



**CULTURAL RESOURCES OFFICE  
 PRESERVATION BOARD  
 REGULAR MEETING  
 MONDAY AUGUST 25, 2014 — 4:00 P.M.  
 1520 MARKET ST. #2000  
 ST. LOUIS, MO. 63103  
[www.stlouis-mo.gov/cultural-resources](http://www.stlouis-mo.gov/cultural-resources)**

Roll call - Approval of the July 28, 2014 minutes - Approval of agenda.

<b>PRELIMINARY REVIEWS</b>	<b>Jurisdiction</b>	<b>Project</b>	<b>Page</b>
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CITY OF ST. LOUIS  
**PLANNING & URBAN  
DESIGN AGENCY**  
CULTURAL RESOURCES OFFICE  
FRANCIS G. SLAY, Mayor

**A.**

DATE: August 25, 2014  
ADDRESS: 2350 South Grand Blvd.  
ITEM: Preliminary Review: New construction, single-story commercial  
JURISDICTION: Compton Hill Local Historic District — Ward 8  
STAFF: Bob Bettis, Cultural Resources Office



**2350 SOUTH GRAND**

**APPLICANT:**  
Richard Robinson

**RECOMMENDATION:**  
That the Preservation Board grant preliminary approval to this proposal for new construction, with the stipulation that final plans and exterior details will be reviewed and approved by the Cultural Resources Office to ensure compliance with the district standards.



## **THE PROPOSAL:**

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The applicant proposes to demolish a vacant 1960's gas station and replace it with a single-story commercial building.

## **RELEVANT LEGISLATION:**

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Excerpt from Compton Hill Historic District Ordinance #57702:

### C. Demolition and Removals

1. No building or structure in the 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 shall find either that the building or structure is in such a state of deterioration and disrepair as to make rehabilitation impossible unless such rehabilitation is found economically unfeasible or the building or structure is architecturally inconsistent with other structures to such an extent that it detracts from the historic character of the neighborhood.
2. Except for substitution of deteriorated materials as provided in these standards, no original architectural detail or ancillary structure shall be removed.
3. The Landmarks and Urban Design Commission shall be the final decision - makers concerning demolition and removals.

**The proposed building to be demolished is a 1960s service station, its construction far later than the Compton Hill districts period of significance, and is considered to be non-contributing to the district. While Midcentury Modern designs are undergoing evaluation for National Register eligibility, this service station was one of many standard designs for service stations constructed throughout the City. The demolition of this building will not affect the overall context of the street or the overall integrity of the Compton Hill Local Historic District.**

### D. Scale, Size and Proportion

All new and rehabilitated structures shall complement the height, scale and proportion of adjacent buildings.

**Partly complies. The majority of historic commercial buildings along this stretch of South Grand are three- and two-stories in height. Location of the new building at the street and its higher massing at the corner will augment the smaller scale of the design. Although the new construction will only be a single story, its design references historic details in the surrounding area with a decorative cornice, glazed storefront bays and most importantly, four brick elevations.**

### E. Location, Spacing and Setback

Location and spacing of new or reconstructed buildings shall be consistent with the existing patterns in the neighborhood respecting depth of front yards, width of buildings and width of side yards. If there is a uniform setback on a block, new buildings shall be positioned along such setback.

**Complies. The proposed building will have a setback similar to existing historic buildings along South Grand.**

F. Exterior Materials

1. Materials for new or rehabilitated structures shall be compatible in type, texture and color with the original building material. If the building is new, materials shall be compatible in type, texture and color with the predominant original building materials used in the neighborhood.

**Complies. The proposed building will be red brick on all four sides.**

2. The use of raw concrete block and imitations or artificial materials are not permitted. Aluminum or other types of siding are permitted only when they are used in the place of wood siding and are similar in detail and design to the original siding. Mill finished aluminum is not permitted. Previously unpainted brick surfaces shall not be painted.

**Complies. The building will be clad in red brick to match the dominant material in the neighborhood.**

G. Architectural Detail

1. Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, a similar detail may be substituted.

2. Doors, windows and other openings on rehabilitated structures shall be of the same size and in the same horizontal and vertical style as in the original structures. Exterior shutters, when used, shall be made of wood and shall be of the correct size and shape to fit the entire opening for which they were intended.

3. Storm doors, storm windows, and window frames shall be of wood, color finished material. Mill finished aluminum or similar metal is not permitted.

4. Renovated dormers, towers, porches, balconies or cornices shall be maintained in a similar profile, size and detail as originally constructed. Similar new construction shall complement the design.

5. New ancillary and satellite structures shall conform in design to the architectural style of the period in which the principal structure was built.

6. New gutters and downspouts shall be of copper or other color finished or painted material. Awnings and canopies where visible from the street are not generally appropriate, but when approved shall be of canvas or canvas-like material.

**Not applicable.**

H. Roof Shape and Material

1. In neighborhoods in which a roof shape, angles and lines are dominant, new or renovated structures shall conform to such shape, angles and lines.

**Complies. The proposed new construction will have a flat roof as in keeping with the dominant roof shapes along South Grand.**

2. Roof materials shall be slate, tile, copper or asphalt shingles. Roll roofing material, corrugated sheet metal, shiny metal, or brightly colored asphalt shingles are not permitted where seen.

**Not applicable.**

I. Walls, Fences and Enclosures

Materials for construction of new fences shall be compatible with the character of the neighborhood. Materials may include, wood, stone, brick, wrought iron or evergreen hedge. Barbed wire, "chicken wire" or narrow gage wire fabric shall not be used. The use of chain link fence is discouraged unless appropriately camouflaged.

**Complies. A six-foot wood fence will be constructed at the rear of the property.**

J. Landscaping

If a particular type of landscaping material predominates in a neighborhood, new planting shall be compatible. The installation of street trees is encouraged.

**Proposed landscape plan complies with the requirements.**

K. Paving and Ground Materials

If a particular type of paving material or ground cover predominates in a neighborhood, new or added material shall be compatible with the streetscape. Loose gravel or crushed stone shall not be permitted.

**Complies.**

L. Street Furniture and Utilities

Free-standing light standards placed in the front yard of any premises shall be either authentic period styling of high quality contemporary design. Where possible, all new utility lines shall be underground. The design and location of all items of street furniture shall be compatible with the character of the neighborhood.

**Complies.**

M. Drives and Parking

In neighborhoods in which the entrance to individual private drives is made from the alley, all new or renovated drives shall be made only from the alley. Drives which enter from the street shall be constructed of brick, granite pavers, Portland cement or asphalt paving.

**Complies. Existing curb cuts will be utilized and parking located to the side of the building.**

N. Signs

Except for neighborhood entrance markers within the Historic District, no signs shall be permitted except for advertising to or informing the public of service, business, occupation or profession conducted in, or about the premises, except in that in no case will the following be allowed:

1. Roof top signs
2. Billboards

3. Flashing or animated signs or signs with any moving parts
4. Back lighted signs
5. Wall signs above the second floor sill line
6. Large projecting signs which block windows or other signs
7. Loudspeaker music or speech for advertising purposes

In addition, no sign allowed by this ordinance shall be permitted if the Landmarks and Urban Design Commission finds such sign to be incompatible with the historic and/or architectural character of the district

**Not applicable. Signs will be applied for under separate permit.**

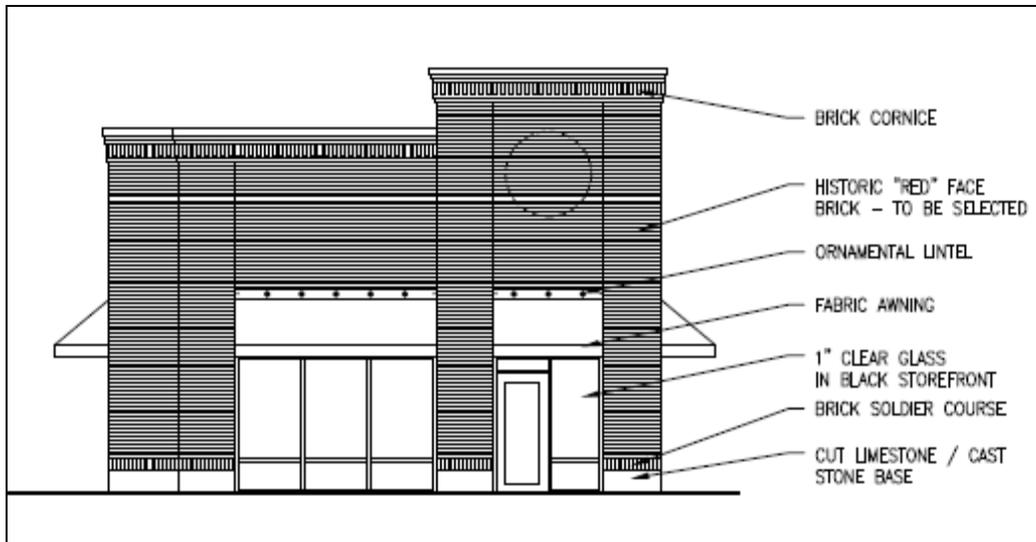
**PRELIMINARY FINDINGS AND CONCLUSION:**

The Cultural Resources Office consideration of the criteria for new residential construction in the Compton Heights Historic District Standards led to these preliminary findings:

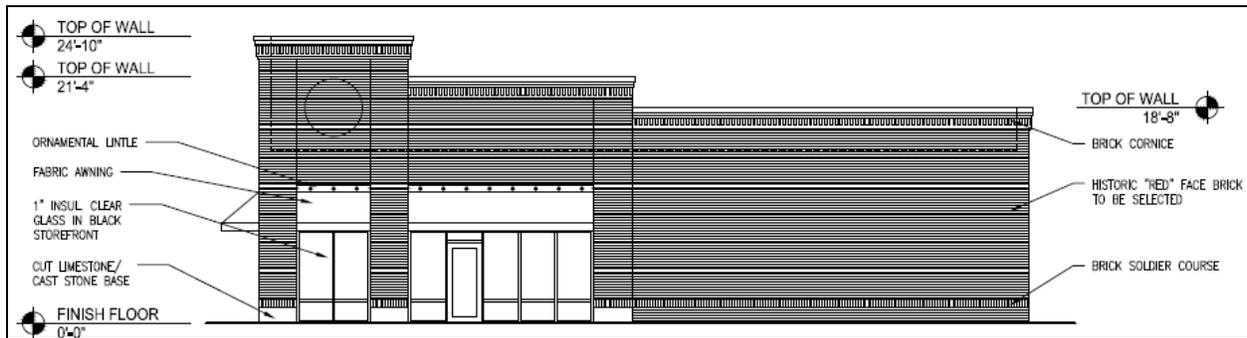
- The proposed site for construction, 2350 South Grand, is located in the Compton Hill Square Local Historic District.
- The existing building is considered non-contributing to the historic district.
- The proposed project generally complies with the neighborhood standards.
- The building will be clad in red brick to match the historic material of the neighborhood.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the proposed new construction, with the stipulation that final plans and exterior details will be reviewed and approved by the Cultural Resources Office to ensure compliance with the district standards.

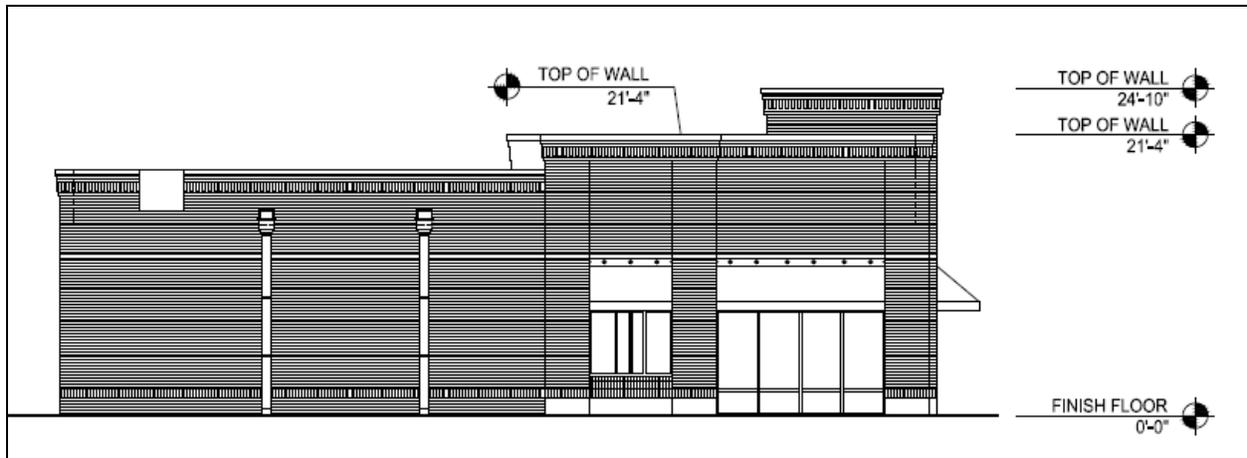




FRONT (WEST) ELEVATION



SOUTH FACADE



NORTH ELEVATION



**BUILDING TO BE DEMOLISHED**



**STREETScape LOOKING NORTH**



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

**B.**

DATE: August 25, 2014  
 ADDRESS: 46 Washington Terrace  
 ITEM: Appeal of Director’s Denial of an application to erect a vinyl fence  
 JURISDICTION: Kingsbury-Washington Terrace Local Historic District — Ward 28  
 STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



46 WASHINGTON TERRACE

**OWNER:**  
 Noel Q. and Barbara Martin  
  
**APPELLANT:**  
 Fence & Deck Depot/Richard Lusa

**RECOMMENDATION:**  
 That the Preservation Board uphold the Director’s Denial, as the proposed fencing does not comply with the Kingsbury-Washington Terrace Historic District Standards.



**PROPOSAL:**

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The owners at 46 Washington Terrace have applied to erect a 6-foot dark gray vinyl fence along the side of their residence in the Kingsbury-Washington Terrace Historic District.

**RELEVANT LEGISLATION:**

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Excerpt from Ordinance #56581, the Kingsbury-Washington Terrace Historic District:

**D. Fences**

Fences generally fall into three categories...privacy, security and ornamental. Appropriate fences for the Historic District include cast iron and wood fencing. Fences shall be constructed of these materials when visible from the street.

**Does not comply. The owner proposes to construct a 6-foot high vinyl privacy fence along the side property line. The historic district standards require fences visible from the street to be of wood or cast iron.**

**PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resources Office's consideration of the Kingsbury-Washington Terrace Historic District standards and the specific criteria for fencing led to these preliminary findings:

- 46 Washington Terrace is located in the Kingsbury-Washington Terrace Local Historic District.
- The proposed fence is a 6-foot high dark grey vinyl fence. Vinyl is not an approved material for fences under the historic district standards.
- The design of the fencing is similar to the street-facing wood fence on the opposite side of the property.
- The current chain link fencing has limited visibility due to the vegetation growing on it, but the new fencing will be much more visible with its removal.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application as it does not comply with the Kingsbury-Washington Terrace Local Historic District standards.



**C.**

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DATE: August 25, 2014  
ADDRESS: 4730-34 McPherson  
ITEM: Appeal of Director's Denial to install non-compliant light fixtures  
JURISDICTION: Central West End Local Historic District — Ward 28  
STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



4730 MCPHERSON

**OWNER/ APPLICANT:**  
Karen Halper

**RECOMMENDATION:**  
That the Preservation Board uphold the Director's Denial, as the proposed light fixtures do not comply with the Central West End District Standards.



## **PROPOSAL:**

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This is an appeal of the Director's denial of a permit to re-install two decorative light fixtures flanking a storefront entry in the Central West End historic district. The Cultural Resources Office, responding to a complaint from the neighborhood, determined that the fixtures were installed without a permit and did not meet the historic district standards. The owners subsequently applied for a permit, which was denied.

## **RELEVANT LEGISLATION:**

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Excerpt from Ordinance #69112, the Central West End Historic District:

### **D. Exterior Furnishings, Lighting and Utilities**

Original or historic light standards, lamps, and lanterns shall be preserved through repair and maintenance. If they have been removed, their replication is encouraged when an historic drawing or photograph is available to document what was originally there. All new lighting fixtures, whether free-standing or attached to a structure, shall be either authentic period styling or high quality contemporary design of appropriate material and size and shall be of scale and height appropriate to the building where they are installed. In all cases, attention shall be given to the quality or intensity of light emitted to ensure that it is compatible with the character of the historic residential environment. No exposed conduit shall be used. Well-designed landscape and architectural lighting is permitted; however, lighting fixtures must either be recessed or screened by plantings. Security lighting shall not be of a direction or intensity that is invasive of neighboring properties or pedestrians.

**Does not comply. The proposed lighting fixtures are overscaled for the building, being nearly three feet in height. The fixtures are also not stylistically appropriate or compatible with the delicate decorative detailing of the building.**

**The lighting fixtures, originally installed without a permit, have since been removed. However, the mounting plates that held the fixtures in place still remain. They are attached with four long screws that were drilled directly into ornate terra-cotta, compromising the historic material. While there is evidence that light fixtures were previously mounted in these locations, they had left only a single small in the terra cotta (see photo following).**

## **PRELIMINARY FINDINGS AND CONCLUSION:**

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The Cultural Resources Office's consideration of the Central West End Historic District standards and the specific criteria for low fences and appendages led to these preliminary findings.

- 4730-34 McPherson is located in the Central West Local Historic District.
- The proposed light fixtures are out of scale with the building's front façade.
- The fixtures are not of appropriate period styling and conceal terracotta detailing.

- The mounting brackets required for the size and weight of the fixtures have damaged the decorative terra cotta.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial of the application as the lighting fixtures do not comply with the Central West End Local Historic District standards.



**DETAIL OF INSTALLED MOUNT**



**DETAIL OF TERRA COTTA BEFORE INSTALLATION**



**FIXTURES AS INSTALLED**



**PROPOSED LIGHT FIXTURE**



**STOREFRONT PRIOR TO ALTERATION**



**D.**

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DATE: August 25, 2014  
ADDRESSES: 1845 North Market Street  
ITEM: Demolition of a residential building  
JURISDICTION: Clemens House Columbia Brewery National Register Historic District — Ward 5  
STAFF: Bob Bettis, Cultural Resources Office



1845 NORTH MARKET STREET

**OWNER AND APPELLANT:**  
Willie and Kellie Swinney

**RECOMMENDATION:**  
That the Preservation Board consider overturning the Director's denial of the demolition application for 1845 North Market Avenue due to unusual circumstances.



**THE PROPOSAL:**

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Concerned about the stability of the building close to his residence, the owner and occupant of 1847 North Market recently purchased the adjacent property at 1845 with the intent to demolish the building.

**RELEVANT LEGISLATION:**

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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.

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.

At the time the Clemens House-Columbia Brewery National Register Historic District was expanded in 1986, 1845 North Market stood in a row of similar buildings that had strong historic integrity (see photograph from 1986 below).

The residences on the block were erected between the late 1850s and 1880. The dwelling in question, built c. 1860, was noted as a two-story, three-bay-wide residence with a side-gabled roof on the front portion. Prominent white stone lintels accentuate the tops of the door and window openings of the façade.

1845 and most of the row of buildings were contributing resources to the historic district. At this time, only 1845 and 1837 remain standing and are flanked by new residences built in 2007 on both North Market within the historic district, on North Market east of the district boundary, and behind on Benton, an area also excluded from the historic district.

The historic buildings on the north side of North Market were demolished between 1988 and 2004. Consequently, for ten years the blockfronts on North Market between Hogan and North 19<sup>th</sup> streets have not had the historic integrity to be included in a National Register historic district. While boundaries of existing historic districts can be adjusted to reflect changed conditions, the study and evaluation of the suitability of the boundaries of the Clemens House-Columbia Brewery historic district has not taken place.

- 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.

**The building shows signs of deferred maintenance in deterioration of roofing and dislocated foundation stones under the east wall of the rear wing. Discoloration of brick that indicates the movement of water and loss of mortar appears at the parapet and upper wall of the west elevation, formerly a non-exterior party wall, and on the north and east elevations as well. The building has been vacant since 2007 and possibly much earlier. However, based on exterior examination, the damage falls short of structural deterioration and the building appears sound in terms of the ordinance.**

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.

**As noted above, the portion of North Market Street in the historic district is dominated by new construction and vacant lots. The new construction in the district is part of a larger group of new homes erected circa 2007 and that new construction establishes the character of North Market and Benton streets between North Florissant and North 19<sup>th</sup>. The number of vacant lots in the immediate vicinity of 1845 North Market emphasizes the dominance of the new construction.**

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.

**While state and/or federal historic tax credits are available to rehabilitate properties in this historic district, little activity of that type has take place recently.**

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.

**The applicant has not addressed the economics of rehabilitation as he purchased the property with the intent to demolish the building and create a side yard.**

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.
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.
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 historic integrity of this blockface, as well as the one opposite it, are so lacking in historic buildings that they would not meet expectations to be included in a**

**National Register historic district. The two remaining historic buildings cannot by themselves convey the historic character and continuity that this blockfront once had.**

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

**Not applicable. The owner would like to create a side yard.**

- 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.

**Not applicable.**

- 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.**

#### **PRELIMINARY FINDINGS AND CONCLUSION:**

The Cultural Resource Office's consideration of the criteria for demolition led to these preliminary findings:

- 1845 North Market is a contributing resource to the Clemens House-Columbia Brewery National Register Historic District; it is a Merit building under the definition of Ordinance #64689.
- The building stands in a portion of the National Register district that no longer has historic integrity and is not in a Preservation Review District.
- The building appears to be in sound condition although it exhibits the consequences of deferred maintenance and repair.
- State and/or federal historic tax credits are available to assist in the funding of a rehabilitation project.

- The significant diminishing of the historic character of the North Market blockfront in the historic district through demolition of historic buildings took place between 1988 and 2004.
- The location of the building on a blockfront with historic integrity so weak that it would not meet the requirements for being included in a National Register historic district means that its loss cannot be considered to have the same effect as a building on a blockfront in a historic district with a complement of historic buildings and the urban design created by those structures.
- The owner purchased the property in order to demolish the building that stands a few feet from his 2007 residence and has long been vacant. He is not proposing subsequent new construction.
- Ordinance #64689 states that the demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances. The unusual circumstance in this case is that the historic integrity of the blockfront is unusually degraded through demolition and new construction, and the blockfront can no longer convey its historic character. Therefore the status of the property had in the past as a Merit building is challenged now by notable changes in the character of the properties in historic district.

**RECOMMENDATION:**

The Cultural Resources Office recommends that the Preservation Board finds that unusual circumstances exist and overturn the Director's denial of the demolition application for 1845 North Market.



PHOTOGRAPH IN THE 1986 NATIONAL REGISTER DISTRICT NOMINATION



**WEST ELEVATION**



**NORTH ELEVATION**



**REAR WING EAST ELEVATION**



**FOUNDATION INSTABILITY**