



**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY JULY 27TH, 2009
1015 LOCUST ST. #1200
4:00 P.M.**

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

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

A.

Date: July 27, 2009
To: City of St. Louis Preservation Board
From: City of St. Louis Cultural Resources Office
Subject: Preliminary Review: Demolition and New Construction and in a City Preservation Review District.
Address: 4901-05 and 4949 Forest Park Blvd and 3-17 Euclid Avenue
District: Preservation Review District **Ward: 28**



4901-05 FOREST PARK BLVD



3-17 EUCLID



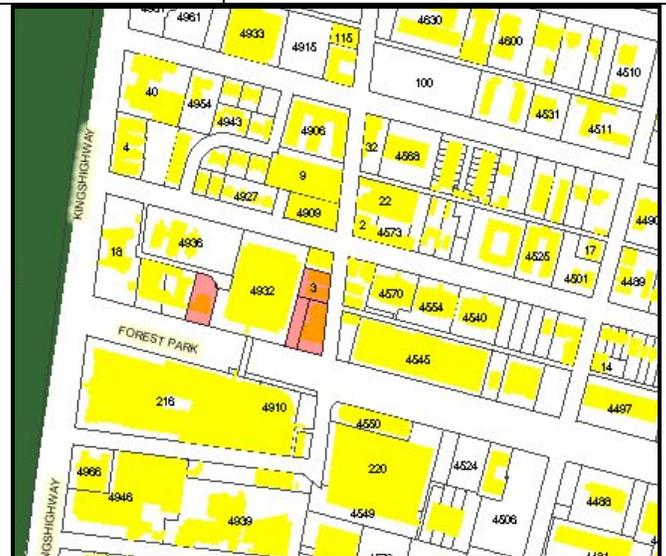
4949 FOREST PARK BLVD.

Owner and Applicant:
 BJC Healthcare

Project:
 Demolish three buildings for new construction and staging area

Jurisdiction:
 Preservation Review District

Recommendation:
 Staff recommends approval



Background:

BJC Healthcare has submitted an application for Preliminary Review of the demolition of three buildings located adjacent to their campus in the Central West End. The Healthcare Center proposed to construct a twelve story building on the corner site of Euclid and Forest Park Avenue to house their outpatient clinics and doctor's office.



Architect's rendering of the proposed new construction at Forest Park and Euclid and the park proposed for 4949 Forest Park.



Site and Surrounding Area:



AERIAL MAP OF AREA WITH SITES OUTLINES IN RED. THE ENTIRE NORTH SIDE OF THIS FIRST BLOCK OF EUCLID WILL BE DEMOLISHED EXCEPT FOR THE BUILDING HOUSING THE MAJESTIC RESTAURANT AT THE CORNER OF S. EUCLID AND LACLEDE.

The sites are located along the first block of S. Euclid and at the site of the old Schoenberg School of Nursing building.



The streetscape along this first block of s. Euclid is comprised low scale two and three story commercial buildings. it is however, abutted on the north block by a newly constructed multi-story condominium building which skews the formerly intimate scale of the streetscape, and allows construction of



the proposed new building.



Small scale commercial buildings along S Euclid across from the site.



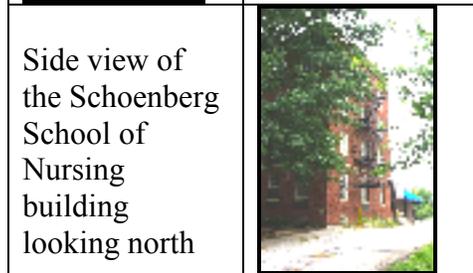
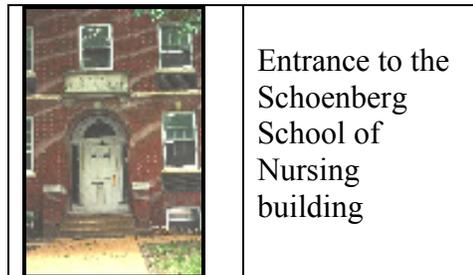
Between the site of the proposed newly constructed Clinic Building and the Schoenberg School of Nursing is a massive garage constructed to accommodate parking for the BJC Complex. Across Forest Park is the large BJC Campus with multiple buildings.



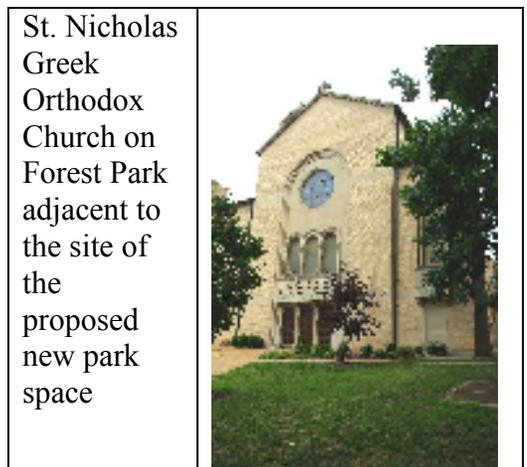
Large parking structure west of 4901-05 Forest Park dominates the streetscape. To the west of this building is the former Schoenberg Nursing School, recently used by BJC as an outpatient clinic. West of that building is the St. Nicholas Greek Orthodox Church



BJC HOSPITAL COMPLEX SOUTH OF SITES



VIEW OF BJC COMPLEX LOOKING SOUTH EAST



Reasons for Application:

BJC Health Center needs to consolidate its public clinic services and doctor's offices into one central and easily accessible location which can be accessed by public transportation.

Relevant Legislation

ST. LOUIS CITY ORDINANCE 64689

PART IX - PRESERVATION REVIEW DISTRICTS SECTION FIFTY-FIVE.

Preservation Review Districts may be established by ordinance for areas of the City in which the Board of Aldermen finds, by ordinance, reviews of the effects of demolitions on the area are in the public interest. Prior to adoption of a Preservation Review District ordinance, i) the alderman for the ward in which the proposed district is located shall have requested the Cultural Resources Office and the Preservation Board to assess the architectural and/or cultural quality of the proposed district, and ii) within forty-five (45) days thereafter the Cultural Resources Office and the Preservation Board shall have reported its findings to the Planning Commission and the Board of Aldermen. The Cultural Resources Office and the Preservation Board shall assess the proposed district as having i) high historic district potential; ii) possible historic district potential; iii) low historic district potential; iv) demolitions within the last two years in excess of the average for similar areas in the City. Districts which are reported as being in categories i), ii) or iv) may be designated Preservation Review Districts. Preservation Review District ordinances may be repealed by ordinance at any time without Cultural Resources Office or Preservation Board action.

The three sites are located within a Preservation Review District.

PART X - DEMOLITION REVIEWS

SECTION FIFTY-NINE. Demolition permit Review Approval.

The Cultural Resources Office or Preservation Board shall have forty five working days after receipt of a copy of an application under Section Fifty-Eight to review same as hereinafter provided and advise the Building Commissioner in writing of their decision. Failure to notify the Building Commissioner in writing by the end of such period of forty five working days shall constitute an approval of such application.

No applications for demolition permits have been made. This is a preliminary Review as provided by Title 24 and rules of the Preservation Board for the entire demolition and new construction project.

SECTION SIXTY-ONE. Demolition permit Preservation Board Decision.

..... 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.

No redevelopment Plan passed by Ordinance pertains specifically to these sites.

B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based

upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.



The building at 4901 Forest Park was constructed in 1905 as an apartment building with commercial space on the sub-ground level floor. Although it might be eligible for listing in the National Register of Historic Places as contributing to a District, it is doubtful that it would be eligible as a single site. The area surrounding the building is not eligible for listing in the Register because of new construction and alterations to historic buildings.



4901 FOREST PARK REAR ELEVATION



The building at 3-17 S Euclid is not eligible for listing in the National Register because of alterations to the front facade that have obscured all original materials and historic detail. Removal of the material will destroy the brick underneath.



The Schoenberg Nurses Residence building might be eligible for listing in the National Register of Historic Places, if nominated as part of a submission including the Jewish School of Nursing Building located on N. Kingshighway south of Forest Park. BJC had originally considered demolition the School of Nursing Building, but recognizing the importance of that historic building, has decided to preserve the structure. .

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.

All buildings appear sound under the Ordinance.

- 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.*

BJC has stated that they have considered all options for re-use of the buildings and cannot make them work for their purposes.

- 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.*

NA

D. Neighborhood Effect and Reuse Potential.

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

The buildings surrounding these three sites are in good to excellent condition.

- 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.*



Although all the buildings surrounding the sites are well maintained and in use, many adjacent sites have also been demolished for new construction.

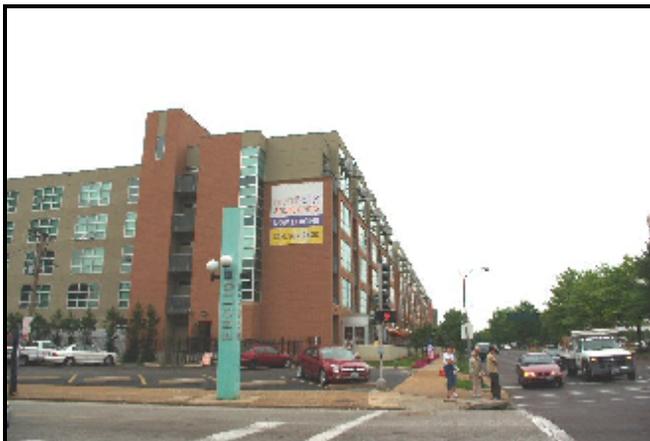
The scale of structures changes dramatically from block to block and even within blocks creating a dynamic, eclectic appearance to the area.



The east side of S Euclid tends to maintain small scale two and three story commercial buildings



New construction in the block adjacent to the north on S. Euclid to the right and new construction across the street from the site at the intersection of S. Euclid and Forest Park



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.*

NA

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.*

NA

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.*

Although this demolition will significantly impact the continuity of the block face, the owner will create a storefront system to replicate the rhythm and integrity of the historic streetscape scale at the first floor.



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.*

Previously discussed.

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

All properties are commonly controlled properties. The use of a public, accessible medical clinic is appropriate for the site. The plan will also meet the Ordinance criteria of the substantial expansion of an adjacent use.

Comments

BJC has made a commitment to the community in the consolidation of its various public health clinics and has planned to place this Clinic on a site accessible from public transportation. The demolition of the Schoenberg Nurses residence, will regrettable, will provide the only place in the adjacent area for construction staging of the new building. The park proposed for the site after construction is complete will be an amenity for the adjacent Church and neighborhood residents.



**EAST SIDE OF ST. NICHOLAS GREEK
ORTHODOX CHURCH WILL BE VISIBLE
FROM THE STREET AFTER DEMOLITION
OF THE ADJACENT NURSE'S RESIDENCE
BUILDING.**

Conclusion

Staff recommends approval of the project on a preliminary basis.

Contact:

Kate Shea Planning and Urban Design, Cultural Resources Office
Telephone: 314-622-3400 Fax: 314-622-3413
E-Mail: sheak@stlouiscity.com

ATTACHMENT I PART X - DEMOLITION REVIEWS

SECTION FIFTY-FOUR. Findings.

The Board of Aldermen of the City finds and declares as follows:

- A. St. Louis contains a stock of residential and commercial buildings which is characterized by certain common architectural styles and quality construction.
- B. This building stock imparts a distinct and distinguished appearance to St. Louis which is of benefit and is attractive to visitors.
- C. Adaptive reuse of residential and commercial buildings in St. Louis has often proved to be an economically feasible and potentially profitable alternative to demolition and should be encouraged.
- D. Evaluation of the economic feasibility and potential profitability of adaptive reuse is a legitimate function of the Preservation Board and Cultural Resources Office.

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.

SECTION FIFTY-NINE. Demolition permit Review Approval.

The Cultural Resources Office or Preservation Board shall have forty five working days after receipt of a copy of an application under Section Fifty-Eight to review same as hereinafter provided and advise the Building Commissioner in writing of their decision. Failure to notify the Building Commissioner in writing by the end of such period of forty five working days shall constitute an approval of such application.

SECTION SIXTY. Demolition permit Photos.

Any Applicant shall submit a 35mm photographic print, 3" x 5" minimum, focused and exposed to show all visible facades, door and window openings and any architectural ornamentation.

SECTION SIXTY-ONE. Demolition permit Preservation Board Decision.

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

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

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.

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.

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.

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.

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.

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.

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.

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.

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

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



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

B.

DATE: July 27, 2009
SUBJECT: Appeal of a staff denial to enclose a 2nd story side porch
ADDRESS: 1833 S. 8th St.
JURISDICTION: Soulard Local Historic District - Ward 7
FROM: Andrea Gagen, Preservation Planner, Cultural Resources Office



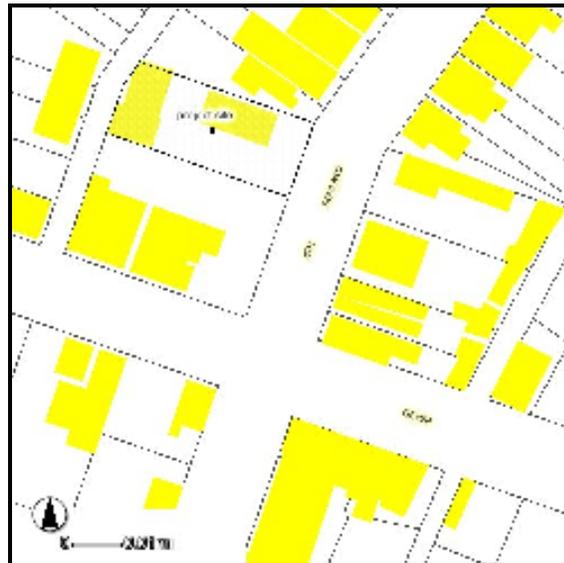
1833 S. 8TH ST.

Owner:
Jim Neal/Renewal by Andersen

Applicant:
Peter Best & Mary Dzuback

Purpose:
Appeal of a staff denial of an application to enclose a 2nd story side porch on a Semi-Public Facade in the Soulard Historic District.

Recommendation:
That the Preservation Board uphold the Staff denial of the porch enclosure as it does not meet the Soulard Historic District Standards.



PROPOSAL:

To enclose the 2nd story of an existing side porch on a Semi-Public Facade in the Soulard Historic District.



BACKGROUND:

On June 1, 2009 the Cultural Resources Office received a permit application to enclose a 2nd story porch. The porch is located on a Semi-Public Facade, as there is a large side yard south of the house. Because the proposed porch extends past the edge of the south facade, that portion of the porch is considered a Public Facade. The existing 2nd story porch needed repairs and the owners wanted to enclose the 2nd story so they could use the porch year round and to make it safer for their children. The owners have made revisions to their original plans, adding panels below the windows, more finished columns on the 1st story and aligning the sill height of the proposed wood casement windows with the existing 2nd story window sills. Although the owners provided photos of a few other enclosed porches, none provided the needed Model Example as they were all constructed after 1929.

The staff requested that double-hung windows be used on the porch, rather than the proposed casement windows and that a Model Example be provided. The owners don't wish to search for a Model Example. As the enclosure does not meet the historic district standards, the permit application was denied by the Cultural Resources Office and the applicant has owners have appealed the decision.



VIEW OF PORCH FROM SOUTH ON SIDEWALK



CLOSE-UP VIEW FROM SOUTH ON SIDEWALK

SITE AND SURROUNDING AREA:

1833 S. 8th St. is located on a primarily residential block, with a church at the north end of the block. The building is the southernmost house facing 8th St. on the block and has a large side yard on the south side. The building is within the boundaries of the Soulard Historic District.



VIEWS SOUTHEAST OF 1833 S. 8TH ST.



VIEWS NORTH ON 8TH ST.

RELEVANT LEGISLATION:

Excerpt from Ordinance #62382, Soulard Historic District:

ARTICLE 2: EXISTING BUILDINGS

206 Appendages on Public and Semi-Public Facades

Comment: Only a few materials were his historically used in the Soulard Historic District in the construction of porches, stoops and steps. These materials included stone, brick, wood and occasionally various types of metal. Appendages were often the focus of architectural detailing and add to the individual character of a building. Low decks were historically rare. However, they have become an integral part of modern urban living.

206.3 New Appendages to Semi-Public and Private Facades

New porches, stoops and steps at Semi-Public and Private Facades shall be based on a Model Example. **Does not comply.**

Decks are prohibited at Semi-Public Facades except when those occur at the rear of a building. **N/A**

Decks, whether constructed at a Semi-Public Facade at the rear of a building or at a Private Facade, must not:

Obscure any architectural detail of the building such as windows, doors, or ornamental brick work; or

Be visually dominant because of mass, scale, or topology of the land. **N/A**

COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderwoman, although the owners have received an email response from her. The owners have met with the Soulard Restoration Group, but the staff has not yet received a letter from them regarding this project.

COMMENTS :

The proposed porch is located on a Semi-Public Facade and although improved over the original plans, a Model Example for the design has not been provided. The design of the porch is especially important given its visibility from 8th Street. The staff believes that double-hung windows would be more appropriate than the proposed single light casement windows for a porch enclosure on a house of this period. There is no window proposed for the Public Facade of the enclosure, only a panel. Two decorative circular windows on the house will also be obscured by the porch enclosure.

Although there have been a few porch enclosures approved by the Preservation Board in the past, they were located on Private Facades and were much less visible from the street. The proposed porch enclosure at 1833 S. 8th St. will be highly visible from the street.

CONCLUSION:

The Cultural Resources Office is asking that the Preservation Board deny the enclosure of the 2nd story porch as it does not meet the Soulard Historic District standards.

CONTACT:

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

C.

Date: July 27, 2009
From: Cultural Resources Office
To: City of St. Louis Preservation Board
Subject: Appeal of Staff Denial of an Application for a Building Permit for Rehabilitation of Wohl Recreation Center
Address: 1515 North Kingshighway Blvd.
District: Sherman Park **Ward: 18**



WOHL RECREATION CENTER

Owners:
 City of St. Louis

Applicant:
 Board of Public Service

Architect:
 David Mason Engineers

Staff Recommendation
 Denial as Currently Designed



Background

In early 2009, representatives from the City of St. Louis Board of Public Service and AAIC, Architects meet with staff about the proposed rehabilitation of the Wohl Recreation Center in Sherman Park. Some aspects of the proposed plan included removal of significant architectural elements of the building, and at the meeting, staff raised objections to these items. It was agreed that staff would approve removal of original windows at the rear of the building for installation of exhaust louvers and brick infill in return for retention of the original, and highly unusual door system on the facades surrounding the pool area.



FRONT (EAST) FACADE OF POOL AREA VIEWED FROM KINGSHIGHWAY



SIDE (SOUTH) FACADE OF POOL AREA VIEWED FROM DR. MARTIN LUTHER KING DRIVE

When the application for a building permit for the project was received in May, 2009 staff discovered that the windows system around the pool area had been changed, contrary to staff's understanding of the previous agreement. After attempting to meet with representatives from BPS, staff denied the project on June 20th. Although no official appeal letter of the staff denial has been received, representatives from the BPS have verbally requested to have their appeal heard by the Preservation Board at the July meeting.



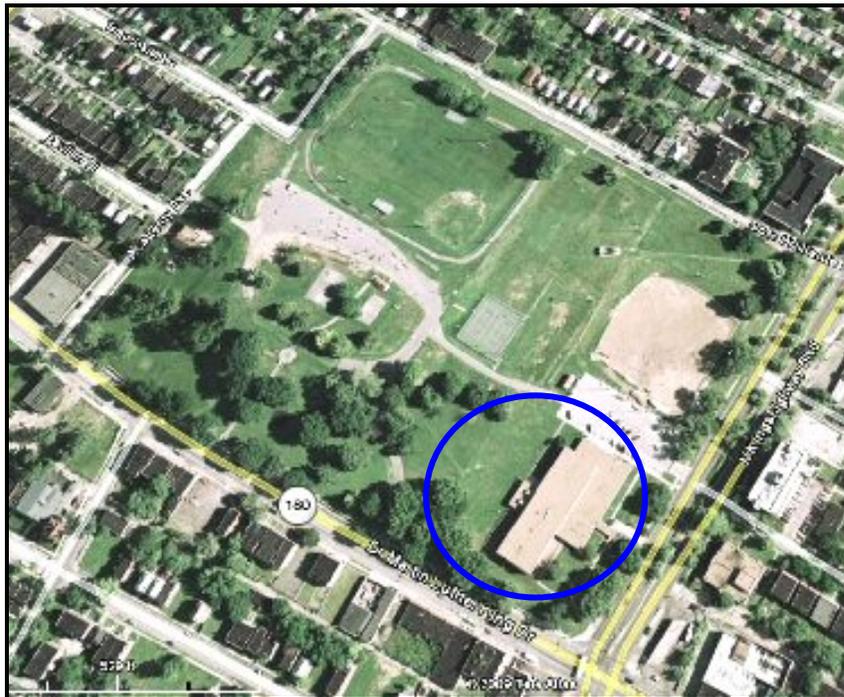
REAR FACADE LOOKING FROM SHERMAN PARK



FRONT FACADE LOOKING SOUTHWEST FROM KINGSHIGHWAY

Site and Surrounding Area:

Wohl Recreation Center is located in Sherman Park at the intersection of N. Kingshighway and Dr. Martin Luther King Blvd. The Center, constructed in 1959, was designed by the prominent architectural firm of Russell, Mullgardt, Schwartz, and Van Hoefen, who also designed the Engineer's Club on Lindell Blvd., Northland Shopping Center and who worked on the teams designing the original Busch Stadium and Mansion House.



SHERMAN PARK, WOHL CENTER IS CIRCLED IN BLUE



NORTH FACADE OF WOHL RECREATION CENTER

Reasons for Application:

The Board of Public Service staff wishes to appeal the staff denial of the application for a building permit for the project as currently designed.

Community Consultation

Neither Alderman Kennedy nor representatives from the local community group have contracted staff regarding this project. Staff understands, however, the successful completion of the project is a priority with the Alderman and neighborhood organizations as the building is in extremely deteriorated condition.

Governing Legislation:

St. Louis City Ordinance 64689

SECTION THREE. Definitions.

5. "Cultural Resource" means a site or Improvement that:

- a) Has significant character or value as part of the development, heritage or cultural characteristics of the City, state or nation; or
- b) Is the site of a significant historic event; or
- c) Is the work of a master whose individual work has significantly influenced the development of the City, state or nation; or
- d) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or
- e) Owing to its unique location or singular physical characteristic represents an established and familiar visual feature of a neighborhood, community or the City; or
- f) Has yielded, or is likely to yield, according to the best available scholarship, archaeological artifacts important in prehistory or history.
- g) Is a work of art located in a public space.

The Wohl Recreation Center meets the requirements for a cultural resource because of it is an important expression of mid-20th century Modernist architecture, a product of a significant St. Louis architecture firm.

PART VI - PUBLIC STRUCTURES, MONUMENTS AND FIXTURES

SECTION FIFTY-TWO. Exterior design review of Structures or fixtures paid for by City or erected upon or extending over public streets, parks, etc.

No construction of any building, arch, gate, fence or other fixture which is to be paid for either wholly or in part by the City shall be begun unless the exterior design thereof shall have been

submitted to the Preservation Board and recommendations made by it, except as herein provided, before the final approval thereof by the officer or other person having authority to contract therefor. The approval of the Preservation Board shall be required in respect to all fixtures or Structures belonging to any person which shall be erected upon or extending over any public street, highway, stream, lake, square, park or other public place within the City, except as provided in this ordinance. In deeds or leases for land made by the City, restrictions may be imposed requiring that the design and location of Structures to be altered or erected thereon shall be first approved by the Preservation Board.

This significant building is prominently located on a major intersection in a City Park and is a neighborhood landmark. The building’s rehabilitation should be carefully considered to have as little negative impact as possible on this important City and neighborhood icon.

Nothing requiring the recommendation or approval of the Preservation Board as provided in this section or Section Fifty-One of this ordinance shall be changed in exterior design or location without its approval; provided, that, in case of dispute, the Board of Public Service shall be the final arbiter and its decision shall prevail. If the Cultural Resources Office or the Preservation Board fails to act upon any matter submitted to it under this section within 45 days after such submission, its approval of the matter submitted shall be moot.

Comments

Russell, Mullgardt, Schwartz, and Van Hoefen Architects (descendent of the firm Mauren, Russell, Crowell & Mullgardt, who produced many important buildings in St. Louis in the 1920s and 1930s: the Globe Democrat, Union Market and the Federal Courts Building among them) were prominent designers of mid-20th century Modernist buildings throughout the region, most notably Northland Shopping Center; the W. Alfred Hayes House in Ladue; and in St. Louis, the Mansion House and the Engineer’s Club.



**ELEMENTS OF THE NORTHLAND SHOPPING CENTER (DEMOLISHED)
RUSSELL, MULLGARDT, SCHWARTZ, AND VAN HOEFEN ARCHITECTS**



THE ENGINEERS' CLUB BUILDING

The David P. Wohl Community and Recreation Center was constructed in 1959 for \$900,000. It was named for David Wohl, founder of Wohl Shoe Company and a famous St. Louis philanthropist. In the Wohl Center, the architects employ signature Modernist features of expressed structure, intersecting planes and restrained, formulaic expression to create a significant architectural achievement.



WOHL CENTER FRONT ELEVATION

While the majority of the structure presents strong horizontal massing and a minimal, nearly severe wall treatment of brick panels above a continuous exposed concrete foundation, the Wohl Center's character changes completely on the south, where the pool wing introduces a two-story height, its structural skeleton clearly exposed beneath a screen of reflective glass.



The jewel-like quality of the pool wing is created with a series of varied size glass panes. Large, multi-light doors are hung below frames filled with a tracery grid of decorative glass block; above, rectangular fixed lights provide a high clerestory, interspersed with pilasters ending in stylized capitals of bright orange. The play of variously sized grids on the façade is echoed in the decorative metal fence that borders the patio.



The effect of light passing through these different glass materials on the interior of the pool wing appears to have been intentionally designed to mimic the play of water from the pool itself.



THE SOUTH ELEVATION IS COMPRISED OF A FULL WALL OF GLASS BLOCK

The pool house has a unique system of overhead doors on the east and west elevations. Pairs of multi-light doors with heavy muntins hang from cables, one behind the other, to provide insulation and protect the exterior of glass from the condensation created by the high moisture content of the pool room. The doors rose up behind the glass block panels above, transforming the space to an outside pool and uniting it with the landscaped park around it.

This door system has deteriorated and its original function is no longer practicable. The Board of Public Service intends to remove the paired doors, and install a fixed aluminum storefront system in its place. The glass block panels will be retained and repaired.



INTERIOR OF POOL ROOM LOOKING NORTH, SHOWING BOTH SETS OF OVERHEAD DOORS

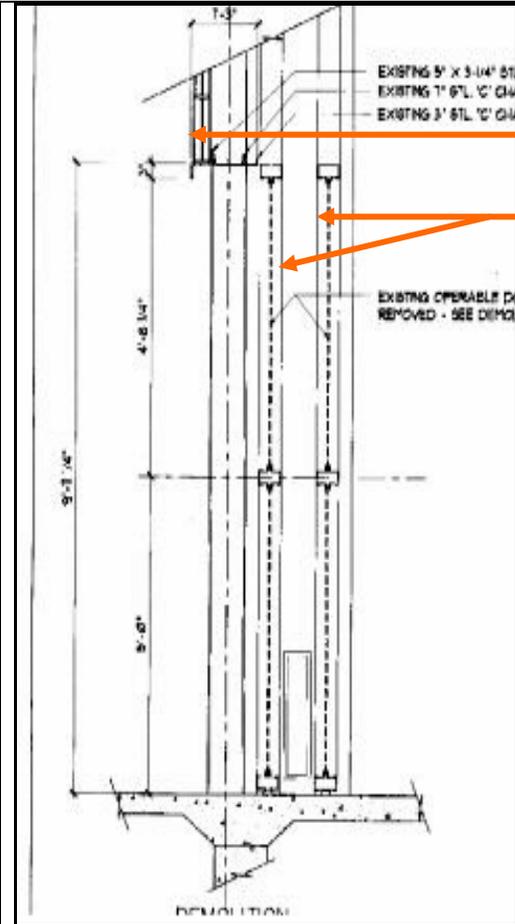


DETAIL OF DOORS AND CABLE SYSTEM



DETAIL OF DOORS FROM EXTERIOR

The Cultural Resources Office staff met with representatives of the Board of Public Service to discuss alternatives to the proposal that would retain the important characteristics of the doors. BPS responded with revisions to their original storefront proposal, which came closer to approximating the dimensions of the original door muntins, but was still considerably flatter in depth and without the reflective quality and shadow lines of the original doors.



This 'as built' section drawing of the existing lower window illustrates the glass block wall installed on steel lintel above the double glass doors.

The double doors were designed to lift up behind the glass block panels, allowing fresh air to circulate throughout the pool area.

The steel frame enclosing the lower doors contains panels in which the doors slide upward by steel cable



PROPOSED DOOR SYSTEM



TOP OF DOUBLE WINDOW/DOOR FRAME WITH CHANNELS AND CABLES FOR LIFTING INTO AN OPEN POSITION

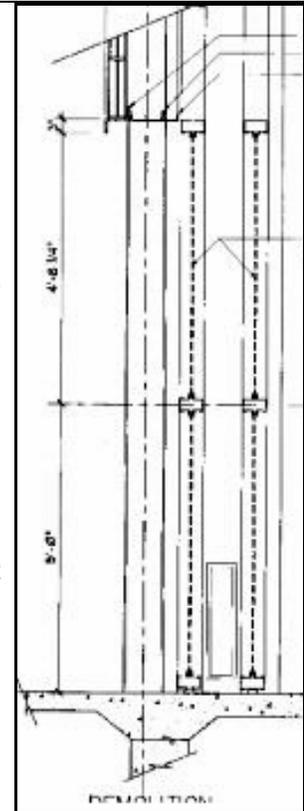


PROPOSED ALTERATION

The proposed alteration to the original lower window design will eliminate the signature double window system and substitute a single 'storefront' glazed window system. Although the designers have attempted to replicate the muntin pattern, the resulting effect will be flatter and noticeably different from the original

In addition, this proposed alteration will alter an essential original design feature of this historic and regionally important building.

Staff has recommended that the existing window system be left in place and that it be properly cleaned, caulked and made air tight with new glazing be installed as necessary.



ORIGINAL DESIGN

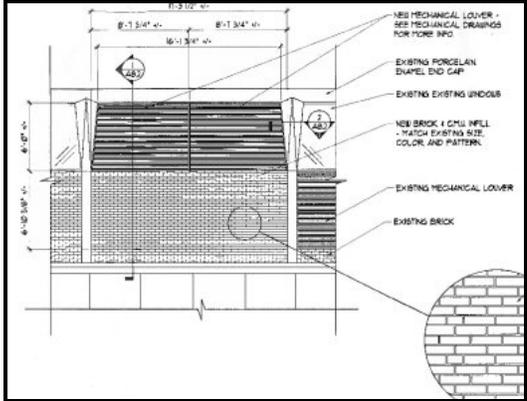
In addition to the major alteration to the pool enclosure, the BPS had originally proposed removal of the original fence system around the pool enclosure, alterations at the rear of the building's clearstory window system and installation of plastic panels instead of glass at the front entrance. The current plans submitted with the building permit application call for these items and also call for painting painted elements; however no color samples have been submitted for review. Because color is such an important aspect of Mid-20th Century Modernist design, staff should be able to review and approve the colors selected for the rehabilitation.



The BPS has agreed to retain and paint the original fence around the pool enclosure.



The plan, as currently proposed, would block up the clearstory at the rear (park facing) side of the building to install large louvers and brick in-fill. Originally, staff had agreed with this design change in exchange for the retention of all aspects of the window system around the pool enclosure.



Conclusion

Staff recommends that the Board uphold the staff denial of the plans as currently proposed and that the staff of the Board of Public Service be urged to reconsider aspects of the proposed changes, including the removal of the original glass window/door system around the pool enclosure, use of glass instead of plastic panels at the main entrance and submission of paint samples for approval by staff.

Contact:

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314-259-3463 Fax: 314-622-3413

sheak@stlouiscity.com



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

D.

Date: July 27, 2009
To: City of St. Louis Preservation Board
From: Jan Cameron, Preservation Administrator, Cultural Resources Office
Subject: Nomination to the National Register for the Marine Villa Historic District
Address: Bounded generally by Winnebago, S. Broadway, Keokuk, Chippewa, Marine,
Cahokia and Kosciusko **Ward: 9**



PROPERTIES ALONG THE NORTH SIDE OF CHIPPEWA

Owners:

various

Preparer:

Lafser & Associates/Julie Ann LaMouria

Purpose:

To review the nomination of the Marine Villa historic district to the National Register.

Recommendation:

The Preservation Board should direct staff to prepare a report for the State Historic Preservation Office that the District meets the registration requirements of the St. Louis Historic Working- and Middle-Class Streetcar Suburbs Multiple Property Document.

Background

On September 11, 2008 the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination prepared by Lafser & Associates. The nomination results from a request by an area property owner. It was scheduled for review by the Preservation Board at its September 27 meeting.

At the time, both the Cultural Resources Office staff and the 20th Ward Alderman, in whose ward the majority of the district lay, expressed concerns about the proposed boundaries; particularly the southern boundary, which ran down the center of Chippewa and omitted significant properties on South Broadway and Keokuk. Because of these concerns, the Preservation Board withheld approval of the nomination.

In the revised nomination, the district boundaries have been increased to include the properties requested by staff and the Alderman; and the nomination is being submitted to the Missouri Advisory Council for approval.



VIEW ALONG CHIPPEWA LOOKING EAST



ILLINOIS STREETScape



KOSCIUSKO STREET

Site and Surrounding Area:

The proposed historic district is located east of the established Gravois-Jefferson Streetcar Suburb National Register District, which is opposite it across South Broadway. A relatively high proportion of properties within the proposed district are rental units; there are a handful of vacant buildings. Generally, the area appears stable.

Reasons for Application:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri State Advisory Council and the Department of the Interior.



SECOND EMPIRE HOUSE ON MARINE



HALF-FLOUNDER HOUSE ON WINNEBAGO



HOUSES ON MARINE

Relevant Legislation
Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable

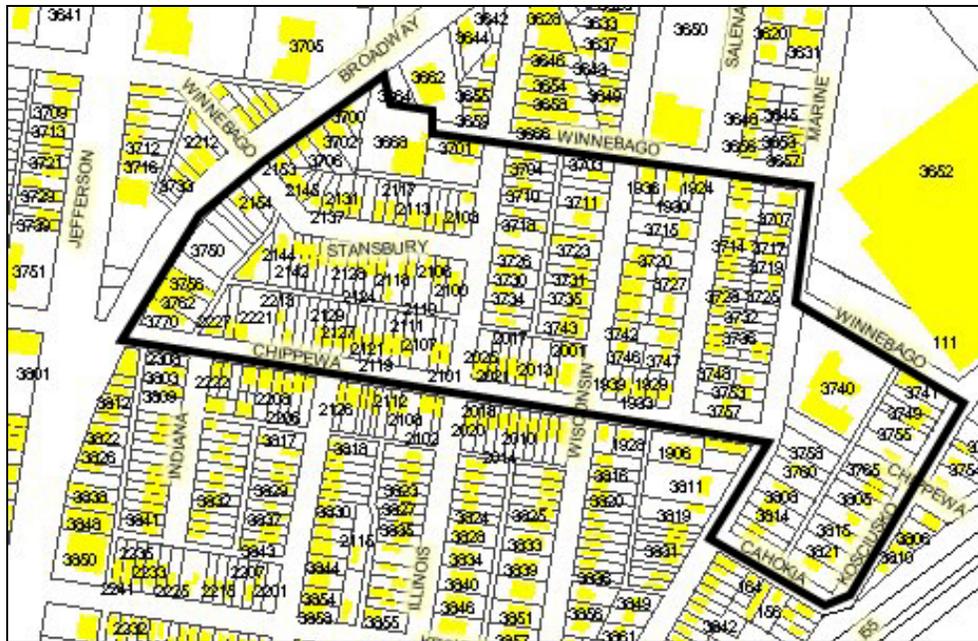
opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

Community Consultation

The Alderman is supportive of the nomination of the district, and participated in redrawing the original boundaries. All property owners have been notified by the Missouri State Historic Preservation Office that the area is being considered for historic designation. They have received no objections.



WISCONSIN STREETSCAPE



DISTRICT BOUNDARIES AS ORIGINALLY PROPOSED



REVISED BOUNDARIES

Comments

Properties in the proposed district date from about 1860 to 1960. The district contains excellent examples of flounders, shotgun houses and other early vernacular property types, as well as more common turn-of-the-19th-century multifamily buildings. There has been some inappropriate infill and demolition, as well as alterations that have compromised the historic appearance of some structures; however, the area appears to retain sufficient contextual integrity to qualify for the National Register.

The issues the staff had originally identified in the first submission have been addressed. The addition of several blocks has resulted in a more cohesive and justifiable boundary.

SOME OF THE HISTORIC RESOURCES ADDED TO THE ORIGINAL DISTRICT



HOUSES ON THE SOUTH SIDE OF CHIPPEWA STREET



KEOKUK STREET NORTH SIDE



SOUTH BROADWAY PROPERTIES

Conclusion

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office that the Building clearly meets the registration requirements of the St. Louis Historic

Working- and Middle-Class Streetcar Suburbs Multiple Property Document, with a request to reconsider the proposed boundaries of the district.

Contact:

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

E.

Date: July 27, 2009
To: City of St. Louis Preservation Board
From: Robert Bettis, Preservation Planner, Cultural Resources Office
Subject: Nomination to the National Register for the Our Lady of Perpetual Help Parish Hall, School, Convent and Rectory
Address: 5217 North 21st St., 2017 Linton Ave., and 2011 Linton Ave.
Ward: 2



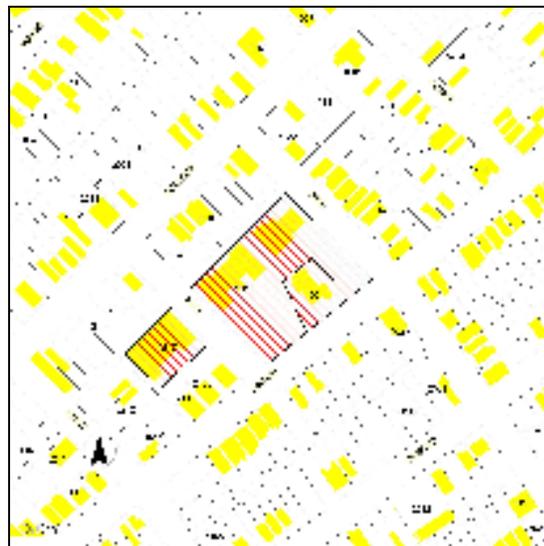
SCHOOL BUILDING-2017 LINTON

Owner: Paideia Corp, Equi-Mor Holdings, and Regali Archbishop St. Louis

Preparer:
Lafser & Associates
Julie Ann LaMouria

Purpose:
To review a revised nomination to the National Register of Historic Places.

Recommendation:
The Preservation Board should direct staff to prepare a report for the State Historic Preservation Office that the Buildings meet the requirements of National Register Criterion A for Education and C for Architecture.



1.0 Proposal

To nominate the Our Lady of Perpetual Help Parish Hall, School, Convent, & Rectory to the National Register of Historic Places.



2011 LINTON-RECTORY

2.0 Background

On June 11, 2009 the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination prepared by Lafser & Associates. The nomination resulted from a request by the owner of the buildings.

3.0 Site and Surrounding Area:

The buildings are located in the College Hill Neighborhood on the southwest side of North 20th Ave., and the east side of Linton and on the southwest and northeast side of North 21st between College to the west and Linton to the east.



2017 LINTON-CONVENT

4.0 Reasons for Application:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.



5217 NORTH 21ST-PARISH HALL

5.0 Relevant Legislation

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



NORTHEAST ON LINTON



NORTHEAST ON COLLEGE

6.0 Community Consultation

As of this date, the Cultural Resources Office has received no comments concerning the nomination from local organizations, community groups or the Alderman.

7.0 Comments

The buildings are eligible for the National Register under Criterion A for Education for its association with trends in educational practices in St. Louis, and Criterion C for its representation of Revival Style design. Originally constructed between 1921 and 1951, the building remains largely unchanged to this day.

The historic significance of the buildings has been competently addressed in the nomination.

8.0 Conclusion

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office that the Building clearly meets the Criteria for the National Register.

Contact:

Robert Bettis Planning and Urban Design, Cultural Resources Office
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E-Mail: bettisb@stlouiscity.com



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

F.

DATE: July 27, 2009
SUBJECT: Nomination to the National Register for the Pevely Dairy Company Plant
ADDRESS: 1001 S. Grand, 3626 Chouteau Av., 1101 Motard **WARD:** 17
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



OWNERS:

Prairie Farms Dairy, Inc.

PREPARER:

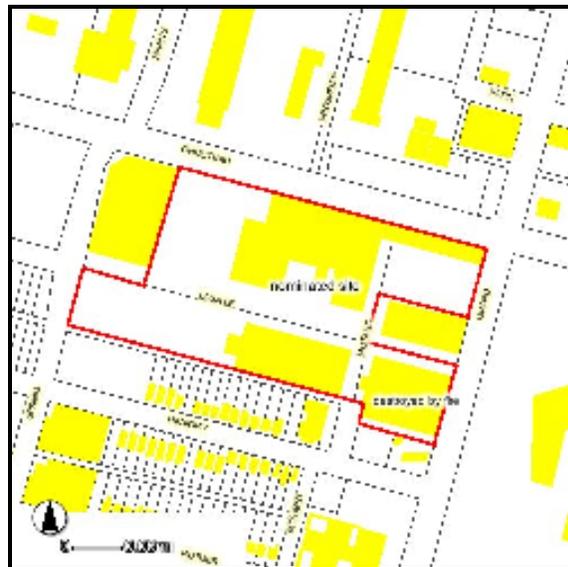
Lafser & Associates

PURPOSE:

To review a single-site nomination to the National Register of Historic Places.

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the Building meets the requirements of National Register Criterion A for Industry.



PROPOSAL:

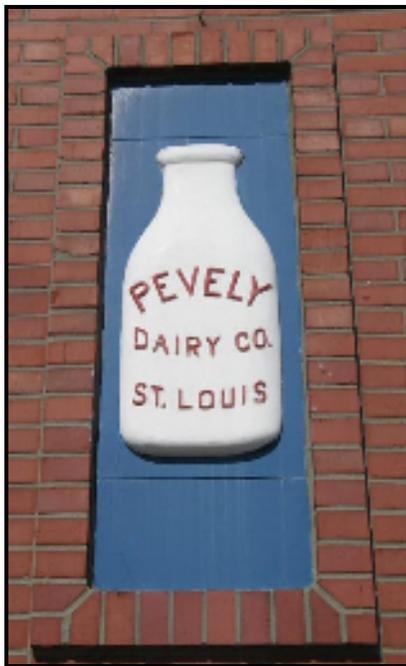
To nominate the Pevely Dairy Company Plant to the National Register of Historic Places.

BACKGROUND:

On June 11, 2009 the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination.

SITE AND SURROUNDING AREA:

The surrounding area of S. Grand consists mainly of buildings with institutional uses relating to the St. Louis University Medical Campus and hospital, with a few small residential structures to the south of the property.



DETAILS ON THE OFFICE BUILDING AT GRAND & CHOUTEAU

REASONS FOR APPLICATION:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic

preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



VIEW OF SMOKESTACK, MILK PLANT & OFFICES FROM GRAND



VIEW OF GARAGE FROM GRAND

COMMUNITY CONSULTATION:

As of this date, the Cultural Resources Office has received no comment concerning the nomination from local organizations, community groups or the Alderman.

COMMENTS:

The Pevely Dairy Company Plant is clearly eligible under Criterion A for Industry. The Pevely Dairy Company moved to St. Louis in 1887 and opened this plant in 1917 to handle their expanding production. Pevely became one of the most recognized dairies in the area and this plant is representative of the company itself. The plant continues to reflect the development of the dairy industry during the period of significance from 1915 to 1945.

CONCLUSION:

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office that the Buildings clearly meet the Criteria for the National Register.

CONTACT:

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

G.

DATE: July 27, 2009
SUBJECT: Nomination to the National Register for the St. Louis Stamping Company
ADDRESS: 101 Cass **WARD:** 7
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office

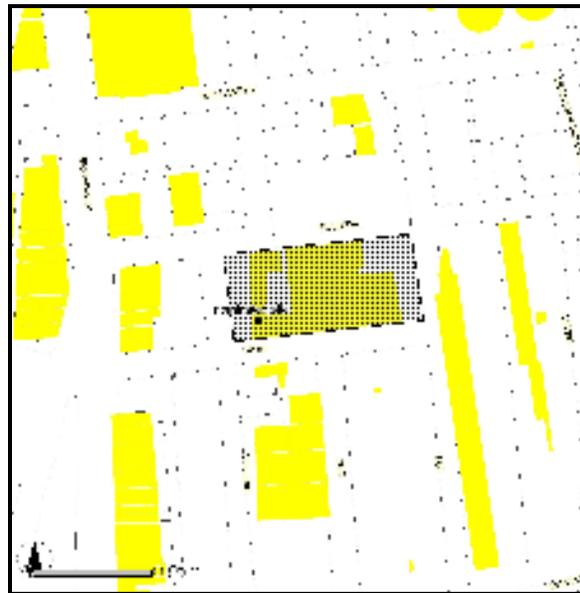


OWNERS:
Craig Heller c/o Loftworks

PREPARER:
Landmarks Association of St. Louis

PURPOSE:
To review a single-site nomination to the National Register of Historic Places.

RECOMMENDATION:
The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the Building meets the requirements of National Register Criterion A in the areas of Industry and Invention.



PROPOSAL:

To nominate the St. Louis Stamping Company Buildings to the National Register of Historic Places.

BACKGROUND:

On June 11, 2009 the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination.

SITE AND SURROUNDING AREA:

The buildings are located at 101 Cass just west of 1st Street. Directly to the east of the complex are the railroad tracks and the Cotton Belt Freight Depot (NR 4/21/04). They are in a mainly industrial area, with a number of vacant lots.



BUILDING LOOKING EAST FROM CORNER OF CASS AND COLLINS



DETAIL OF WINDOWS WITH METAL HOODS

REASONS FOR APPLICATION:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended) Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall

prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



BUILDINGS LOOKING WEST FROM FIRST AND CASS



BUILDING FRONTING FIRST STREET

COMMUNITY CONSULTATION:

As of this date, the Cultural Resources Office has received no comment concerning the nomination from local organizations, community groups or the Alderman.

COMMENTS:

The six St. Louis Stamping Company Buildings are eligible for the National Register under Criterion A in the areas of Industry and Invention. Constructed between 1871 and 1880, the buildings are important for their association with the St. Louis Stamping Company and the Neidringhaus brothers who were leaders in the production of tinware, as well as the inventors of graniteware. The buildings' continued association with the Hammond Sheet Metal Company, who took over the complex in 1902, extends the period of significance to 1929. The company was one of St. Louis' first wholesale suppliers of metal ductwork.

CONCLUSION:

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office that the Buildings clearly meet the Criteria for the National Register.

CONTACT:

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