



**CULTURAL RESOURCES OFFICE
 PRESERVATION BOARD
 REGULAR MEETING
 MONDAY JULY 23, 2012 - 4:00 P.M.
 1520 MARKET ST. #2000
www.stlouis-mo.gov/cultural-resources**

Roll call.
 Approval of the June 25, 2012 minutes.
 Approval of the current agenda.

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

A.

DATE: July 23, 2012
FROM: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Preliminary review of demolition and new construction
ADDRESS: 609-11 Eastgate, 6236 Enright, 6241 and 6251 Delmar
JURISDICTION: Local Historic District, Preservation Review District, National Register of Historic Place Historic District — Ward 28



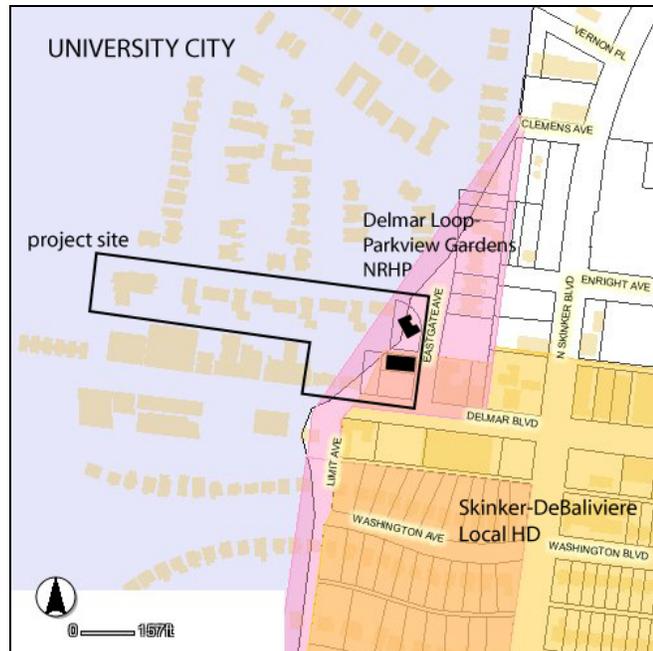
609-11 EASTGATE



6236 ENRIGHT

OWNER/APPLICANT:
 Washington University

RECOMMENDATIONS:
 That the Preservation Board approve the demolition of the two buildings as the proposed new construction equals or exceeds the quality of proposed demolitions and the project would be in general accord with the current development of the Delmar thoroughfare in the local historic district. That the Preservation Board request that Washington University continue to consult with the Cultural Resources office on the design of the new building in terms of meeting the Skinker-DeBaliviere Historic District Standards.

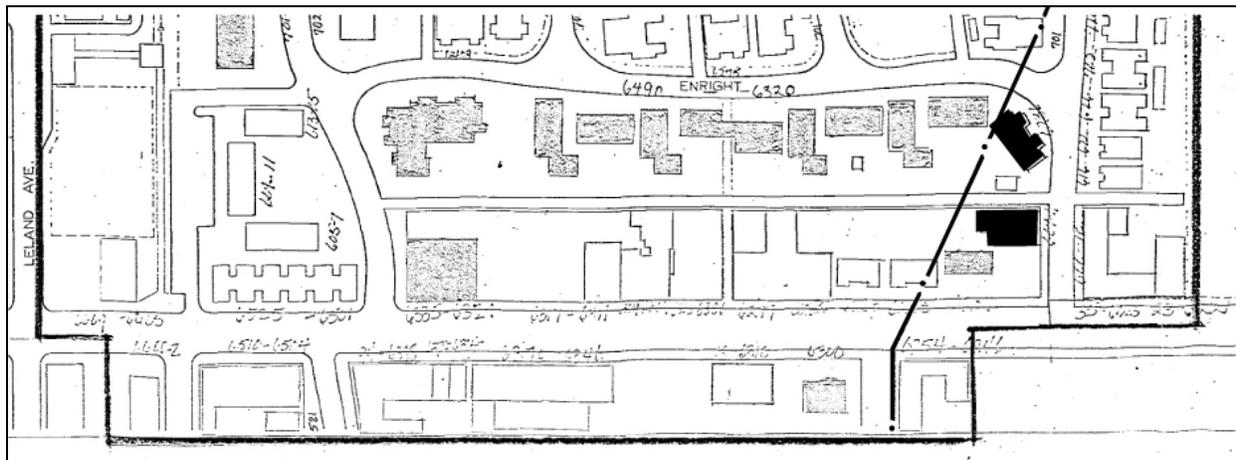


BACKGROUND:

Washington University is proposing to redevelop a portion of the Delmar Loop neighborhood with a project known as the Loop Retail and Student Apartment Proposal. Most of the property to be redeveloped is located in University City, but four parcels and a portion of another one are within the boundaries of the City of St. Louis.

The properties are located in the Skinker-DeBaliviere-Catlin Tract- Parkview (Skinker-DeBaliviere) Historic District, which was established in 1978. The properties are located in the northwest corner of this certified local historic district.

The properties under consideration are located in the Delmar Loop-Parkview Gardens National Register Historic District, most of which is located in University City, which was listed in the National Register in 1984. Of the 309 buildings in the district, 289 are contributing, including the commercial block at 609-11 Eastgate and the apartment building at 6236 Enright. The townhouses and apartments on Enright proposed for demolition in University City are non-contributing buildings in the National Register district; the current proposal would require as well the demolition of two contributing buildings in the National Register district on Delmar in University City.



**PORTION OF NATIONAL REGISTER DISTRICT IN PROJECT AREA,
SHOWING CONTRIBUTING BUILDINGS (WHITE) AND NON-CONTRIBUTING ONES (GRAY)
PROPOSED CITY DEMOLITIONS IN BLACK**

The Delmar Loop, which spans the boundaries of St. Louis City and University City, has seen much reinvestment in recent years as a retail, entertainment and restaurant district has emerged. Washington University has a North Campus at 700 Rosedale Avenue, a 13-acre site that is used for administrative offices and houses about 500 employees. The University has operated undergraduate apartment buildings off-campus in both the Parkview Gardens and Skinker-DeBaliviere neighborhoods for many years. Many students also currently reside both north and south of the Delmar Loop in market rate housing.

At this time Washington University proposes the Loop Retail and Student Apartment project to create mixed-use development consisting of three residential apartment buildings on Enright Avenue, and two mixed-use buildings with ground-floor retail with residential apartments on the upper floors that would face Delmar. The completed project would offer more than 22,000 square feet of retail space and 240 apartment units that would house 550 residents.

As a majority of the project would be in University City, the City of St. Louis has designated the City of University City as the municipality to review new building permits for the buildings that span the city boundaries and inspection. Consequently this review of the demolition of two buildings and consideration of how the now construction would meet the Skinker-DeBaliviere Historic District standards constitutes the City of St. Louis' major project review and permit granting role.



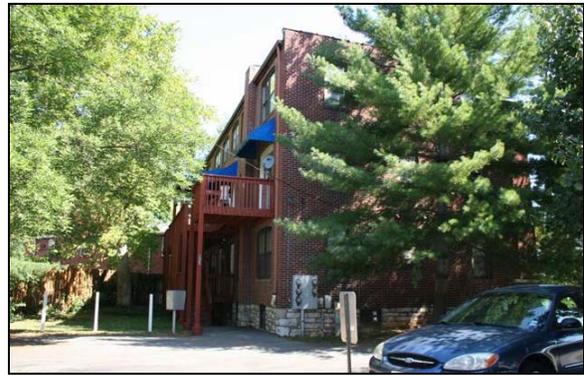
609-11 EASTGATE FAÇADE



609-11 EASTGATE REAR



6236 ENRIGHT FAÇADE



PORTION OF REAR OF 6236 ENRIGHT



SITE PLAN SHOWING ALL BUILDINGS PROPOSED FOR DEMOLITION WITH CITY BOUNDARY SHOWN

RELEVANT LEGISLATION:

Ordinance 57688, SKINKER-DEBALIVIERE HISTORIC DISTRICT

Concerning demolition:

No building or structure within the Historic District shall be demolished, and no permit shall be issued for the demolition of any such building or structure, unless the Landmarks and Urban Design Commission and the Community Development Agency shall both find that the building or structure is in such a state of deterioration and disrepair, or is so unsound structurally, as to make rehabilitation impracticable, or unless the owner or the City can demonstrate that the new land use will be in accord with the overall development plan. The Historic District Review Committee shall endeavor to find a new owner for any structurally sound building whose current owner expresses a desire to demolish it.

RESTORATION AND NEW DEVELOPMENT PLAN

II. THE MAJOR THOROUGHFARES

A. Delmar Boulevard:

- 1) **Traffic:** Develop eastern portion of Delmar (from downtown business district westward) as a major east-west thoroughfare, with through traffic to the northwest reaching Skinker by way of a new Des Peres/ Rosedale Feeder (Skinker-Linker).
- 2) **Landscaping and Street Changes:** Develop local business street and angle parking on south side of Delmar (within the 6100 block only) by constructing a traffic island in Delmar north of the sidewalk line. This street would be one way east. The traffic island would be wide enough to contain street trees at 35' intervals and thus generate the feeling of a local shopping center free of through traffic which would pass to the north of the island.
- 3) **Zoning:** Rezone the south side of Delmar to "F" - Local Business (from "G" - Commercial) between Des Peres Avenue and the City Limits.
- 4) **Restoration:** Restore the Delmar Station of the Norfolk and Western Railroad for possible commercial use. Restore the pierced brick wall (to its terminus) which runs from the Delmar Station northwest on the Hodiadmont side of the railroad right-of-way.

While the historic district standards discourage the demolition of buildings that can be used and upgraded, it notes that some demolitions and subsequent land use could be in accord with the overall development plan. While none of the specific aspects of the proposed mixed use and residential buildings that would be built in the district are addressed in the development plan for Delmar in the standards adopted in 1973, the proposed project would be in keeping with the nature of current redevelopment on major thoroughfares.

Concerning New Construction:

It is not the intention of these regulations to in any way discourage contemporary design which through careful attention to scale, materials, siting and landscaping is harmonious with the historic, existing structures. The design of any proposed construction or extensive alteration must be reviewed considering the existing structures on the street. Regarding existing older building, the recognition, maintenance and enhancement of their historical characteristics is encouraged. New buildings on Skinker and Delmar Boulevards must be sited and be of a scale that complements the houses on adjacent residential streets, and also contributes to the establishment of an orderly streetscape appropriate to major boulevards.

As the proposed new development is contemporary in design while attempting to be contextual in materials, siting and landscaping, as discussed below, it would in general meet this portion of the historic district standards.

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

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 his Office.

609-11 Eastgate and 6236 Enright are contributing buildings in the Delmar Loop-Parkview Gardens National Register Historic District in 1984.

609-11 Eastgate and 6236 Enright are included in a Preservation Review District.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or 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 or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.

Not applicable.

B. Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing 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.

609-11 Eastgate and 6236 Enright are Merit buildings in the definition of this Ordinance as they are contributing buildings in an existing National Register Historic District.

609-11 Eastgate has a more developed architectural presence, with its clay tile pent roof at the parapet with intersecting pediment that marks the center of the building. It is one of the numerous commercial blocks that enrich many streets in the City and therefore is not distinctive enough to be considered to be High Merit. 6236 Enright is a quite plain, yet

not untypical, multi-family building and is clearly in the Merit category due to its architecture. No evidence has been found to suggest that either building has individual historic 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.*

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 subsections A, D, F and G, four, six and seven indicates demolition is appropriate.*

In terms of the ordinance definition of soundness, both buildings are sound.

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.*

The portion of the Delmar Loop located in the City of St. Louis extends from these properties east for a few blocks. In the block immediately east of Skinker, the recent revitalization of this neighborhood has included the construction of the Moonrise Hotel, Pageant Building and Regional Arts Commission building. New construction has also occurred in the block between Eastgate and Westgate. These projects indicate that the success of the neighborhood as a retail and entertainment district has incorporated more than incidental new construction, even as many existing buildings have been rehabilitated and remain in use. The neighborhood offers no deterrent to reuse of these buildings, or to new construction.





HOUSING WEST OF 6236 ENRIGHT IN UNIVERSITY CITY PROPOSED FOR DEMOLITION

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 continued use of these properties could be maintained.

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 evidence of economic hardship in terms of the rehabilitation of these buildings has been submitted as the application is for demolition and subsequent new construction.

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 streetscape on both sides of Eastgate is inconsistent. The corner at Delmar and Eastgate consists of two vacant lots, with a long frontage on Delmar. The building across Eastgate, 6225-6235 Delmar, is a large, mixed use mainly two-story structure built during the 1920s that relates to 609-11 Eastgate. A large vacant lot north of 6225-6235 Delmar is across the street from 6236 Enright. Consequently, this area does not have strong historic blockfaces, and the proposed demolitions and new construction will not significantly affect the historic continuity and rhythm of the northwest quadrant of the Delmar and Eastgate intersection.



NORTHWEST CORNER OF DELMAR AND EASTGATE



NORTHEAST CORNER OF DELMAR AND EASTGATE



SOUTHEAST OF INTERSECTION



SOUTHWEST OF INTERSECTION

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.*

If these were the only buildings proposed for demolition, the result would be a loss of buildings that maintain the scale and therefore rhythm, balance and density of the eastern end of the block and that face a more intact streetwall on the south side of Delmar. With the additional proposed demolition and new construction that is proposed, it is difficult to consider this criterion as particularly relevant.

4. *The elimination of 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. *Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:*

1. *The applicant has demonstrated site control by ownership or an option contract;*

Yes.

2. *The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;*

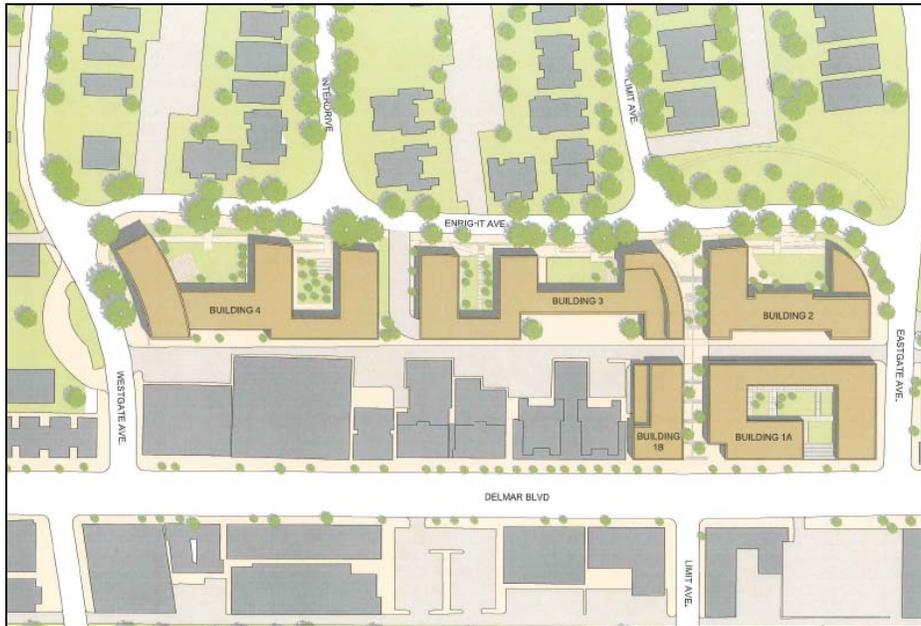
Washington University's Loop Retail and Student Apartment project would result in the development of three residential apartment buildings on Enright and two mixed-use buildings with ground-floor retail with residential apartments on the upper floor that would face Delmar.

Most of Building 1A and almost half of Building 2, mixed-use buildings, would be located on the parcels in the City of St. Louis and the Skinker-DeBaliviere Historic District.

The Project Architect William Rawn Associates (Boston, MA) is working with Associate Architect Tao + Lee Associates, Inc. (St. Louis, MO). The proposed design is for compatible, yet contemporary, buildings with generous use of brick and glass that exhibit varied massing and other means to de-emphasize their large footprints. Building 1A, at the corner of Delmar and Enright, provides a pedestrian-oriented retail ground story that would have storefronts of various widths separated by brick walls; awnings and transom windows above would be references to traditional urban commercial building design. The sophisticated design of the upper portions offers varied forms and surface treatment that provide some reference to the older buildings in the neighborhood, but avoids a too literal re-interpretation. On the Eastgate façade, the large footprint and massing of Building 1A is modulated by a change in materials of the residential area above the ground story with a more traditional 4-story brick façade for the northern portion of the elevation.

Building 2, at the corner of Eastgate and Enright, would have a curved façade that echoes the curved street and sidewalk; window openings would provide a varied pattern in the brick façade.

The project design pays considerable attention to landscape design and pedestrian amenities, as well as providing underground parking to address that need.



PROPOSED SITE PLAN



RENDERING OF BUILDINGS 1 AND 2 AT CORNER OF DELMAR AND EASTGATE

3. *The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;*

Washington University states that Building 1A and 1B, which would be separated by a pedestrian mews, have been designed to complete and reinforce the street wall along Delmar and to provide continuous retail space on the ground floor. The buildings' heights would range from 3 to 5 stories.

Building 2, as well as its neighbors west on Enright, have been designed to complement the character of the surrounding Parkview Gardens, states Washington University. The heights of these buildings would be 3 and 4 stories,

although the western one would rise to 5 stories as it would be near the taller Parkview Tower building.



PROPOSED DESIGN IN STREET CONTEXT ON DELMAR



PROPOSED DESIGN IN STREET CONTEXT ON EASTGATE

Elevations of the preliminary design proposal indicate that the buildings are compatible in setbacks, articulation and rhythm, overall architectural character and general use of exterior materials or colors with the existing buildings on Delmar and Eastgate in the Skinker-DeBaliviere Historic District, but have a larger scale. The proposed buildings have an urban character in their placement at the edge of the sidewalk and address the varied scale and nearby rhythm of the surrounding buildings through the breaking up of the massing and change in materials. The proposed red brick will provide considerable contextual relationship with the existing masonry buildings. Building 1A would have larger glazed areas articulated with exterior slated shades, which would be a new element in the streetscape. Its higher corner block at the corner of Delmar and Eastgate echoes the form of the existing building across Eastgate, but, at five stories, is noticeably taller and therefore is not as compatible as it might be with the built context on Delmar east of Eastgate.

Building 2 is compatible in scale and use of materials, as well as the other factors.

In summary, the proposed buildings are compatible, yet contemporary and larger in scale, and therefore would read as early 21st century additions to the Delmar loop and adjacent Parkview Gardens neighborhood.

4. *The proposed use complies with current zoning requirements;*
The Property is zoned Neighborhood Commercial (Eastgate and Delmar parcels) and Multiple Family Residential (Enright parcel).
5. *The proposed new construction would commence within twelve (12) months from the application date.*
Washington University is proposing to initiate demolition in January 2013, to be followed immediately with new construction.

G. *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.*

Washington University owns all four parcels considered in this preliminary review application, as well as adjacent property on both Delmar and Enright that is located in University City.

H. *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.*

The buildings are not categorized as accessory structures.

COMMENTS:

The Loop Retail and Student Apartment Proposal cannot meet the preferred approach of the Skinker-DeBaliviere Historic District Standards: the avoidance of demolition of existing buildings. The status of the two buildings proposed for demolition as contributing buildings in a National Register Historic District is an additional reason to avoid demolition. In this case, the direction to consider the quality of what would be gained if demolition and new construction were to proceed and the scale of the project, a small portion of which is in the City of St. Louis, suggest that demolition of two Merit buildings would be an acceptable loss in the larger picture.

The consideration of the proposed new construction addresses its overall quality and its compatibility with the surrounding built environment. The proposed new buildings, contemporary in design are compatible in many important ways. Their larger scale, in both footprint and height, may be justified by the scope of the project and desire for density in the neighborhood. Nevertheless, in most ways the proposed new construction would meet the Skinker-DeBaliviere Historic District Standards, which state that harmonious contemporary design is not discouraged within the district.

COMMUNITY CONSULTATION:

The Skinker-DeBaliviere Historic District Committee reviewed Washington University's proposal and shared that it approves the proposal in concept. The committee has requested that the demolition of the 609-11 Eastgate building not take place until the project is ready to move forward and has requested further review of design and materials.

CONCLUSION:

As the proposed new construction equals or exceeds the quality of the existing buildings and would be in general accord with the current development of the Delmar thoroughfare in the local historic

district, the demolition of two contributing buildings in the Skinker-DeBaliviere Historic District and the Delmar Loop-Parkview Gardens National Register Historic District could be approved in accordance with the local historic district standards and City Ordinance #64832. Further consultation as the design for the building at the corner of Delmar and Eastgate proceeds will ensure that it meets the standards for new construction in the Skinker-DeBaliviere Historic District Standards.

CONTACT:

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BACKGROUND:

In circa 2008 the Archdiocese of St. Louis took title to the former SS. Mary and Joseph Parish campus at 6300 Minnesota. The former parish school had been closed since 1974 although it was used briefly during the 1990s. The parish was closed in 2005 and its congregation merged with the parish of St. Stephen Protomartyr on Wilmington. The church is used occasionally for services and related functions. The rectory has been rehabilitated and will house seminarians during the coming academic year. The Archdiocese has been willing to sell the school building since assuming ownership. Recently, a hazardous materials abatement project, which included the removal of caulk containing asbestos from the windows – and the windows – was completed.

The former SS. Mary and Joseph Parish complex was added to the Central Carondelet National Register Historic District as Addition II in 2009. The three main buildings are contributing to that nomination, which notes the architectural and historical significance of the parish property.

The Archdiocese applied for a demolition permit for the school on May 30, 2012. The Director of the Cultural Resources Office denied the demolition of the sound, Merit building. The Archdiocese is appealing that decision.

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

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 his Office.

The SS. Mary and Joseph Parish School is a contributing building in the Central Carondelet National Register Historic District and is located in a Preservation Review District.

St. Louis City Ordinance #64832

SECTION ONE. Preservation Review Districts are hereby established for the areas of the City of St. Louis described in Exhibit A.

SECTION FIVE. Demolition permit - Board decision.

All demolition permit application reviews pursuant to this chapter shall be made by the Director of the Office who shall either approve or disapprove of all such applications based upon the criteria of this ordinance. All appeals from the decision of the Director shall be made to the Preservation Board. Decisions of the Board or Office shall be in writing, shall be mailed to the applicant immediately upon completion and shall indicate the application by the Board or 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 or adopted by the Planning and Urban Design Commission shall be approved except in unusual circumstances which shall be expressly noted.*

The former Sts. Mary and Joseph Parish School is included in the Chapter 99 Blighting Study and Redevelopment Plan, the 6300 and 6321 Minnesota Ave. Redevelopment Area, LCRA Plan #1485, was adopted in June 2010.

The 1.98-acre site included in the Plan area consists of the entire block of the former Parish, bounded by Minnesota, Holly Hills, Pennsylvania and Iron. The plan proposes the renovation of the school building and notes that no redeveloper has yet been identified. The Plan area also includes a parcel on the west side of Minnesota, a two-family building to be converted into a single-family home. The Carondelet Housing Corp. would redevelop the dwelling, and that project is underway.

- B. *Architectural Quality. Structure's architectural merit, uniqueness, and/or historic value shall be evaluated and the structure classified as high merit, merit, qualifying, or noncontributing 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 former SS. Mary and Joseph Parish School, a contributing resource to the National Register district, is considered to be a Merit building, as its distinctive architectural style is closely related to a major parish project, and consequently, has historical significance as well.

The SS. Mary and Joseph Parish re-imagined its parish complex during the 1920s as a means to honor a beloved priest, Monsignor Brennan, and provide larger, updated facilities for the thriving parish in the Monsignor Brennan Memorial. The prominent architectural firm of Kennedy & Stiegemeyer was selected to design the Memorial in the Spanish Mission style to evoke the early work of Catholic priests in North America and the new school was the first component of the rebuilding campaign. The school was built with a block of eight classrooms and a large auditorium/gym that would seat 700 persons.

Kennedy & Stiegemeyer oversaw the construction of a reinforced concrete structure enclosed with brick walls that display the attention to detailing often seen in St. Louis. Terra-cotta elements accent the heads of the second-story windows below a relatively plain parapet that features an arched pediment above the central entrance bay. This bay is enriched with terra cotta that forms elements with a Spanish flair. As the only building completed of the grand Memorial plan of the mid-1920s, the school represents an important period of the parish's history.



MINNESOTA FAÇADE, 2008



MINNESOTA FAÇADE, 2012



AUDITORIUM WING, MINNESOTA FAÇADE



AUDITORIUM WING, HOLLY FILLS FAÇADE

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 subsections A, D, F and G, four, six and seven indicates demolition is appropriate.*

In terms of the ordinance definition of soundness, the building is sound.

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.*

The character of the Carondelet neighborhood in which the former parish complex is located is residential west of Broadway. Most of the modest dwellings are occupied. Two residences opposite the parish complex on Minnesota have been rehabilitated in recent years; another project is nearly completed. The well-maintained Sisters of St. Joseph Motherhouse, a City Landmark immediately south of the former parish property, establishes an institutional feeling for the immediate vicinity. The physical conditions in neighborhood offer no deterrent to reuse of the former parish school, although for re-use as a school or similar educational function, other factors are also critical.

The school is the only vacant and vandalized building in the immediate vicinity. The specific conditions of the former parish complex, with the parking lot at the rear on the edge of the bluff and not visible from any street, make the property an attractive nuisance. The parish and the archdiocese have had difficulties with keeping the school secure even before the removal of the windows.



RECTORY (LEFT) AND SS. MARY AND JOSEPH CHURCH



MOTHERHOUSE, MINNESOTA FAÇADE

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 reuse of historic school buildings in the City has been demonstrated to be possible. Yet there are more classrooms available in numerous vacant schools than the population of school children could use. Some schools have been converted to residential use. It must also be noted that the floor plan of a reinforced concrete school with eight classrooms designed for 50 students is not easily altered.

The Archdiocese reports that in 2007 and 2008 developers considered rehabilitation of the property for use by a charter school. The extent of the rehabilitation work needed and the small size of the school were cited as the reasons that the project did not go forward

Comments in the redevelopment plan of 2010 noted that the site has views of the Mississippi River and a parking lot to provide off-street parking, conditions that

would be seen as assets in a redevelopment plan. Unforeseen economic realities of the last two years have proven to be more deterministic than such site advantages.

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 evidence of economic hardship in terms of the rehabilitation of this building has been submitted as the application is for demolition.

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 block occupied by the former SS. Mary and Joseph Parish has gracious setbacks and large buildings facing Minnesota. This block, coupled with the one to the south on which the Sisters of St. Joseph Motherhouse stands, has a similar appearance as a religious facility. Both religious complexes face residences across the street and both blocks also have walls enclosing their three other sides. These two blocks dominate the west side of Minnesota and, due to the elevated position on the edge of the bluff, they are visible from the area to the east.

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 loss of the large former parish school would create a gap in the continuity and density of the streetscape on Minnesota established by the former parish and Motherhouse properties. The loss of the building would also be evident from streets below and to the east, as the rear of the school is visible for some distance, and therefore a loss to the Central Carondelet Historic District.



PARISH SCHOOL AND MOTHERHOUSE ADJACENT ON MINNESOTA



SCHOOL AS SEEN FROM HOLLY HILLS NEAR BROADWAY

4. *The elimination of 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. *Proposed Subsequent Construction. Notwithstanding the provisions of any ordinance to the contrary, the Office shall evaluate proposed subsequent construction on the site of proposed demolition based upon whether:*

1. *The applicant has demonstrated site control by ownership or an option contract;*

Yes.

2. *The proposed construction would equal or exceed the contribution of the structure to the integrity of the existing streetscape and block face. Proposal for creation of vacant land by demolition(s) in question will be evaluated as to appropriateness on that particular site, within that specific block. Parking lots will be given favorable consideration when directly adjoining/abutting facilities require additional off-street parking;*

No construction is proposed.

3. *The proposed construction will be architecturally compatible with the existing block face as to building setbacks, scale, articulation and rhythm, overall architectural character and general use of exterior materials or colors;*

Not applicable.

4. *The proposed use complies with current zoning requirements;*

The property is zoned "B," Two Family Residential.

5. *The proposed new construction would commence within twelve (12) months from the application date.*

Not applicable.

- G. *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.*

Although, the Archdiocese owns the entire former parish complex, it is not proposing demolition for any of these reasons.

- H. *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.*

Not applicable.

COMMENTS:

The reuse of historic school buildings, either by subsequent school programs or for other uses, is always the preferred alternative for such buildings that are prominent components of the built environment. The recent environmental remedial work that took place, which included the removal of the windows as well, has left a building that is vulnerable to physical deterioration and other problems. If the building is not demolished, the window openings must be secured to avoid the continuing exposure of the interior of the classrooms. Although a redevelopment plan was adopted, the recent economic downturn and other factors that have not supported a redevelopment project make the criterion of economic feasibility of a rehabilitation project the critical factor in the consideration of this proposed demolition.

COMMUNITY CONSULTATION:

The Cultural Resources Office has consulted with the 11th Ward Alderman and the Carondelet Community Betterment Federation about the proposed demolition.

CONCLUSION:

As the former SS. Mary and Joseph Parish School is a Merit building in sound condition, a 2010 redevelopment plan proposed its renovation, and its reuse is still possible, the consideration of the criteria for demolition indicate that this building should not be demolished at this time.

CONTACT:

Betsy Bradley	Planning and Urban Design, Cultural Resources Office
Telephone:	314-657-3850
E-Mail:	bradleyb@stlouis-mo.gov



C.

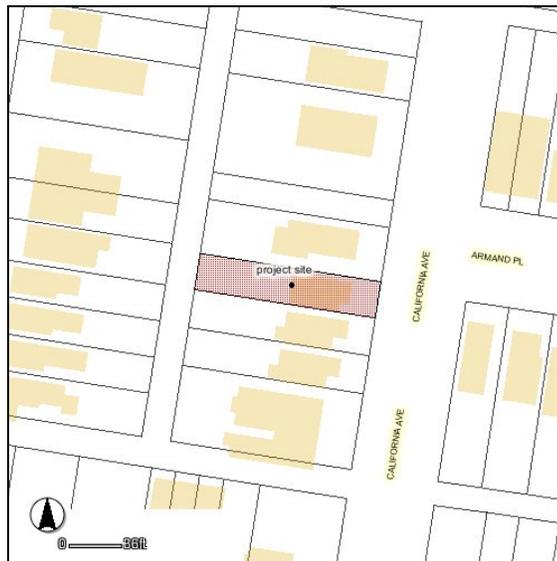
DATE: July 23, 2012
FROM: Andrea Gagen, Cultural Resources Office
SUBJECT: Appeal of a staff denial to replace windows on a Public Facade
ADDRESS: 2233 California
JURISDICTION: Fox Park Certified Local Historic District — Ward 7



2233 CALIFORNIA

OWNER/APPLICANT:
Joann Gill

RECOMMENDATION:
That the Preservation Board uphold the staff denial as the windows do not meet the Fox Park Historic District standards.



BACKGROUND:

On March 30, 2012, the Cultural Resources Office received a complaint that windows were being installed without a permit at 2233 California. On inspection, it was noted that the two (2) front windows had been replaced with new vinyl windows. A violation letter was sent to the owner. The owner applied for a permit for the windows already in installed in May and the permit was denied. The owner has appealed the decision, and the matter is being brought before the Preservation Board.

The owner stated in her appeal letter that she asked the contractor, Penny Window, to install historic replacement windows and that she told them that she was in an historic district. Penny Window, however, maintains that the owner initially asked for pricing for historic replacement windows, but after seeing the price decided to install the less expensive vinyl windows. Whatever the case, the vinyl windows were installed without a permit. In addition, the exterior brickmold, eyebrow and sill were wrapped with coil stock, obscuring decorative details and profiles.



VINYL WINDOW AT 2233 CALIFORNIA



HISTORIC WINDOW IN FOX PARK

RELEVANT LEGISLATION:

Excerpt from Fox Park Historic District Ordinance #66098:

203 WINDOWS

(Comment: Windows of historic buildings are a very important part of a building's historic character.)

203.1 Windows at Public Facades (See Figures O and P)

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;*

- a. *Replacement windows or sashes shall be made of wood or finished aluminum.*
- b. *The profiles of muntins, sashes, frames and moldings shall match the original elements in dimension and configuration.*
- c. *The number of lites, their arrangement and proportion shall match the original or be based on a Model Example.*
- d. *The method of opening shall be the same as the original with the following except double-hung windows may be changed to single-hung.*

Does not comply. The windows are vinyl and do not match the original windows in the profiles of the muntins, sashes, and frames and moldings. They are single-hung instead of the original double-hung sash and therefore are flat in appearance and do not present the depth of a double-hung window. The eyebrows, brickmold and sills have been wrapped in aluminum coil stock, further simplifying and flattening the openings' appearance.

COMMENTS:

The Cultural Resources Office denied the windows as they did not comply with the Fox Park Historic District standards. The size, proportions and sight lines of the vinyl windows are not appropriate for a historic building. The windows do not meet the Fox Park Historic District standards in the following manner:

- Vinyl is not an approved material;
- The jambs are much wider than those original to the building;
- The lift rail dimension is very narrow;
- The meeting rail dimension appears very wide and flat;
- The brickmold and eyebrow has been obscured by aluminum wrapping, creating a flattened appearance;
- Although single-hung windows are allowed, they must be fabricated so that they retain the look of a double-hung window, which these do not.

COMMUNITY CONSULTATION:

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

CONCLUSION:

The two front windows are important to the design of this simple, vernacular house and their composition and material are readily perceived from the sidewalk. Cultural Resources Office recommends that the Preservation Board uphold the staff denial of the front windows as they do not comply with the Fox Park Historic District standards.

CONTACT:

Andrea Gagen	Planning and Urban Design, Cultural Resources Office
Telephone:	314-657-3867
E-Mail:	gagena@stlouis-mo.gov



D.

DATE: July 23, 2012
FROM: Andrea Gagen, Preservation Planner, Cultural Resources Office
SUBJECT: Appeal of Director's Denial for exterior alterations
ADDRESS: 3730-32 Blair Avenue
JURISDICTION: Hyde Park Historic District — Ward 3



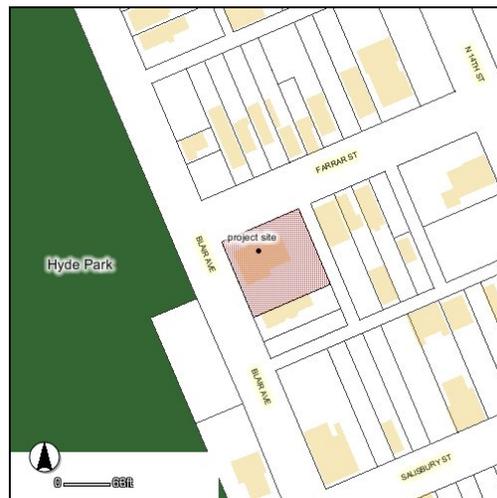
3730-32 BLAIR

Owner & Applicant:

Beginnings and Beyond/ Dion Robinson

Recommendation:

Staff recommends denial of the current proposal as the alterations do not meet the Hyde Park Historic District standards.





OLDER PHOTO OF 3730-32 BLAIR

BACKGROUND:

The Cultural Resources Office has reviewing proposals and working with the owner of this set of paired townhouses at 3730-32 Blair since late 2011. The property owner applied for a building permit in October 2011, but the permit was not routed to the Cultural Resources Office by the Building Division. Although the permit was not approved, work was begun immediately. A complaint regarding the installation of windows, doors and fencing at the property was received in November of 2011. Upon inspection, the Cultural Resources Office discovered that arched windows had been blocked down and inappropriate windows and doors installed. A violation letter was issued and the owner applied for a permit in December 2011 for the replacement of only the front doors and front windows; the remainder of the work, including the fencing, was not included.

The Cultural Resources Office requested additional information from the applicant that was not received; the application was then Administratively Denied in January 2012. Despite this, the owner installed the front windows without a permit, (the windows installed in early 2012 nevertheless complied with the historic standards). Interior and exterior work to the roof, front stairs and other areas continued to occur at the property. The work was stopped by the building inspector on at least three occasions and the violations were referred by the Building Division to Housing Court.

A new set of plans submitted in June 2012 more closely depict the actual work completed. The owner is unwilling to comply with the Hyde Park Historic District Standards in many respects. Serious alterations to the historic building have been undertaken, including alteration of the roof shape, removal of five chimneys and replacement of the historic stone stairs and stair walls at the

front elevation with a wide brick stoop. The most recent permit application therefore was denied. The owner appealed and matter is now being brought before the Preservation Board.



FARRAR STREET ELEVATION SHOWING INAPPROPRIATE WINDOW CHANGES



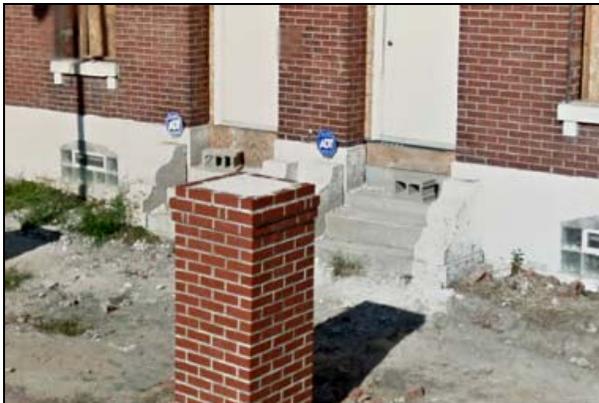
SOUTH ELEVATION SHOWING INAPPROPRIATE WINDOW CHANGES AND ROOF CHANGES WITH NEW DORMER



REAR ELEVATION SHOWING WALL RECONSTRUCTED AND OPENINGS BRICKED IN WITHOUT A PERMIT



WINDOWS WHICH WERE ORIGINALLY SEGMENTAL ARCH AND SEMI-CIRCULAR ARCH WINDOWS



TWO ORIGINAL SETS OF STEPS WITH DECORATIVE LIMESTONE STAIR WALLS



NEW WIDE BRICK STEPS AND STOOP (NOTE ORIGINAL STAIR WALLS REMAIN WITHIN STOOP)

RELEVANT LEGISLATION:

Excerpt from Ordinance #57484, Hyde Park Historic District:

I. RESIDENTIAL (PROPOSED "B" AND "C" ZONING DISTRICTS)

6. Details.

Architectural details on new construction need not imitate details on existing buildings but should always be compatible. Architectural details on existing buildings shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. New and replacement window frames and door frames shall be limited to wood or color finished aluminum. A color code of white, dark green, gray, or wood tones shall be followed. Raw or unfinished aluminum is not acceptable. Windows and doors on new construction shall be similar to adjacent buildings. Raw or unfinished aluminum shall not be acceptable. Windows and doors in existing structures shall be maintained in the same size and shape as the original openings.

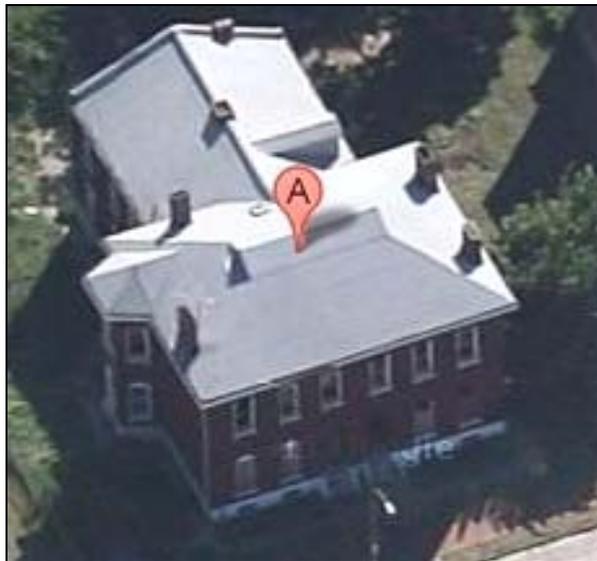
Cornices on existing structures shall be maintained as originally constructed.

New gutters and downspouts on all structures shall be of copper, or color finished aluminum or other acceptable color coordinated material. A color code of dark green, black, or brick red is suggested. Color shall be coordinated with structure involved.

Does not comply. The following violations have occurred:

1. The ridge height and pitch of the main roof has been altered and dormers have been installed where there were no dormers;
2. The six historic chimneys have been removed;
3. Openings on visible elevations have been altered in proportion and dimension and others have been bricked in entirely;
4. Square-head windows on both visible side elevations have been installed in original segmental arch and semi-circular openings on the side elevations. Front and Ferrar street-facing basement windows have been blocked down and replaced with vented glass block windows;
5. The original front door openings have been altered by moving the doors forward in the openings;
6. The two sets of original entry steps and decorative stair walls have been replaced with a single wide set of steps veneered in brick;
7. Heavy brick piers and fencing of contemporary design have been constructed;
8. A parking pad has been poured at the rear of the property.

The front windows and new roofing material, although installed without permits, appear to comply with the historic district standards.



ROOF SHOWING ORIGINAL CONFIGURATION AND CHIMNEYS



VENTED GLASS BLOCK WINDOWS



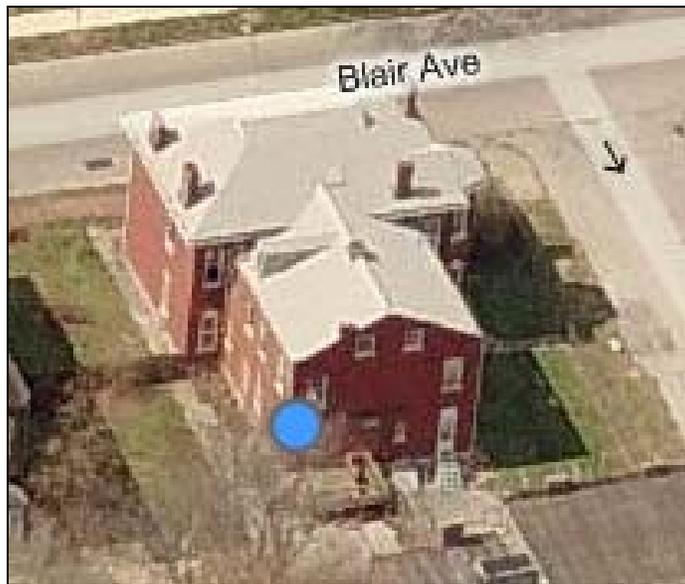
**ONE OF TWO NEW DORMERS
NOTE ALTERED ROOF BEHIND**



ALTERED FRONT ENTRIES



**PARKING PAD SHOWING LOCATION
OF PROPOSED GARAGES**



VIEW SHOWING REAR OF BUILDING BEFORE RECENT ALTERATIONS

COMMUNITY CONSULTATION:

There has been no communication from the 3rd Ward Alderman or the neighborhood group concerning the project.

COMMENTS:

The proposal does not comply with the Hyde Park Historic District standards regarding windows, doors, entries, front steps, dormers, and roof alterations. The owner has continued to do work to the building without permits despite numerous citations and in violation of the historic district standards. While the revised plans do call for the windows on the bay and the semi-circular windows on the south side to have appropriate historic replacements installed in place of the non-compliant windows, the owner intends to retain numerous non-compliant alterations that have been made without approval. These include: the removal of the chimneys, addition of new and stylistically inappropriate dormers, contemporary brick front stairs and stoop, glass block basement openings, and the alteration of the historic roof line.

CONCLUSION:

The Cultural Resources Office recommends denial of the exterior alterations as they do not meet the Hyde Park Historic District standards.

CONTACT:

Andrea Gagen Planning and Urban Design, Cultural Resources Office
Telephone: 314-657-3867
E-Mail: gagen@stlouis-mo.gov



E.

DATE: July 23, 2012
FROM: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Report on development of standards for solar panel installation in historic districts and for City Landmarks.

BACKGROUND:

The Cultural Resources Office Director presented an overview of how solar panels are being regulated in historic districts throughout the country at the July, 2011, Preservation Board meeting. The report explained guidance provided by the National Park Service and three general approaches to review. Following that presentation, a survey was distributed to community groups active in local historic districts to gauge how district residents feel about solar panels in historic districts. The only clear consensus from the survey is that proposals might best be considered on a case-by-case basis.

The Cultural Resources Office is seeing more applications in 2012 for solar panel installations than previously. At the June, 2012, Preservation Board meeting, the discussion of the solar panel application under consideration noted that the Board and the Cultural Resources Office has researched this topic and has had general discussions of it, but has yet to develop detailed standards. Board Member Michael Killeen requested that staff take a leadership role on this issue. The Cultural Resources Office is acting on that suggestion by providing the Board with additional information and proposing how to move forward.

RELEVANT LEGISLATION:

St. Louis City Ordinance #64689

PART II - PRESERVATION BOARD

SECTION SEVEN. Preservation Board Powers and duties.

A. The Preservation Board shall be responsible for establishing and articulating policy with respect to historic preservation in the City, and for establishing and articulating standards with respect to the minimum exterior appearance of Improvements within Historic Districts, Landmarks and Landmark Sites as provided in this ordinance in such a manner as to enhance property in the City, encourage property maintenance and promote development consistent with the Comprehensive Plan.

PROPOSED PLAN TO DEVELOP POLICY FOR SOLAR PANEL STANDARDS:

The Cultural Resources Office will report on the existing historic district standards in terms of solar panel regulation and the number of applications being received. The report will also recommend moving forward with the development of detailed standards that would more fully articulate the general statements in existing standards, to use where no standards address solar panel installation, and to use for City Landmarks.

RECOMMENDATION:

That the Preservation Board direct the Cultural Resources Office to continue to develop standards and consult with neighborhood groups and to make firm recommendations for action at a subsequent meeting as soon as is possible.

CONTACT:

Betsy Bradley Planning and Urban Design, Cultural Resources Office

Telephone: 314-657-3850

E-Mail: bradleyb@stlouis-mo.gov



F.

DATE: July 23, 2012
STAFF: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Nomination to the National Register of Tillie's Corner
ADDRESS: 1349, 1351, and 1353 N. Garrison
WARD: 19

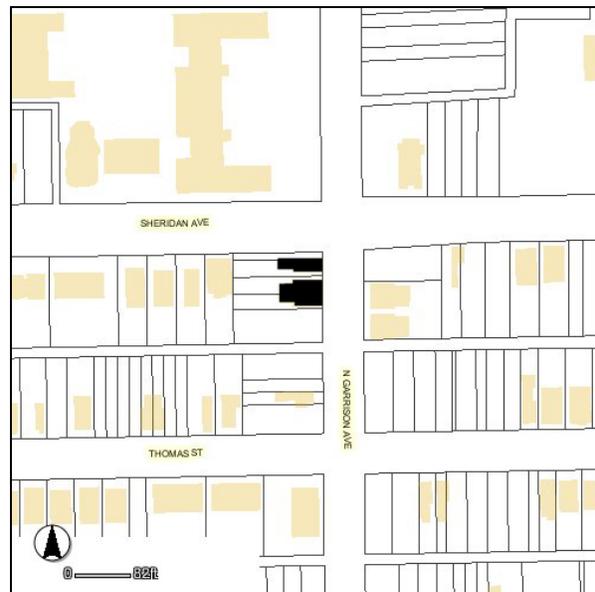


TILLIE'S CORNER

PREPARER: Dr. Sonia Lee and her Washington University class

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the properties meet the requirements of National Register Criterion A in the area of Ethnic Heritage/Black and Commerce.





TILLIE'S CORNER FACING NORTHWEST

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

Tillie's Corner consists of three buildings in the heart of the Jeff-Vander-Lou neighborhood where Lillian Pearson operated Tillie's Food Shop and neighboring rental property from 1948 to 1988. The nomination incorporates considerable research into the patterns of Black and female-owned businesses, the history of Jeff-Vander-Lou as a Black neighborhood after circa 1950, and the roles of persons like Lillian Pearson in informal activism and maintaining communal bonds in a changing community. Consequently, Tillie's Corner conveys the historic significance of Black-owned businesses, the important role that extraordinary individuals can have in the ordinary structure of everyday life, and furthers the understanding of Black social and commercial life in St. Louis. Dr. Sonia Lee and her students in History 3789: Building St. Louis History, Washington University, St. Louis, completed the nomination with assistance from Karen Bode Baxter. Pearson's granddaughter Carla Alexander and her husband Miguel Alexander own the property and hope that it will be preserved to tell Lillian Pearson's story.

CONTACT:

Betsy Bradley Planning and Urban Design, Cultural Resources Office
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E-Mail: bradleyb@stlouis-mo.gov



G.

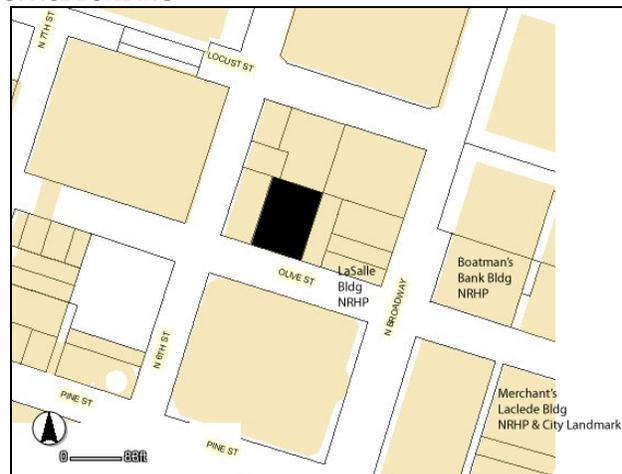
DATE: July 23, 2012
STAFF: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Nomination of the Executive Office Building to the National Register of Historic Places
ADDRESS: 515-517 Olive Street — **WARD:** 5



EXECUTIVE OFFICE BUILDING

PREPARER:
 Lafser & Associates

RECOMMENDATION:
 The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the district meets the requirements of National Register Criterion A in the area of Commerce and Criterion C for architecture.



RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



VIEW OF BUILDING PUBLISHED IN 1961

PROPERTY SUMMARY:

The Executive Office Building is presented as locally significant under National Register Criterion C for its architecture. The building represents an important construction project in downtown St. Louis as the first general office building erected in that part of the City in some thirty years. Its twenty-story height and status as the first glass-curtain wall building type in the City are aspects of its significance. The Chicago-based architectural firm A. Epstein & Sons designed the building, which was begun in 1961 after the City adopted a new building code permitting construction of exterior walls with materials other than masonry. The period of significance is 1962, the year the building was completed.

CONTACT:

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bradleyb@stlouis-mo.gov



H.

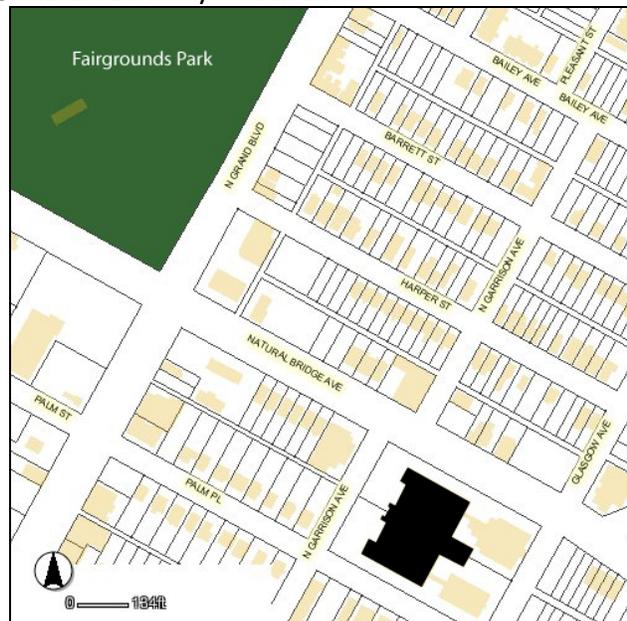
DATE: July 23, 2012
STAFF: Jan Cameron Preservation Administrator, Cultural Resources Office
SUBJECT: Nomination to the National Register for the Central (Yeatman) High School
ADDRESS: 3616 Garrison Avenue
WARD: 19



CENTRAL HIGH SCHOOL (FORMERLY YEATMAN) — MAIN ENTRY

PREPARER:
 Landmarks Association of St. Louis Inc.

RECOMMENDATION:
 The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the registration requirements of the “St. Louis, Missouri Public Schools of William B. Ittner Multiple Property Document,” and that the school is eligible for listing in the National Register under Criterion C for Architecture.



RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



CENTRAL HIGH SCHOOL — NORTH (NATURAL BRIDGE) ELEVATION

PROPERTY SUMMARY:

The Central High School is eligible for listing in the National Register under the registration requirements of the Multiple Property Document, “St. Louis, Missouri Public Schools of William B. Ittner,” under the context, “Refining of the ‘Open Plan’ in the St. Louis Public Schools, 1902-1912.” The school is a prime example of Ittner’s Open Plan concept, which became a model for school architecture both nationally and internationally. Central High School is eligible for the National Register under Criterion C: Architecture.

CONTACT:

Jan Cameron: Planning and Urban Design, Cultural Resources Office
Telephone: 314-657-3851
E-Mail: cameronj@stlouis-mo.gov



I.

DATE: July 23, 2012
STAFF: Jan Cameron Preservation Administrator, Cultural Resources Office
SUBJECT: Nomination to the National Register for the ABC Auto Sales Company Building
ADDRESS: 3509-27 Page Boulevard
WARD: 19



ABC AUTO SALES COMPANY BUILDING

PREPARER:
 Lafser & Associates

RECOMMENDATION:
 The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the registration requirements of the “Historic Auto-related Resources of St. Louis Multiple Property Document,” and is also eligible for listing in the National Register under Criterion C for Architecture.



RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

The ABC Auto Sales Building is eligible for listing in the National Register under the registration requirements of the Multiple Property Document, "Historic Auto-related Resources of St. Louis," under the automotive dealership, Retail Business and Service Garage property types. Constructed in 1927 by the ABC Auto Sales, which occupied the building from 1927 to 1936, it was both a showroom and service garage. The building was the design of local architect and contractor David R. Harrison, in the Art Deco style using stylized Gothic Revival design motifs.

CONTACT:

Jan Cameron: Planning and Urban Design, Cultural Resources Office
Telephone: 314-657-3851
E-Mail: cameronj@stlouis-mo.gov



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

J.

DATE: July 23, 2012
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office
SUBJECT: Nomination to the National Register for the Municipal Courts Building
ADDRESS: 1320 Market Street
WARD: 7



3207 WASHINGTON BOULEVARD

PREPARER:
Lafser & Associates

RECOMMENDATION:
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criterion C for Architecture.



RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



PROPERTY SUMMARY:

The Municipal Courts Building is eligible for listing in the National Register under Criterion C for Architecture. Built in 1911 as a replacement for the old civil courts, the Beaux-Arts building was designed by prominent St. Louis architect, Isaac Taylor. The building is significant as an outstanding example of Beaux-Arts style in St. Louis and represents the City Plan for a civic center and public buildings which grew out of the City Beautiful movement.



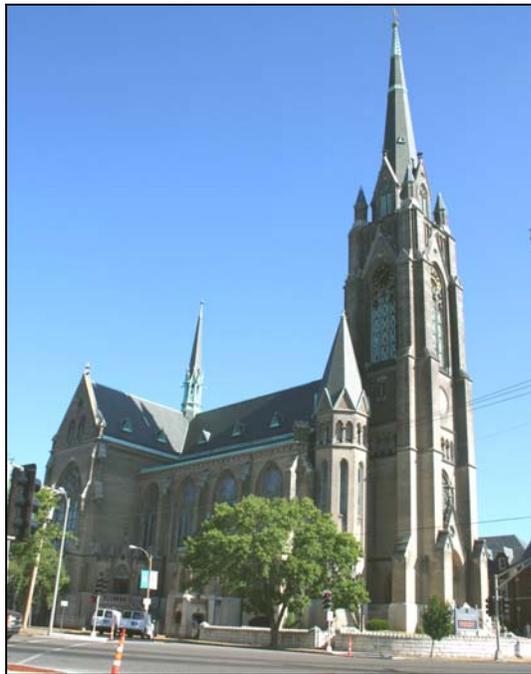
CONTACT:

Andrea Gagen Planning and Urban Design, Cultural Resources Office
Telephone: 314-657-3867
Fax: 314-613-7011
E-Mail: gagena@stlouis-mo.gov



K.

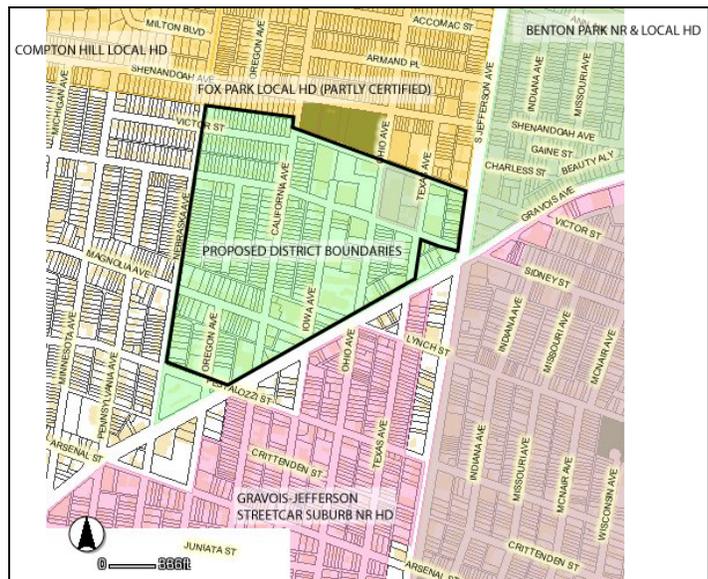
DATE: July 23, 2012
STAFF: Jan Cameron Preservation Administrator, Cultural Resources Office
SUBJECT: Nomination to the National Register for the St. Francis de Sales Historic District
ADDRESS: Roughly bounded by Nebraska, Victor, Jefferson, Sidney, Texas, Gravois and Pestalozzi Street
WARD: 6



ST. FRANCIS DE SALES CHURCH

PREPARER:
 Preservation Research Office

RECOMMENDATION:
 The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the property meets the requirements of National Register Criterion A for Ethnic Heritage.



RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



LOOKING SOUTHEAST

PROPERTY SUMMARY:

The St. Francis de Sales Historic District is eligible for listing in the National Register under Criterion A for Ethnic Heritage. Dominated by the 1895 St. Francis de Sales Church, the area around the church property was developed by German Catholic immigrants, many escaping anti-Catholic persecution in their native lands. The period of significance for the district is from c. 1880, the date of its earliest remaining buildings; and 1960, which saw the beginnings of St. Francis de Sales' decline as a parish with a cohesive ethnic congregation.

CONTACT:

Jan Cameron: Planning and Urban Design, Cultural Resources Office
Telephone: 314-657-3851
Fax: 314-657-7014
E-Mail: cameronj@stlouis-mo.gov



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

L.

DATE: July 23, 2012
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office
SUBJECT: Nomination to the National Register for Forest Park Southeast Historic District
 (Boundary Increase IV)
ADDRESS: Bounded by Portions of Boyle; Chouteau; Kentucky; Norfolk; Swan; Talmidge; Tower
 Grove; Vandeventer and Vista Avenues
WARD: 26



SWAN AVE.



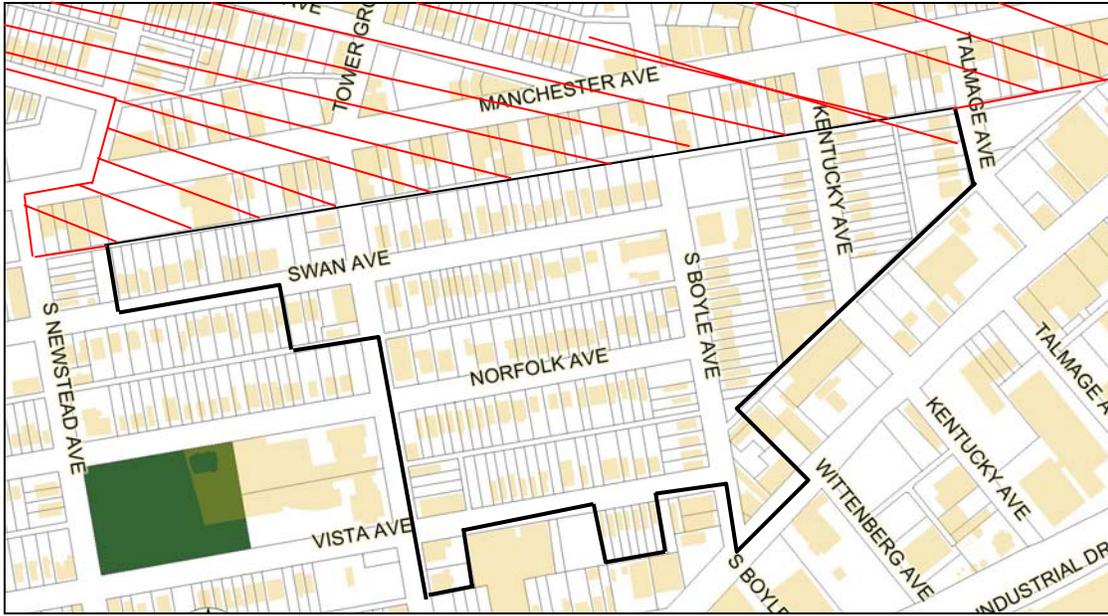
PREPARERS:

Karen Bode Baxter and Sheila Findall
 with the Landmarks Association of St.
 Louis

RECOMMENDATION:

The Preservation Board should direct
 the staff to prepare a report for the
 State Historic Preservation Office that
 the district meets the requirements of
 National Register Criterion C for
 Architecture





Boundary Expansion —————
 Original District —————

PROPOSED EXPANSION

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



NORFOLK AVENUE



KENTUCKY AVENUE

PROPERTY SUMMARY:

The Forest Park Southeast Historic District Boundary Extension IV is eligible for listing in the National Register under Criterion C for Architecture. The Boundary increase has a period of significance from 1886-1946. Like the original District, the Boundary Increase consists of a representative cross-section of primarily working-class housing types once common in St. Louis in the late nineteenth and early twentieth centuries. The extension contains mostly Late Victorian and late 19th and 20th Century Revival style architecture which are also prevalent on the rest of the Forest Park Southeast Historic District.

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CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

M.

DATE: July 23, 2012
STAFF: Betsy Bradley, Director, Cultural Resources Office
SUBJECT: Nomination to the National Register of the North Broadway Glass and Plow Warehouse District
ADDRESS: 2500-2614 North Broadway
WARD: 5



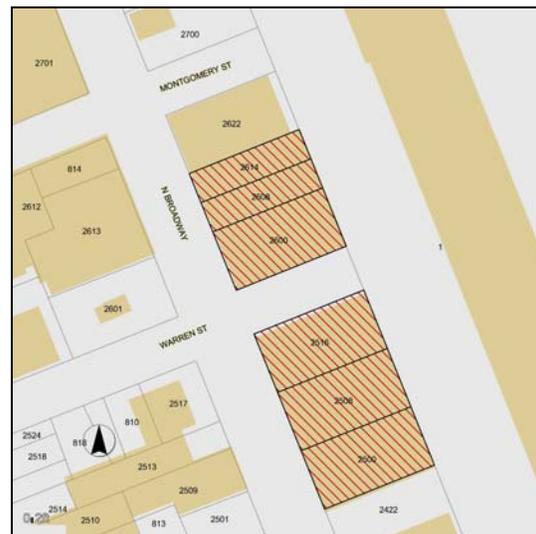
LOOKING NORTHEAST

PREPARER:

Lafser & Associates

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the district meets the requirements of National Register Criterion A in the area of Commerce and Criterion C for architecture.





NORTHERN THREE BUILDINGS IN DISTRICT

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

The North Broadway Glass and Plow Warehouse Historic District, which consists of six contributing buildings, is eligible for listing in the National Register under Criterion A for Commerce and C for architecture. The buildings, built between 1906 and 1914, served various companies that desired a location near to the railroad depots and Wabash Rail Yard, including a glass company and several plow and agricultural implement manufacturers. The functional aspects of the fireproof warehouses, their loading docks and bays to allow for simultaneous loading and unloading of several freight cars and trucks and vehicular entrances for access by truck to interior areas, are evident in the base of the buildings. Cornices top several stories of uniform bays filled with large windows, and the appearance of the warehouses is representative of commercial buildings of the time. The revised nomination explains the relationship of the buildings to each other and the rail yard and how the appearance of the buildings conveys their historical function.

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CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

N.

DATE: July 23, 2012
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office
SUBJECT: Nomination to the National Register for the O'Fallon Park Historic District
ADDRESS: Generally bounded by Newstead, Pope, Florissant, Harris, Algernon, Adelaide, Warne, Green Lea, Fair and Lee Avenues.
WARD: 21



PREPARER:
Preservation Research Office

RECOMMENDATION:
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the district meets the requirements of National Register Criterion A for Community Development and Planning.





STREETSCAPES WITHIN THE PROPOSED DISTRICT

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

PROPERTY SUMMARY:

The O'Fallon Park Historic District is nominated for listing in the National Register under Criterion A for Community Planning and Development. The proposed 38-block district has a period of significance which runs from 1884 to 1947. The Cultural Resources Office believes that the majority of the district is eligible for the listing on the National Register, but suggests that the boundaries along the southeast portion of the district be reexamined, as it appears that the integrity of the historic fabric along portions of E. Alice and E. Warne Avenues is questionable.

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