



**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY JUNE 22ND, 2009
1015 LOCUST ST. #1200
4:00 P.M.**

APPROVAL OF MAY 27TH, 2009 MINUTES

PRELIMINARY REVIEWS			PG
A.	2213 S. 10TH ST.	SOULARD HISTORIC DISTRICT	1
B.	2903 RUSSELL BLVD.	COMPTON HILL HISTORIC DISTRICT	5
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A.

Date: June 22, 2009
To: City of St. Louis Preservation Board
From: Jan Cameron, Preservation Administrator, Cultural Resources Office
Subject: Preliminary Review: Retain Retaining Wall Constructed Without Permit
Address: 2213 S. 10th Street
District: Souldard Local and National Register Historic District **Ward:** 7



2213 S. 10th STREET in 2009

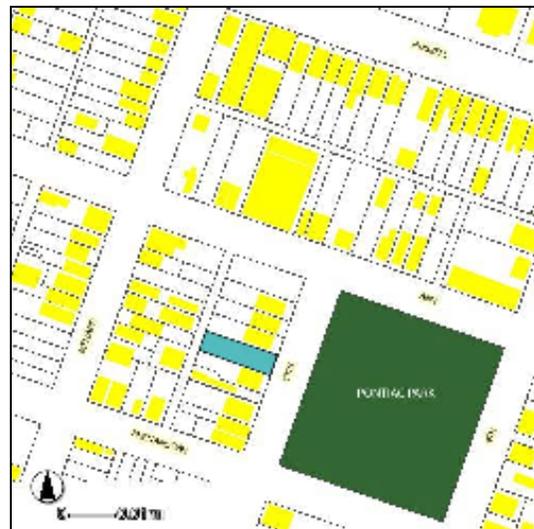


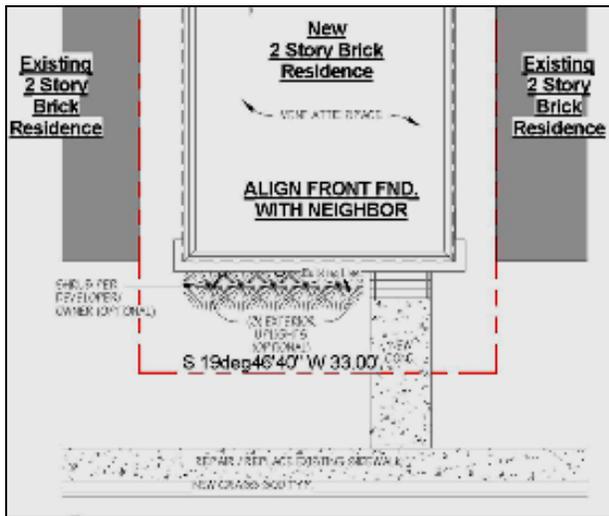
2213 S. 10th STREET TODAY

Applicant:
 Piper Properties
 John Muller

Owners:
 Melissa Whitson & Sara Irkbeck

Recommendation:
 That the Preservation Board withhold preliminary approval and instruct the applicant to remove the retaining wall, or replace it with a new wall based on a Model Example.





SUBMITTED SITE PLAN WITH NO FRONT FENCING OR RETAINING WALL

Background

In September, 2008, the Cultural Resources Office received a complaint regarding a retaining wall installed at the recently completed single-family construction at 2213 S. 10th Street. The Cultural Resources Office staff investigated and determined that a retaining wall and fence had been constructed without a permit, and the developer, John Muller of Piper Properties, was cited. The project was tentatively scheduled before the Preservation Board at its September 2008 meeting; however, Mr. Muller agreed with the Cultural Resources Office staff that he would remove the wall and Board review was deferred.

In May of this year, the staff received another inquiry about the wall, re-inspected the site, and found that the wall had not been removed. When Mr. Muller was notified that the Office was referring the case to Housing Court, he requested a Preliminary Review before the Preservation Board to present a revised retaining wall design. The project was scheduled for the June agenda.

In May of this year, the staff received another inquiry about the wall, re-inspected the site, and



TWO VIEWS OF RETAINING WALL



Site and Surrounding Area

The building, constructed in 2008, is located in the center of the 2200 block of S. 10th Street in the Souldard Local and National Register historic district. Pontiac Park is opposite the property to the east. Directly adjacent to the site at 2217-19 S. 10th is a mid-19th century German Fachwerk building, that is sited directly on the south property line of the proposed house. Three recent single-family houses constructed in 2003-2004 are adjacent to the north. Surrounding historic buildings on the block's southern end and along Ann Avenue to the north are all well-maintained and contributing resources to the historic district.

Reasons for Application:

The owner wishes to request the Preservation Board's approval of a revised design for the retaining wall.



SITE PRIOR TO NEW CONSTRUCTION

Relevant Legislation

Per the Soulard Historic District Ordinance:

ARTICLE 4: SITE

401 Slope/Grade

The historic slope of a yard shall not be altered at the Public Facade unless it has at some time been altered and is to be restored to its original configuration.

Does not comply. While the site had lost its original grade, installation of the retaining wall has further deteriorated the context of the street.

402 Landscaping Walls

Comment: Landscaping walls essentially function as fences.

Walls shall meet the following:

Not sit in front of a Public Facade.

Be of a height of 48" or less.

Be constructed of red brick and have a limestone or precast concrete cap or be constructed of stone.

N/A



DETAIL OF WALL

402.1 Retaining Walls on Public Facades

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

Comment: New and reconstructed retaining walls shall replicate the appearance of an historic wall. Thus stone or brick may be applied as a veneer to a concrete wall as long as the outward appearance meets the visual qualities of the Model Example.

Does not comply. No Model Example was submitted: no Model Example could be provided for the contemporary design of the wall.

The following types of retaining walls are prohibited on Public Facades:

- A. Railroad ties;*
- B. Landscape timbers;*
- C. Concrete block of any type;*
- D. Exposed cast-in-place or pre-cast concrete.*

Does not comply. The wall is constructed of concrete block.

403 Fences

Comment: Fences are a very important part of the streetscape within historic districts. Fences can frame a view of an individual's property, define public versus private ownership, and act in unison with other fences and walls to add a sense of continuity and rhythm to the street.

403.1 Low Fences

Low fences are those fences with a height of 48" or less when measured from the ground.

Low fences shall be of one of the following types:

Wrought or cast iron;

Treated or rot-resistant wood picket fence consisting of posts, rails and vertical pickets painted or treated with opaque stain; or

Chain link, but only if it is behind a Private Facade and either painted a dark color or clad with a dark colored vinyl.

Complies. Fence is of metal replicating the appearance of wrought-iron.

Low fences shall be based on a Model Example. When located in front of a Public Facade of the building, the Model Example fence shall be located in front of a building of similar vintage to the property under consideration.

Does not comply. No Model Example has been submitted for the design of the fence. While the building at 2213 S. 10th Street is a contemporary building, its architectural detailing was designed to replicate a Victorian design; any proposed fence should duplicate the design of a historic fence.

In no event shall a low fence obscure significant architectural features of a building.

Complies.



**VIEW OF ADJACENT NEW BUILDINGS —
NOTE EXISTING GRADE**



**HISTORIC HOUSE ADJACENT TO SITE ON
SOUTH**

Community Consultation

At this time, the Cultural Resources Office has received no communication concerning the project from the Alderman or the neighborhood.

Comments

In a letter dated 18 May 2009, to the Cultural Resources Office Director, Mr. Muller requested a hearing before the Preservation Board, and indicated that he would submit plans for a revised wall that complied with the Soulard Historic District Standards. At this writing, the staff has not seen revised plans and cannot comment.

The fence design is of less concern. Although it does not comply with the district Standards as it is not based upon a historic fence design, it is simple and unobtrusive, and the staff does not recommend that it be replaced.

Conclusion

Staff recommends that the Preservation Board withhold preliminary approval and instruct the applicant to remove the wall; either returning the grade as it was before construction; or installing a new wall that complies with a Model Example. Final plans must be reviewed and approved by the Cultural Resources Office staff.

Contact:

Jan Cameron

Telephone:

E-Mail:

Planning and Urban Design, Cultural Resources Office

314-622-3400 x 216

Fax: 314-622-3413

CameronJ@stlouiscity.com



B.

Date: June 22, 2009
To: City of St. Louis Preservation Board
From: Jan Cameron, Preservation Administrator, Cultural Resources Office
Subject: Preliminary Review: Retain Rear Porch Constructed Without Permit
Address: 2903 Russell Boulevard
District: Compton Hill Local Historic District **Ward:** 6



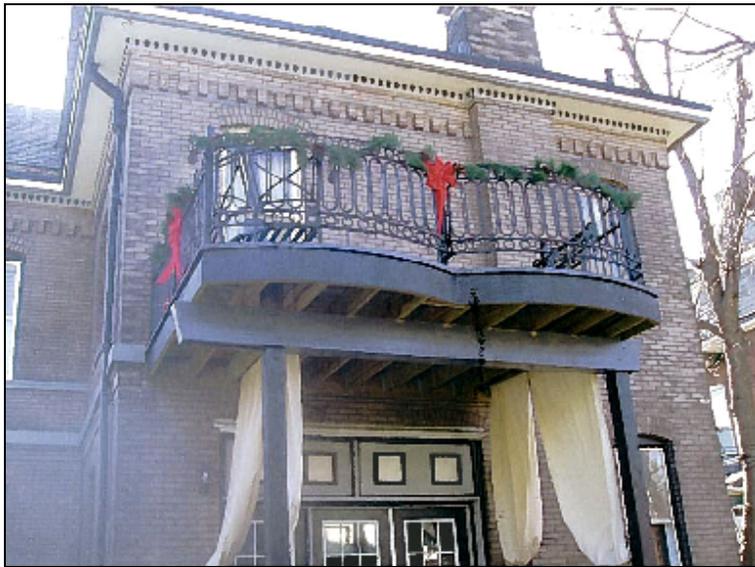
2903 RUSSELL

Owner/Applicant:
 Mark H. Levison

Purpose:
 Preliminary Review to retain a rear balcony constructed without a permit.

Recommendation:
 That the Preservation Board deny the application as the balcony does not comply with the requirements of the Compton Hill Historic District Standards.



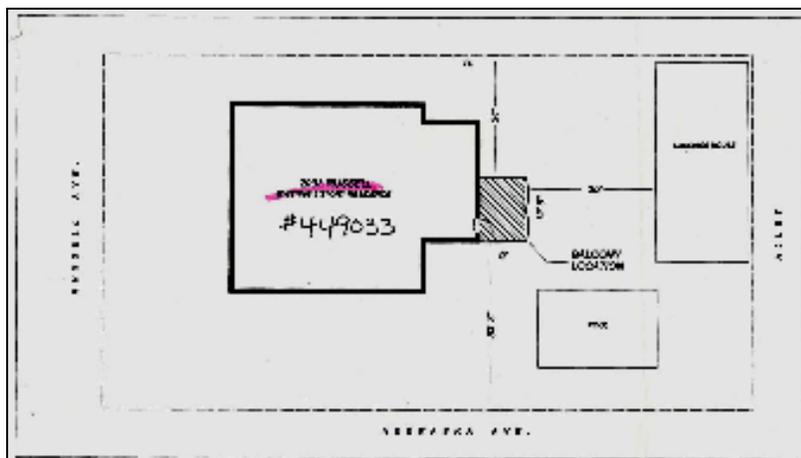


BALCONY AS CONSTRUCTED c. JANUARY 2009 (owner's photograph)

Background

The owner was cited by the Building Division for the construction of a rear balcony or porch without an approved permit. Subsequently, the owner applied for a permit on January 23, 2009. The Cultural Resources Office staff Administratively Denied the application March 10, 2009 due to ordinance time limitations, and stating that the owner had thirty days to file an appeal from that decision.

The owner missed the thirty-day window to appeal, so on May 1, 2009, he filed a Preliminary Review application for the work. As the balcony design does not comply with the Compton Hill Historic District standards, the project was scheduled for the next Preservation Board meeting. At the owner's request on May 22, 2009, the project was deferred to the next Board meeting.



SITE PLAN

Site and Surrounding Area

2903 Russell Boulevard is located at the northwest corner of Russell and Nebraska Avenue in the Compton Heights neighborhood. Surrounding residential properties are architecturally significant and generally exhibit considerable historic integrity and architectural quality.



PROPERTIES WEST ALONG RUSSELL – 2903 IS AT RIGHT

Reasons for Application

The owner wishes to retain the existing second story porch. Because his time to appeal has expired, he is submitting a Preliminary Review application to request a variance to the Standards from the Preservation Board.



2903 RUSSELL FROM LOOKING NORTHWEST

Relevant Legislation

Excerpt from Ordinance #57702, Compton Hill Historic District:

A. Exterior Materials

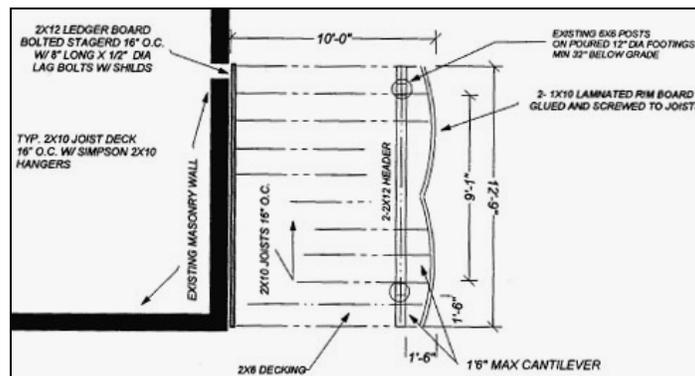
1. *Materials for new or rehabilitated structures shall be compatible in type, texture and color with the original building material. If the building is new, materials shall be compatible in type, texture and color with the predominant original building materials used in the neighborhood....*

Partly complies. The balcony, its posts and supporting beam are wood, which is the material used most often for rear appendages in the Compton Hill historic district. However, the decorative handrail is wrought-iron. While wrought-iron was used historically for balconies and other small appendages, it was typically used in combination masonry, not wood framing.

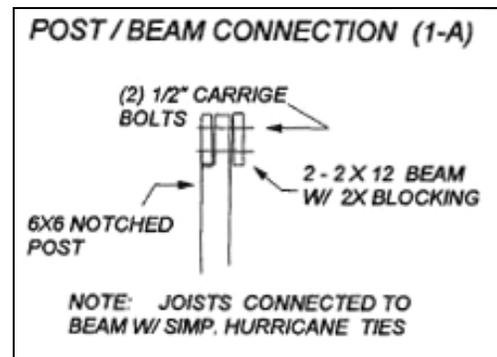
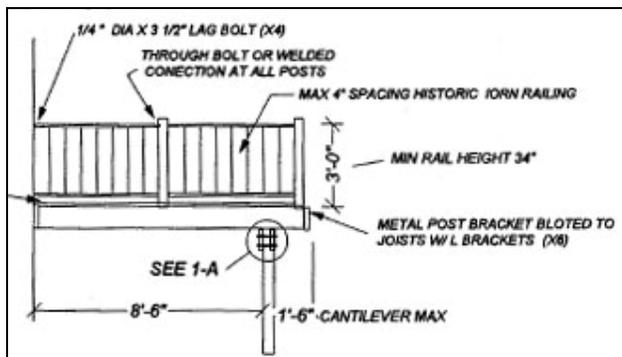
G. Architectural Detail...

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.*

Does not comply. The design of the rear balcony is contemporary and does not reflect the proportions, scale or architectural vocabulary of a historic balcony or porch that would have once existed on this building. In addition, the balcony's size and particularly the scale of its support structure, dominates the rear elevation.



FRAMING PLAN, ELEVATION AND CONNECTION DETAIL



Community Consultation

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

Comments

The design of the balcony does not comply with Compton Hill standards in material or in architectural detail. It is oversized, with prominent exposed framing, a cantilevered deck and a decorative curved handrail. The structure is contemporary in design and not compatible with the historic architecture of the house. However, despite its location on a corner, the balcony is not greatly visible from the street: when trees are in leaf, as shown in the photos below, there are only two places where it can be seen:



VIEW OF PROPERTY FROM RUSSELL LOOKING NORTHWEST (balcony circled)



VIEW FROM NEBRASKA (balcony circled)



DETAIL

Elsewhere along Nebraska Avenue, view of the balcony is screened by trees and bamboo:





However, the balcony is more visible during the winter months, as the photographs below, taken in February, illustrate, although it is still screened somewhat from the north:



VIEW OF BALCONY MOVING SOUTH TO NORTH ALONG NEBRASKA



The Cultural Resources Office has not received any complaints from neighborhood residents regarding the balcony’s construction or design. While the work does not comply with the historic district standards, it should be noted that in winter months the balcony can be seen from the intersection of Russell and Nebraska and more prominently, from a short distance north along Nebraska; the rest of the year, it is fairly well screened by existing planting. Additional evergreen planting could be added to further reduce the balcony’s visibility in the winter.



VIEW FROM NEBRASKA LOOKING SOUTHWEST

Conclusion

In view of the fact that the balcony does not meet the Compton Hill Historic District standards, Cultural Resources Office is asking that the Preservation Board deny the Preliminary Review of the project.

Contact:

Jan Cameron Planning and Urban Design, Cultural Resources Office
Telephone: 314-622-3400 x 201
Fax: 314-259-3406
E-Mail: CameronJ@stlouiscity.com



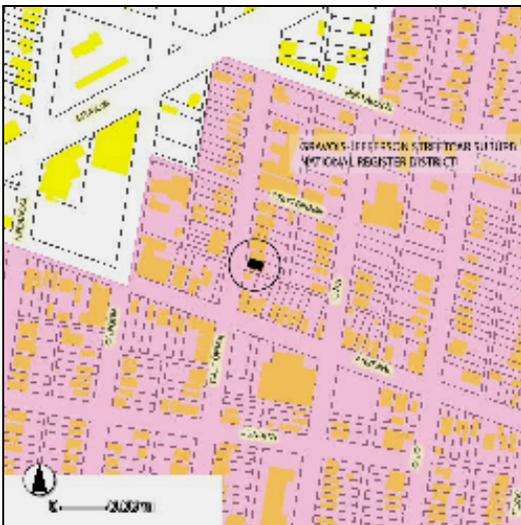
C.

Date: June 22, 2009
To: Preservation Board
From: Jan Cameron, Cultural Resources Office
Subject: Preliminary Review: Condemnation of a Contributing Building located in a National Register Historic District.
Address: 3020 California Avenue **Ward:** 2
District: Preservation Review District — Gravois-Jefferson Streetcar Suburb National Register District

Applicant:
 City of St. Louis Building Division
 Condemnation

Owner:
 CSM Ventures, Inc.
 12518 River Birch Drive
 Riverview, FL 33569

Recommendation:
 That the Preservation Board withhold Preliminary Approval of the demolition as a contributing building in a National Register Historic District.



Background

On October 31, 2008, the Cultural Resources Office received a Notice of Condemnation from the Building Division for 3020 California Avenue, located within the Gravois-Jefferson Streetcar Suburb National Register Historic District. The Office denied the condemnation November 3. Subsequently, the Building Division requested that the denial be reconsidered. As the time had lapsed for an appeal of the original decision, a Preliminary Review was scheduled for the Preservation Board.



DETAIL OF FRONT ELEVATION AND MANSARD



DETAIL OF FRONT CORNICE

Site and Surrounding Area:

The building at 3020 California is a Second Empire/Romanesque Revival four-family building, constructed about 1895. It is marked by elegant brick detailing and dominated by two hipped dormers with ornamental windows.

Located one block north of Arsenal Street, the area is primarily residential, with architectural fabric of similar style and construction date to 3020 California. Buildings are generally well-maintained and contribute to the character of the historic district.

Reasons for Application:

A request for reconsideration of the condemnation denial has been received from the Department of Public Safety.

Relevant Legislation

St. Louis City Ordinance 64689:

PART I - REPEALS, PURPOSE, DEFINITIONS, EXEMPTIONS...

SECTION THREE. Definitions.

As used in this ordinance, the following terms have the following meanings:...

15. "Merit" means contributing to an existing or potential City or national historic district or having a unique architectural

style.

PART X - DEMOLITION REVIEWS

...Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

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

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

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

3020 California is a contributing building to the Jefferson-Gravois Streetcar Suburb National Register District. It is considered a “Merit” building under the definition of the ordinance. While not unique in its architectural style or detailing, it is consistent and compatible with the resources of the National Register District: its brick detailing, slate mansard roof and decorative dormers contribute to the character of the district, which is marked by elegant brick patterns and a variety of roof forms.



DETAIL OF FRONT DORMER AND MANSARD



DETAIL OF FRONT ENTRY



REAR ELEVATION

C. Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.

- 1. Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.*

The front elevation and both north and south facades of 3020 California are intact and in good condition. The center portion of the rear elevation has sustained a serious masonry failure most likely due to water penetration. While the condition of the rear wall is an issue, the availability of Federal and State Tax Credits for Historic Preservation would mitigate the additional costs of its reconstruction.



SOUTH ELEVATION



DETAIL OF REAR COLLAPSE

- 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.*

Residential structures on the block are occupied and in good to fair condition. Many, like 3020 California, are architecturally significant. The only other vacant property on the block is a one-story commercial building (see photo below) which, although boarded, is well maintained.



CONTEXT SOUTH OF 3020 CALIFORNIA



BUILDING DIRECTLY NORTH



CONTEXT NORTH



CONTEXT NORTH

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 table to the right shows a rough estimate of the total cost of rehabilitation for 3020 California, using both Federal and State Historic Tax Credits. (Rehabilitation and National Register nomination costs are based upon staff's considerable

Cost Analysis			
Square Footage:	3864		
Acquisition costs (2/2008):			\$4,500.00
Rehabilitation costs \$100/sq. ft.	\$386,400.00		\$386,400.00
NR nomination preparation:	\$7,000.00		\$7,000.00
Total estimated project cost:			\$397,900.00
Historic Preservation Tax Credits (33% of project cost):	\$131,307.00		
Credits sold at \$.85 on dollar	\$111,610.95		(\$111,610.95)
Final estimated project cost:			\$286,289.05

experience with other similar projects.) For a four-family, the per-unit cost would be \$71,573; for two townhouse units, \$143,144.



CONTEXT OPPOSITE

Area Demographics

(provided by City of St. Louis Geographic Information System, maintained by the Planning and Urban Design Agency.

Age					
2 Mile Radius Around 3020 California					
Summary					
Population:	86,254	No. of Households:	34,992		
Gender					
Male:	41,202 (47.8%)	Female:	45,052 (52.2%)		
Age Totals					
	Total:	Male:	%	Female:	%
Under 18	25,629.00	12,968	31.5	12,661.00	28.1
18 to 24	9,606.00	4,308	10.5	5,298.00	11.8
25 to 39	21,829.00	10,813	26.2	11,016.00	24.5
40 to 64	21,371.00	10,445	25.4	10,926.00	24.3
65 and Older	7,819.00	2,668	6.5	5,151.00	11.4
Totals:	86,254.00	41,202.00		45,052.00	

Income					
2 Mile Radius Around 3020 California					
Summary Information					
Aggregate Household	1,238,185,100.00		Household Income per	100,898,013.00	
Average Household	35,385.00		Per Capital income:	14,560.00	
Household Income					
Less than \$10,000	6,957		\$10,000 to \$15,000	3,567	
\$5,000 to \$20,000	3,260		\$20,000 to \$25,000	2,774	
\$25,000 to \$30,000	2,774		\$30,000 to \$35,000	2,495	
\$35,000 to \$40,000	2,024		\$40,000 to \$45,000	1,863	
\$45,000 to \$50,000	1,448		\$50,000 to \$60,000	2,138	
\$60,000 to \$75,000	2,048		\$75,000 to \$100,000	1,598	
\$100,000 to \$125,000	579		\$125,000 to \$150,000	324	
\$150,000 to \$200,000	579		Greater than	240	
Economic Breakdown					
Households Earning Over \$40,000	10,884	31.1%	Households Earning Over \$50,000	7,573	21.6%
Households Earning Over \$60,000	5,435	15.5%	Households Earning Over \$100,000	1,789	5.1%

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.*

Not Applicable. The owner of the property is not requesting 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.*

3020 California is located at the intersection of an east-west alley. Its demolition therefore would have a disproportionate impact upon the block face as it will create an expansive opening and expose the alley to street view.

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.*

This side of the 3000 block of California is intact; the opposite side has only lost only one building of its original fabric, and a ca. 1960 infill house occupies the site; while not compatible in scale with the surrounding historic structures, the house still continues the building line of the street. The demolition of 3020 California would constitute a significant loss to the character of the block.

4. *The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.*

Not Applicable.



CONTEXT OPPOSITE TO THE NORTH

Comments

3020 California is a significant building and a contributing resource to the Gravois-Jefferson Streetcar Suburb National Register District. Its condition, while deteriorated, is not serious enough to prevent its rehabilitation, especially with the availability of Historic Tax Credits. CSM Ventures acquired the building as investment property in February of 2008 and has failed to pay its 2008 property taxes of \$239. The Building Division should secure the property and proceed with legal action against the owner, requiring it to repair and maintain the building or cede it to a responsible party who would undertake its rehabilitation.

Conclusion

Preliminary Approval for the demolition of the building should be withheld by the Preservation Board as the building does not meet the Ordinance standards for approval.

Contact:

Jan Cameron Planning and Urban Design, Cultural Resources Office
Telephone: 314-622-3400, Extension 201
Fax: 314-259-3406
E-Mail: CameronJ@stlouiscity.com



D.

Date: June 22, 2009
To: City of St. Louis Preservation Board
From: Bob Bettis, Preservation Planner
Subject: Preliminary Review to retain non-compliant windows on front facade
Address: 2713 Shenandoah Avenue
District: Fox Park Neighborhood Historic District – Ward 7



2713 SHENANDOAH AVENUE

Owner/Appellant:

Brian Dunn

Purpose:

To review a preliminary request to retain non-compliant windows on the front façade of a house.

Recommendation:

That preliminary approval should be denied as the windows are not compliant.



Background

On May 29, 2009, the Cultural Resources Office received a preliminary review to retain windows on the front façade at 2713 Shenandoah Avenue. The owner had previously purchased and installed the

windows without a permit. The applicant applied for a permit to construct a side porch which is compliant with the Historic District Standards. During the application process it was discovered that he had already completed the window work without a permit. The installed windows are not compliant with the Fox Park Standards. The owner has stated that replacing the windows would be too expensive and wants to keep them. The owner applied for a Preliminary Reviews and was also cited for the work that was completed without a permit. The project was scheduled for the next Preservation Board meeting.



WEST



CONTEXT

EAST

Site and Surrounding Area

2713 Shenandoah is a single-family one-story Victorian with a side entry building in the Fox Park Historic District. The property is located on the north side of Shenandoah between Ohio to the east and California to the west, directly across from Fox Park. Buildings surrounding 2713 Shenandoah are residential, primarily single-family brick buildings of similar architectural style and date of construction.

The surrounding buildings are all well-maintained and are contributing resources to the Fox Park Historic District.



CURRENT APPEARANCE OF FRONT WINDOWS



ORIGINAL WINDOWS



REPLACEMENT



REPLACEMENT WINDOW IN DETAIL

Relevant Legislation

*Per the Fox Park Neighborhood Historic District Standards, Ordinance #66098:
203 Windows*

203.1 Windows at Public Facades

Windows at Public Facades shall be one of the Following

The existing window repaired or retained

A replacement window which duplicates the original and meets the following requirements;

Replacement windows or sashes shall be made of wood or finished aluminum

The profiles of muntins, sashes, frames and moldings shall match the original elements in dimension and configuration.

The number of lites, their arrangement and proportion shall match the original or be based on a Model Example

Reconstructed windows and sashes in a Public Facade shall be based on the following;

An adjacent existing window in the same facade which is original; or

If all windows on a facade are being replaced than they shall be based on a Model Example

Does not comply. The installed windows do not replicate the proportions and appearance of the original windows. The original windows had an arched upper sash, while the new window has a standard double-hung configuration with a half round elliptical transom. Also, the transom is not in the same plane as the upper sash distorting the overall appearance of the windows. The owner did not provide a Model Example and would not be able to provide since there is not a historic example that matches what was installed. It should be noted that the owner has not finished installing the brick mold.

Community Consultation

At this writing, we have not received any written communication concerning the project from the Alderman for the Ward or the neighborhood.

Comments

2713 Shenandoah (1889) is a one-story St. Louis “L” with Romanesque Revival influences seen in the arched windows and heavy cornice on the front façade. The windows are an integral part of the architectural character of the building. Given the small size of the building itself the delicate arched windows serve as an important means of architectural expression. The arched portions of the windows do not replicate the original in size and shape. The new windows detract from the overall appearance of the building. The owner has not provided any evidence that replacing the windows would cause a financial hardship.

Conclusion

Staff recommends that the Preservation Board deny the preliminary review request, as the windows do not comply with the Fox Park Historic District Standards.

Contact:

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

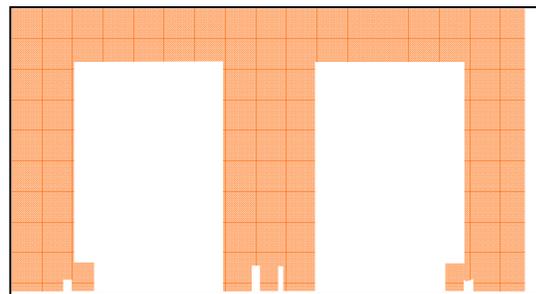


E.

Date: June 22, 2009
To: City of St. Louis Preservation Board
From: Kate Shea, Director, Cultural Resources Office
Subject: Preliminary Review of proposed demolition and new construction of surface parking lot in City Historic District
Address: 4483 Lindell
District: Central West End Local Historic District **Ward:** 28



SAN LUIS APARTMENTS 4483 LINDELL BLVD

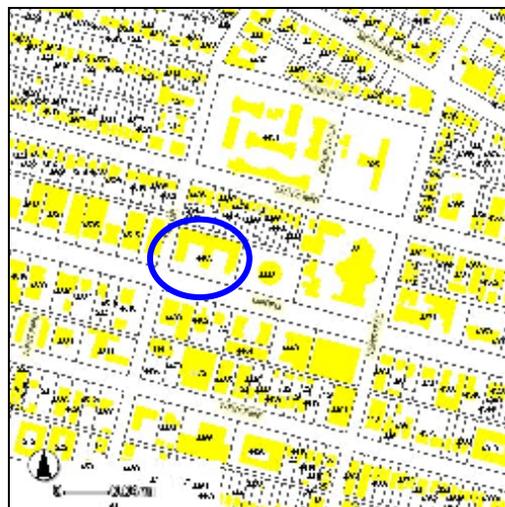


SITE PLAN OF BUILDING WITH LINDELL BLVD AT THE BOTTOM

Owner:
 St. Louis Roman Catholic Church Archdiocese

Applicant:
 Mr. Dan Jay, Christener Partnership

Purpose:
 Demolish non-contributing existing building and construct surface parking lot in City Historic District



Background:

The building at 4483 Lindell was first constructed as the DeVille Motor Hotel in 1962, opening in 1963. It was designed by Charles Colbert from New Orleans. The building became a Holiday Inn in 1966.

The St. Louis Roman Catholic Archdiocese acquired the building in 1973 and using HUD financing converted the site into low income apartments for senior citizens. Citing numerous architectural and engineering studies and mounting problems with the maintenance of the building, the Archdiocese emptied the building of residents during the mid 2000's. It has now been completely vacant for over one year.

Specifically, the owner, and numerous consultants who have evaluated the building, has found that multiple issues must be addressed before the building could be habitable. These problems include:

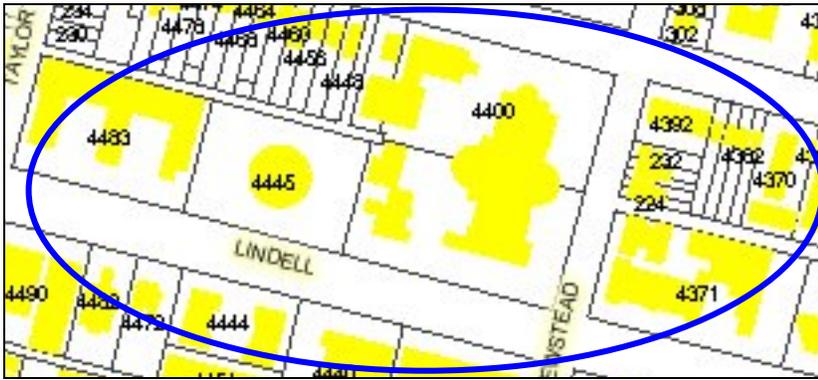
- a rusting steel curtain wall and fasteners
- inadequate plumbing stacks
- inadequate electrical system
- inadequate heating and air conditioning
- failing window systems
- failing aggregate panel attachments
- asbestos, and
- failing parking garage infrastructure

The Archdiocese has stated that it wishes to demolish the building and construct a sustainable surface parking lot on the site, which will serve the adjacent church and school campus.



Site and Surrounding Area

The 4483 Lindell is located on Lindell Blvd at the south edge of the Central West End Certified Local Historic District. It is part of a campus of buildings on the block owned by the St. Louis Roman Catholic Archdiocese, including the Archdiocese Headquarters, the Cathedral Basilica, the Cathedral School, and on the adjacent block to the east, Rosati Kain High School.



ARCHDIOCESE CAMPUS INCLUDING THE CATHEDRAL BASILICA, ROSATI KAIN HIGH SCHOOL, ARCHDIOCESE HEADQUARTERS AND THE CATHEDRAL SCHOOL



ARCHDIOCESAN HEADQUARTERS WITH THE ST LOUIS CATHEDRAL IN THE BACKGROUND



ROSATI KAIN HIGH SCHOOL ON ADJACENT BLOCK TO THE EAST

The San Luis is an eight story curtain wall structure constructed on a ground floor open-pedestal with a series of three projecting bays enclosing two below grade courtyards. The flat plane of the aggregate concrete curtain wall is continued in a series of large, unarticulated plate glass windows ranked vertically and horizontally across the walls.



BELOW GROUND FLOOR SWIMMING POOL AND PATIO

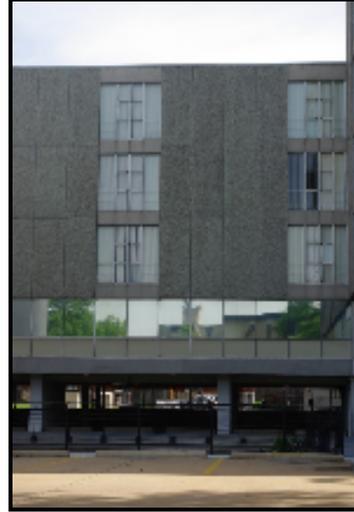


REAR VIEW OF GROUND FLOOR PARKING GARAGE

The below grade patios once contained a swimming pool and another water feature, however they are currently badly deteriorated, as is the cast concrete parking structure located underneath and directly behind the building.



LOOKING EAST AT THE WEST WALL OF THE BUILDING FROM TAYLOR



LOOKING WEST AT THE STRUCTURE FROM LINDELL



ONE OF TWO BAYS , LEADING TO A BELOW GROUND WATER FEATURE



RAISED FIRST FLOOR, CAST AGREGATE CURTAIN WALL AND PARKING UNDERNEATH

The building is part of an enclave of structures constructed on and around Lindell Blvd. and Taylor Avenue in the mid-20th Century, all of which retain aspects of the distinctive International Style influence of the period. This small group is surrounded by the larger historic district which is comprised of two and one half story Revival style houses on the surrounding streets and large Revival Style apartment buildings facing Lindell.





INTERNATIONAL STYLE STRUCTURES IN THE IMMEDIATE VICINITY OF 4483 LINDELL



REVIVAL STYLE APARTMENT BUILDINGS AND HOUSES TYPICAL OF THE CENTRAL WEST END CERTIFIED LOCAL HISTORIC DISTRICT MAKE UP THE MAJORITY OF THE BUILT ENVIRONMENT AROUND THE SITE



Relevant Legislation

See Attachment I

St. Louis City Ordinance 64689

SECTION FORTY-SEVEN. Consideration of claim that property cannot be put to reasonable beneficial use without approval of proposed work: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

If the Applicant for permit claims that the property involved cannot be put to a reasonable beneficial use without the approval of the proposed construction, alteration or demolition the Applicant shall present evidence at the hearing before the Preservation Board, establishing such claim, and in the case of income producing property, the Applicant shall also present evidence whether the Applicant is able to obtain a reasonable return on the Applicant's investment from the property without the approval of the proposed construction, alteration or demolition. If such a claim is presented, the Preservation Board shall consider the possibility of preserving the property, including plans for its use in economically productive ways. The Preservation Board may hear evidence thereon at the hearing or may continue the hearing for a reasonable time to permit the preparation and presentation of evidence thereon to the Preservation Board by the Cultural Resources Director, the Cultural Resources Office, or any other person, including members of the Preservation Board. After consideration of the evidence, the Preservation Board shall make a determination whether the property can be put to a reasonable beneficial use without the approval of the proposed work; and in the case of income producing property, the Preservation Board shall also determine whether the Applicant can obtain a reasonable return on its investment from the property without the approval of the proposed work.

The applicant and owner will present evidence that the property is in such a state of disrepair that it cannot be put to a reasonable beneficial use by the owner.

According to the City of St. Louis Assessor's Office the entire parcel at 4483 Lindell is assessed (including building and land) at \$1,460,090.00. Because the Archdiocese is a religious organization, it has no tax liability for the property, but it is also exempt from using various tax incentive programs for its rehabilitation.

The entire parcel is 69,002 square feet, with the building comprising 17, 941 square feet on the ground floor and the attached garage another 13,400. It is unclear if this figure for the garage includes the ground floor parking at the first floor level of the building. The building without the garage is comprised of roughly 143,528 square feet across the eight stories. This figure does not include the below grade pool and patio areas.

If rehabilitation of the structure, including replacing all deteriorated curtain wall fasteners, all electrical, plumbing and mechanical systems and re-glazing all windows were estimated to cost \$300.00 per square foot, the cost of rehabilitation of the structure could cost \$43,058,400.00. This per square foot estimate is based solely upon staff familiarity with rehabilitation costs for historic buildings which typically run between \$150.00 to \$225.00 per square foot. This kind of cost analysis usually assumes rehabilitation of buildings which are constructed upon an entirely different model, and assumes retention of most exterior wall and framing systems.

SECTION FORTY-EIGHT. Considerations in review of proposed work: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

In its review of the proposed construction, alteration or demolition, the Preservation Board shall consider whether the proposed work would violate the intent of this ordinance and the intent of the applicable Historic District or Landmark or Landmark Site designation ordinance as reflected in the Historic District or Landmark preservation plan, whether the proposed work would adversely affect the characteristics of the district or site which were the basis for the Historic District, Landmark or Landmark Site designation, whether there have been changes in the circumstances or conditions in or affecting the Historic District, Landmark or Landmark Site since its designation, and other relevant considerations, such as the availability of economically feasible alternatives to the proposed work. The Central West End Historic District was certified by the National Park service as a District comprised of late 19th and early 20th Century revival style historic buildings. Although the building may have gained significance during the years between the District's original certification in 1974 and the present, the building was not considered "Contributing" to the District when originally created.

The building will not be eligible for consideration as a National Register property until 2012, when it turns 50 years old. It is unclear if the structure is actually eligible for listing in the National Register, and eligibility aside, listing the property would have no benefit for the owner, as the Archdiocese could not take advantage of the Tax Credit for Historic Preservation Programs to aid in the substantial rehabilitation the building's reuse would require.

Community Consultation

There has been no comment on the proposed demolition or site re-use by Alderwoman Krewson. The Office has received numerous letters and e-mails from the general public which urge the Preservation Board to deny the proposed demolition.

Comments

4483 Lindell was designed by architect Charles R. Colbert as a motel building using the International Style vernacular.

The International Style in architecture developed in the early 20th Century as a reaction to the romantic Beaux Arts and Romanesque Architectural Styles employed by designers before World War I.

Architects sought to directly express the underlying structural facts of their buildings in a straightforward and non-ambiguous manner by incorporating design features that reflected the underlying construction. This movement was first articulated by designers in the Bauhaus Movement among German architects in the 1920's. One signature aspect of the Bauhaus and later International Style movements was to juxtapose forms expressing specific functions in relationship to each other, to articulate layers of function and form



BAUHAUS BUILDING, DESSAU, GERMANY



4483 LINDELL LOOKING NORTH EAST



4483 LINDELL, INTERIOR COURTYARD

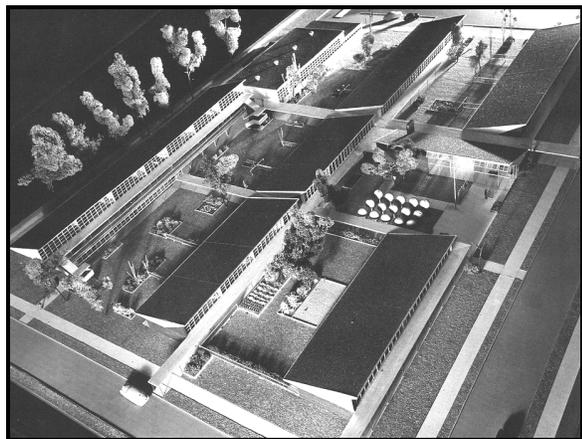


SALK INSTITUTE, LA JOLLA, CA



**UNITED NATIONS HEADQUARTERS,
NEW YORK, NY**

The architect of 4483 Lindell building was a regionally prominent New Orleans Modernist designer in the mid-20th Century. Named the Architect in Charge of the School District of New Orleans Office of Planning and Construction in 1952, he initiated a study of physical plants and invited local firms to submit designs for review in architectural competitions for new schools. Several mid-century school facilities that resulted from this program were recognized by national architecture journals and organizations for their design merit. Mr. Colbert’s own design of the Phyllis Wheatly School (originally Hoffman School) was recognized by Progressive Architecture in 1955. This movement among New Orleans mid-century modern architects created models of a regional modernism recognized by the contemporaneous national design community.



AWARD WINNING PHYLLIS WHEATLY SCHOOL IN NEW ORLEANS BY CHARLES COLBERT

Conclusion

It is unclear if the building at 4483 Lindell possesses sufficient merit to be listed in the National Register of Historic Places as a single site, or as part of a small International Style District at Lindell and Taylor.

What is clear is that rehabilitation of the structure will exceed its assessed value, and that being a religious institution, the Archdiocese would be unable to use the various tax incentive programs available to developers of rehabilitated property.

The redevelopment of the site as a surface parking lot is in staff’s opinion, not the highest and best use for the site, even though the owner has proposed construction of a “sustainable” lot with considerable green space. While the adjacent “campus” of the Archdiocese Headquarters, Cathedral Basilica and two schools undoubtedly requires additional on site parking, it is hoped that the owner will consider long term use of the site to include an additional structure that would add to the rich streetscape along Lindell Blvd.

Contact:

Kate Shea, Director, Cultural Resources Office

Telephone: 314-259-3463

Fax: 314-622-3413

E-Mail: sheak@stlouiscity.com

Attachment I

St. Louis City Ordinance 64689

SECTION FOURTEEN. Permit granting for demolition.

Except where immediate demolition is necessary in order to protect the public safety, the building commissioner shall give forty-five days' prior notice to the Cultural Resources Director of the building commissioner's intent to grant a permit for demolition of an Improvement within a Historic District, and if the Preservation Board or Cultural Resources Director notifies the building commissioner within such forty-five day period that demolition of the Improvement would violate the Historic District standards or the Historic District plan for the Historic District in which the Improvement is situated, the building commissioner shall deny the application for permit. Any person aggrieved by such denial may appeal such denial to the Preservation Board pursuant to Section Forty-Four of this ordinance. Where immediate demolition is necessary in order to protect the public safety, the building Commissioner shall immediately notify the Cultural Resources Director and the chairman of the Preservation Board of his decision.

SECTION FIFTEEN. Consideration of permit application. If the proposed construction, alteration or demolition is not covered by any duly approved Historic District standard for the Historic District in which the Improvement is situated, the application for permit shall be reviewed pursuant to Section Forty-Two of this ordinance.

SECTION FORTY-TWO. Consideration of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. If the proposed construction, alteration or demolition is not covered by any duly approved design standard for the Historic District, Landmark or Landmark Site in which the Improvement is situated, the Cultural Resources Office or the Preservation Board shall review the application for permit, as provided by the rules of the Preservation Board. In making such review, the Preservation Board or Cultural Resources Office, as the case may be, shall consider such application in light of the Historic District plan and Historic District standards with respect to the Historic District, or the Landmark plan and standards, as the case may be, the intent of this ordinance, the effect of such proposed construction, alteration or demolition on the significant features or characteristics of the Historic District or Landmark or Landmark Site which were the basis for the Historic District or Landmark or Landmark Site designation and such other considerations as may be provided by rule of the Preservation Board. The Preservation Board or the Cultural Resources Office, as the case may be, shall forward its determinations or recommendations with respect to the application to the building Commissioner within forty five (45) days from the date of application for permit. The building commissioner shall deny the application for permit if the Preservation Board or the Cultural Resources Office, as the case may be, recommends that the permit be denied or if the Applicant refuses to accept conditions to approval that may be required by the Cultural Resources Office or Preservation Board or by the building Commissioner on direction of the Cultural Resources Office or the Preservation Board.

SECTION FORTY-THREE. Granting or denial of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

The building commissioner shall in any case grant or deny the application for a permit within fifty (50) days from the date of application.

SECTION FORTY-FOUR. Appeal on actions or determinations: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

Any person aggrieved by, or any officer, department, board, bureau or commission of the City affected by, the action of the building Commissioner with respect to a requested permit based on the Cultural Resources Office's application of the Landmark or Historic District standards to a requested permit or based on the recommendations or determinations by the Preservation Board or Cultural Resources Office pursuant to Sections Thirty-Nine through Forty-Three, may appeal the action of the building commissioner to the Preservation Board for review and hearing. Such appeal shall be known as a preservation appeal and shall be taken within thirty (30) days after the action of the building commissioner by filing a notice of appeal with the Cultural Resources Office specifying the grounds of such appeal.

SECTION FORTY-FIVE. Hearing on filed appeal: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. Within forty five (45) days after the filing of appeal to the Preservation Board, the Preservation Board shall hold a hearing thereon. The Preservation Board shall hear the recommendations and evidence submitted by the Cultural Resources Office and by any officer, department, board, bureau or commission desiring to be heard thereon and shall permit the appellant and other parties to the appeal an opportunity to appear and be heard by the Preservation Board and to submit evidence. The Preservation Board may permit any other interested person an opportunity to appear and be heard by the Preservation Board. The Preservation Board may continue or adjourn the hearing or schedule additional hearings to permit a full hearing of the appeal. The Preservation Board shall cause all proceedings in a preservation appeal to be suitably recorded and preserved.

SECTION FORTY-SIX. Attempt to reconcile proposed action with applicable standards: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. The Preservation Board shall endeavor to reconcile the construction, alteration or demolition proposed by the Applicant for permit with the applicable Historic District or Landmark standards. If an application for permit is revised or resubmitted in accordance with such a reconciliation, then the building Commissioner shall approve the necessary permit, provided that any conditions for such permit under the building code or other ordinances have otherwise been met.

SECTION FORTY-SEVEN. Consideration of claim that property cannot be put to reasonable beneficial use without approval of proposed work: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

If the Applicant for permit claims that the property involved cannot be put to a reasonable beneficial use without the approval of the proposed construction, alteration or demolition the Applicant shall present evidence at the hearing before the Preservation Board, establishing such claim, and in the case of income producing property, the Applicant shall also present evidence whether the Applicant is able to obtain a reasonable return on the Applicant's investment from the property without the approval of the proposed construction, alteration or demolition. If such a claim is presented, the Preservation Board shall consider the possibility of preserving the property, including plans for its use in economically productive ways. The Preservation Board may hear evidence thereon at the hearing or may continue the hearing for a reasonable time to permit the preparation and presentation of evidence thereon to the Preservation Board by the Cultural Resources Director, the Cultural Resources Office, or any other person, including members of the Preservation Board. After consideration of the evidence, the Preservation Board shall make a determination whether the property can be put to a reasonable beneficial use without the approval of the proposed work; and in the case of income producing property, the Preservation Board shall also determine whether the Applicant can obtain a reasonable return on its investment from the property without the approval of the proposed work.

SECTION FORTY-EIGHT. Considerations in review of proposed work: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

In its review of the proposed construction, alteration or demolition, the Preservation Board shall consider whether the proposed work would violate the intent of this ordinance and the intent of the applicable Historic District or Landmark or Landmark Site designation ordinance as reflected in the Historic District or Landmark preservation plan, whether the proposed work would adversely affect the characteristics of the district or site which were the basis for the Historic District, Landmark or Landmark Site designation, whether there have been changes in the circumstances or conditions in or affecting the Historic District, Landmark or Landmark Site since its designation, and other relevant considerations, such as the availability of economically feasible alternatives to the proposed work.

SECTION FORTY-NINE. Decision or determination: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

A. Unless there shall have been reconciliation, the Preservation Board shall reverse or affirm, with or without conditions or modifications, the action of the Building Commissioner with respect to the requested permit or make such order, decision or determination as ought to be made. The Preservation Board shall make its decision within fifty five (55) days after the filing of appeal to the Preservation Board, except that if the Applicant for permit submits evidence in support of a claim that the property cannot be put to a reasonable beneficial use without the approval of the proposed construction, alteration or demolition, the Preservation Board shall have forty five (45) days following completion of the hearing on the preservation appeal to make its decision, including any determinations required to be made under Section Forty-Seven of this ordinance. The Preservation Board shall promptly notify the parties and the Building Commissioner in writing of its decision.

B. If the Preservation Board determines that the property cannot be put to a reasonable beneficial use without the approval of the proposed construction, alteration or demolition, the Preservation Board shall recommend that the application for permit be granted (subject to applicable building code requirements), except that the Preservation Board may delay the granting by the Building Commissioner of the permit for construction, alteration or demolition for up to one hundred (100) days to pursue alternatives for preserving such property. Such period of delay shall be measured from the date of the Preservation Board's decision of the preservation appeal. The determination to delay the granting of such permit shall require the affirmative vote of at least five of the seven members of the Preservation Board and a finding by the Preservation Board that the proposed construction, alteration or demolition will have a significant adverse effect on the Historic District or the Landmark or Landmark Site. If, during such period of delay, new or additional material information is discovered or becomes available to the Preservation Board relating to the reasonable beneficial use of the property or to alternatives for preserving such property, the Preservation Board may, during such period of delay and upon notice to the parties, reopen the hearing to take additional evidence and may revise its findings or decision based on such evidence.

CENTRAL WEST END HISTORIC DISTRICT REHABILITATION AND NEW CONSTRUCTION STANDARDS

The prime objective in the proposed Central West End Historic District is to maintain the distinctive character, quality of construction and individual architectural integrity of structures within the district. While there is neither one prevalent architectural style nor a dominant building material, there is a sense of scale, richness of detail and quality of construction, which creates a strong overall image within this district.

Some blocks within the district, however, exhibit a continuity of design with uniform building heights, materials, window size, spacing and landscape treatment. These elements help to create an unusually strong "streetscape" which must receive special attention during the design review process. Particularly when new construction is proposed, consideration of the "streetscape" and the relationship of the new structures to existing ones are of utmost importance.

Developers, therefore, shall demonstrate compliance with exiting scale, size and proportion by providing, along with other construction documents, a street elevation and plan of the proposed project showing adjacent properties. Visual compliance shall be judged on massing and detail in addition to size and scale.

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 structure. Distinctive older buildings are not enhanced when new construction, which resorts to "fakery and imitation", is used to fill gaps in the streetscape.

The following are specific standards to control the use of structures and establish criteria by which alterations to existing structures as well as new construction can be reviewed. Some of the guidelines are precise whereas others are, by necessity, more general, allowing a range of alternative solutions all of, which are compatible with the existing neighborhood. In order for these criteria to best become working tools for the developer, architect, and client; they should be studied thoroughly before design work begins.

All aspects of an application for excavation, construction, erection, demolition and/or alteration shall be considered as a whole by the Landmarks and Urban Design Commission and will not require separate applications or individual notices to proceed. The approval of a permit for new construction thus constitutes tacit approval of any demolition required by the new construction.



F.

Date: June 22, 2009
To: City of St. Louis Preservation Board
From: Bob Bettis, Preservation Planner, Cultural Resources Office
Subject: Appeal of Staff Denial of an application to install a wood fence
Address: #38 Benton Place
Jurisdiction: Lafayette Square Historic District Ward 6



38 BENTON PLACE

Owner and Applicant:

Donald Little

Purpose:

To retain a non-compliant wood privacy fence.

Recommendation:

That the Preservation Board uphold the Staff denial and not issue a variance as the proposed fence does not meet the Lafayette Square Historic District Standards.



Background

The Cultural Resources Office staff received an application to erect a wood fence at 38 Benton Place. The applicant acknowledged that the fence was already installed and is taller than the standards will allow.

Because the Lafayette Square Historic District Standards require that privacy fences be only 6' in height, and portions of the fence were constructed incorrectly, the permit was denied. The owner appealed the denial on March 30th and the project was scheduled for the April 27th Preservation Board. After two requests for deferral, the project was scheduled for June Preservation Board.



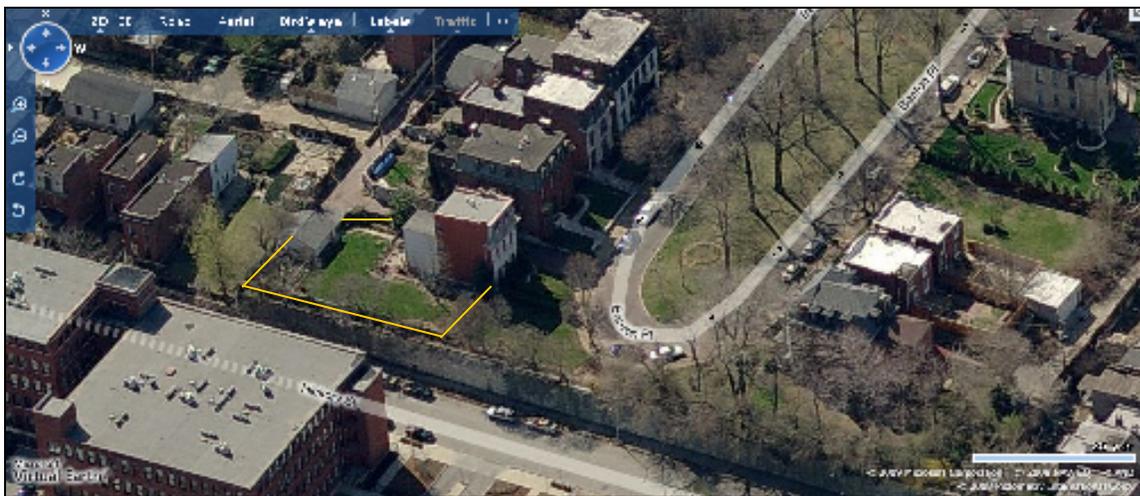
CONTEXT SOUTH



CONTEXT WEST

Site and Surrounding Area

The site is located at end of the block on the east side of Benton Place, in the Lafayette Square Historic District. Surrounding buildings consist of single family houses of similar styles. Are all well-maintained and are contributing resources to the historic district. The 'Lofts at Lafayette Square' building is located to the north of the property.



AERIAL

Reasons for Review

The owner is requesting a variance from the Preservation Board in order to retain a non-compliant wood fence. The fence was erected without a permit.



LOOKING EAST ON HICKORY



LOOKING WEST ON HICKORY

Relevant Legislation

Excerpt from Ordinance #63327, Lafayette Square Historic District:

ARTICLE 4: SITE

403 FENCES

Comment: Fences are a very important part of the streetscape within historic districts. Fences can frame a view of an individual's property, define public versus private ownership, and act in unison with other fences to add a sense of continuity and rhythm to the street.

403.2 Privacy Fences

Definition: Privacy fences are those fences which are located more than 12 inches behind the building line. Privacy fences are restricted to a height of 72 inches or less when measured above the ground. When placed atop a retaining wall, the height shall be measured from the top of the wall. **Does not comply.** The fence is 84 inches high along Benton Place and Hickory, and 96 inches along the alley.

1. Privacy fences (or walls) at Public Facades shall be one of the following types:
 1. A reconstructed fence based on a Model Example. **Does not comply.** A Model Example was not provided.
 2. A fence with a face plane created by lattice of one consistent design, either placed at a 45 or 90 degree angle. The lattice shall be completely within a frame constructed of stiles and rails. **N.A.**
 3. A fence with the upper face plane created by lattice as described above and with the lower section of the wall constructed of boards placed vertically with no space or gaps between them. The structure of the fence shall be behind the public facade of the fence. **N.A.**
 4. A fence constructed of stone or brick in combination with wrought or other iron. **N.A.**
 5. A fence constructed of stone or brick in combination with types 2 & 3 above or type 6 below. **N.A.**
 6. A fence constructed of boards placed vertically with no space or gaps between them. The structure of the fence shall be behind the public facade of the fence. **Partly Complies.** The fence facing Benton Place is constructed in the correct manner. The structure of the fence faces the alley and Hickory.
2. Metal fences as described in 403.1(D) are acceptable. **N.A.**
3. A fence of brick or stone is acceptable. **N.A.**

Community Consultation

There has been no communication from the Alderwoman of the 6th Ward, or the Lafayette Square Restoration Group regarding this project.



FROM HICKORY



ALLEY VIEW

Comments

Nearly every aspect of the installed fencing is not compliant with the Lafayette Square Historic District Standards. The portion of the wood privacy fence that faces Benton Place is 7' in height, and the 7' portion placed atop the retaining wall along Hickory has an adverse impact on the entire streetscape. The structure of the fence faces the street and is visually obtrusive. Along the alley, the fence is 8' in height, 2' over the allowable height of a privacy fence within the historic district.

Prior to installation of the fence, the owner of the property met with staff to discuss his project. At that time it was explained to the owner what was allowed for fencing under the Lafayette Square Historic District Standards.

Conclusion

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial of the application and to not issue a variance as the fence does not meet the Lafayette Square Historic District Standards. The owner should be instructed to lower the entire fence to 6' and finish the fencing along Hickory and the alley.

Contact:

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