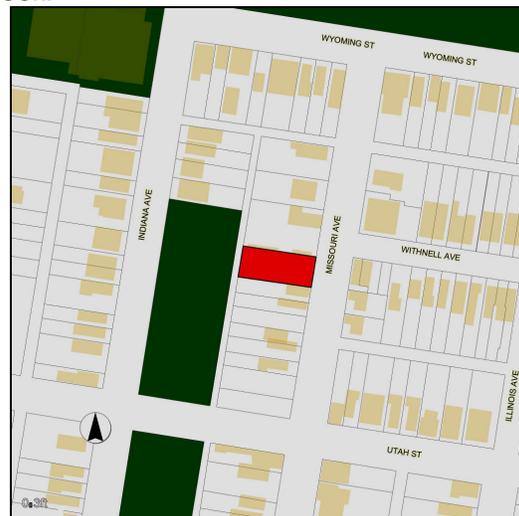
DATE: September 26, 2011
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Appeal of a staff denial to retain and complete a retaining wall on a Public Façade.
ADDRESS: 3235 Missouri Avenue
JURISDICTION: Benton Park Local Historic District — Ward 9



3235 MISSOURI

OWNER/APPLICANT:
Joseph Herbert

RECOMMENDATION:
That the Preservation Board uphold the staff denial as the retaining wall does not meet the Benton Park Historic District Standards.



BACKGROUND:

In early June, while in the process of constructing a new retaining wall in the front of their property in Benton Park, the owners of 3235 Missouri were notified by a building inspector that a building permit was required. The owners stopped work and immediately applied for a permit to complete the wall. As the material and design of the retaining wall do not comply with the Benton Park district standards, the Cultural Resources Office staff denied the permit application. The owner does not wish to remove or reconstruct the wall and has appealed that decision.



RELEVANT LEGISLATION:

Excerpt from Ordinance #67175:

101.14 Model Example

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

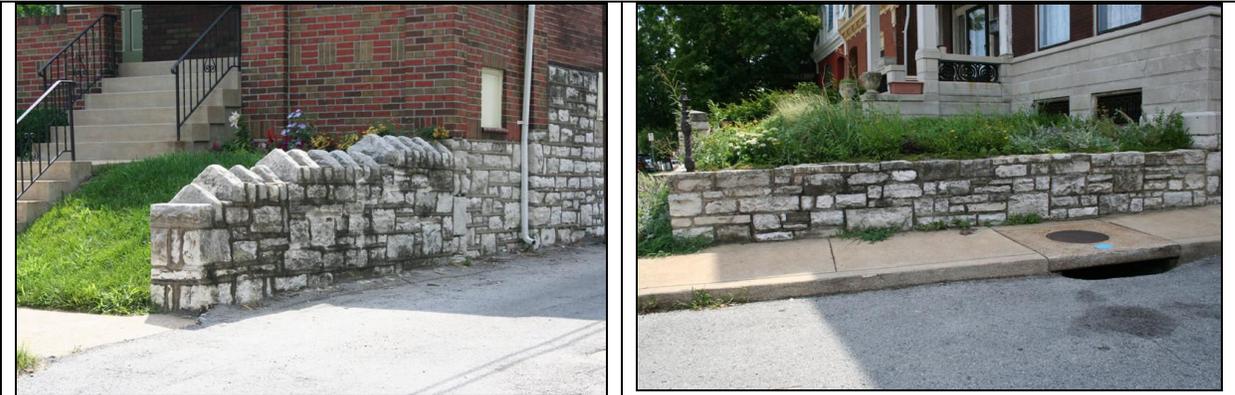
1. *A building or element(s) of a single building type or style constructed prior to 75 years ago:*
 1. *Existing or once existing within:*
 1. *the Benton Park Historic District; or*
 2. *The City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and*
 2. *Offered to prove that:*
 1. *A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or*
 2. *A design proposed for constructing a new building will result in a building compatible with its architectural environment; and*
 3. *Of a comparable form, architectural style and use as:*
 1. *The building to receive the constructed or reconstructed element;*
or
 2. *The building to be constructed.*

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.

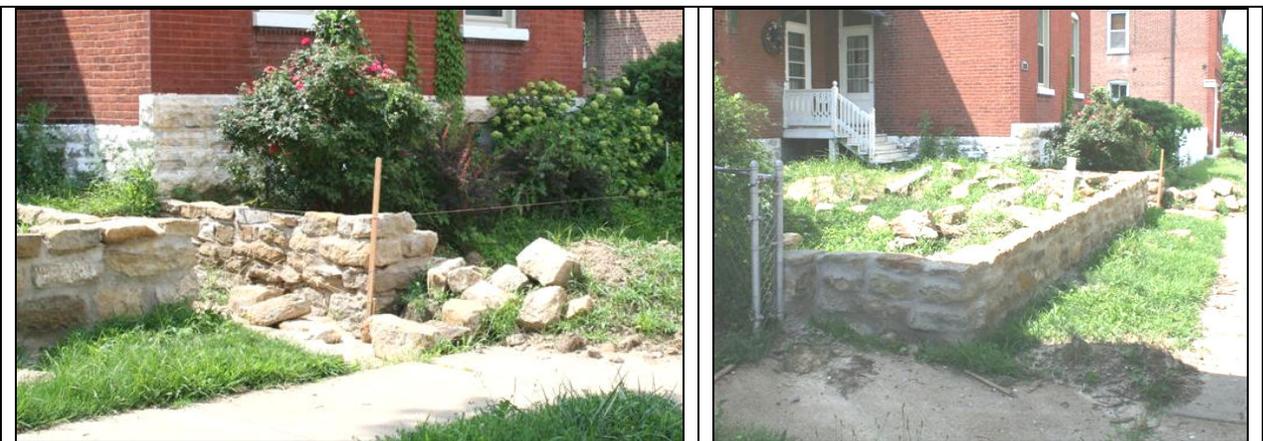
Does not comply. The owner states that he designed the wall to match what he did not realize was a non-complying retaining wall next door that was built in 2010. The standards require a Model Example to be constructed at least 75 years ago.



HISTORIC RETAINING WALLS IN BENTON PARK

COMMUNITY CONSULTATION:

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



DETAIL OF WALL

DETAIL OF WALL

COMMENTS:

The Cultural Resources Office denied the retaining wall as it does not comply with the Benton Park district standards, which require retaining walls at the public façade to be

based on a Model Example. The wall, which does not follow any historic Model Example, has a distinctly different appearance due to the fact that the stone in the wall is not a uniform color. In addition, the use of stone of a single size, laid in regular courses, is not typical of historic stone walls in Benton Park. The wide and unraked mortar joints differ from historic masonry as well. Overall, the wall as a whole has a rustic appearance, not the refined character that the historic examples possess.

The wall on which the owner based his design is not a historic wall and was not constructed per the plans approved by the Cultural Resources Office in April of 2010. At the time, that applicant presented as his Model Example a historic limestone wall. The Office has cited that property owner for non-compliance and is preparing to send the matter to Housing Court.



HISTORIC RETAINING WALL IN BENTON PARK

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial of the retaining wall that does not comply with the Benton Park Historic District Standards.

CONTACT:

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



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

D.

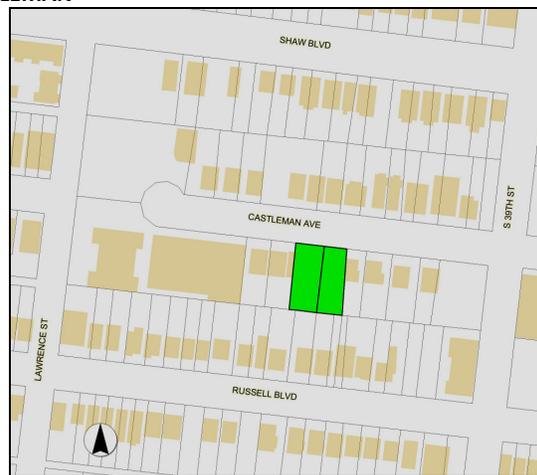
DATE: September 26, 2011
FROM: Bob Bettis, Cultural Resources Office
SUBJECT: Appeal of a Staff Denial to retain 14 windows installed without a permit.
ADDRESS: 3928 Castleman Avenue
JURISDICTION: Shaw Local Historic District — Ward 8



3928 CASTLEMAN

OWNER/APPLICANT:
Paul Kraus

RECOMMENDATION:
That the Preservation Board uphold the staff denial as the installed windows do not meet the Shaw Neighborhood Historic District Standards.



BACKGROUND:

On August 30, 2011, during an occupancy inspection of a rehabilitated apartment, the building inspector noted that the owner had installed new windows without a permit. The owner subsequently applied for a building permit on September 1, 2011. The installed windows are vinyl, and not compliant with the Shaw Local Historic District Standards. The permit was denied by the Cultural Resources Office. The owner is appealing that decision and asking the Preservation Board to allow him to retain the windows as installed.



FIRST FLOOR WINDOW DETAIL

SITE AND SURROUNDING AREA:

3928-30 Castleman is a two-story, four-family residential building, located on the south side of the street between 39th Street and Lawrence Street, in the Shaw Neighborhood Local Historic District. Surrounding buildings are residential and are contributing resources to the historic district.

RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, Shaw Historic District:

Rehabilitation Appearance and Use Standards-

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

Does not comply: The installed windows do not replicate the proportions and details of historic wood windows. The windows have a flat appearance and lack the depth and dimensions of traditional windows. On historic windows, the bottom rail is taller to incorporate

handles for lifting the bottom sash. On these windows, the bottom rails are much shorter. Although the diamond-shaped muntins make some attempt to replicate the original muntin pattern, most of the windows have fewer divisions, making the individual “panes” much larger. The muntins also are placed between the thermopanes and the shadow lines and depth of the original muntins is lost. On the four center windows on the second floor, the new upper sash does not fit the opening correctly. A portion of the rail protrudes into the pointed arch in contrast to how the original windows fit the opening correctly.

COMMUNITY CONSULTATION:

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



ORIGINAL WINDOWS



COMMENTS:

The windows as installed have altered the appearance of the front façade. The replacement windows have adversely affected the building's historic character.

The owner has stated that he cannot afford to incur the cost of installing the proper windows and that he will provide evidence of economic hardship at the meeting.



SECOND FLOOR WINDOW DETAILS

CONCLUSION:

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial as the completed work does not meet the Shaw Neighborhood Historic District Standards.

CONTACT:

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